AGENDA
CUMBERLAND COUNTY BOARD OF COMMISSIONERS
JUDGE E. MAURICE BRASWELL
CUMBERLAND COUNTY COURTHOUSE - ROOM 118
OCTOBER 17, 2022
6:45 PM

INVOCATION - Commissioner Michael Boose

PLEDGE OF ALLEGIANCE -

INTRODUCTION

Fayetteville-Cumberland Youth Council Members

Michael Wilson
Jawanna Otero

RECOGNITIONS

PUBLIC COMMENT PERIOD

1. PRESENTATIONS

   A. Cumberland Community Foundation Overview by Mary Holmes, President/CEO, Cumberland Community Foundation, Inc.

2. APPROVAL OF AGENDA

3. CONSENT AGENDA

   A. Approval to Pay Prior Year Invoice

   B. Approval of Declaration of Surplus County Property, Budget Ordinance Amendment #B230108 and Authorization to Accept Insurance Settlement

   C. Approval of Destruction of Finance Department Records

   D. Approval of Budget Ordinance Amendments for the October 17, 2022 Board of County Commissioners' Agenda

   E. Approval of Cumberland County Board of Commissioners Agenda Session Items

      1. Interlocal Agreement with the City of Fayetteville for the Martin Luther King, Jr., Memorial Park Project

4. PUBLIC HEARINGS

   A. Spring Lake Area Land Use Plan

   B. Street Naming Case-SN0497

   C. Street Naming Case-SN0498

   D. Street Naming Case-SN0499

E. Street Naming Case-SN0500

F. Public Hearing on the Fiscal Year 2024 5311 Program Grant and Resolution

Rezoning Cases

G. Case ZON-22-0043

H. Case ZON-22-0062

I. Case ZON-22-0065

5. ITEMS OF BUSINESS

A. Consideration of Request to Utilize Up to $500,000 of ARP Funding to Continue Emergency Rental and Utility Assistance

B. Consideration of Approval to Submit the Fiscal Year 2024 Applications for the Community Transportation Program (5310, 5307, ROAP) Grant Funds

6. NOMINATIONS ** There are no Nominations for this Meeting**

7. APPOINTMENTS

A. Human Relations Commission (1 Vacancy)

8. CLOSED SESSION:

A. Personnel Matter(s) Pursuant to NCGS 143-318.11(a)(6)

ADJOURN

WATCH THE MEETING LIVE

THIS MEETING WILL BE STREAMED LIVE THROUGH THE COUNTY'S WEBSITE, CO.CUMBERLAND.NC.US. LOOK FOR THE LINK AT THE TOP OF THE HOMEPAGE.

THE MEETING WILL ALSO BE BROADCAST LIVE ON CCNC-TV SPECTRUM CHANNEL 5

REGULAR BOARD MEETINGS:

November 7, 2022 (Monday) - 9:00 AM
November 21, 2022 (Monday) - 6:45 PM

OFFICE OF THE COUNTY MANAGER

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **AMY CANNON, COUNTY MANAGER**

DATE: **10/14/2022**

SUBJECT: **CUMBERLAND COMMUNITY FOUNDATION OVERVIEW BY MARY HOLMES, PRESIDENT/CEO, CUMBERLAND COMMUNITY FOUNDATION, INC.**

BACKGROUND

Commissioner Glenn Adams requested an overview of the Cumberland Community Foundation, Inc. Mary Holmes, President and CEO of the Cumberland Community Foundation, Inc. will provide the Board with an overview of the Foundation and their programs. Specifically, Mrs. Holmes will discuss their Scholarship Program, the importance of completing the Free Application for Federal Student Aid (FAFSA), Community Grants Program, Giving Tuesday, Endowment Management and Community impact.

RECOMMENDATION / PROPOSED ACTION

For presentation purposes only.

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **VICKI EVANS, FINANCE DIRECTOR**

DATE: **10/6/2022**

SUBJECT: APPROVAL TO PAY PRIOR YEAR INVOICE

BACKGROUND

There is a period of time after June 30th of fiscal year-end in which transactions of the prior fiscal year will continue to be processed (typically until the third week in August). After that cutoff date has passed, a department may still receive a vendor invoice that is payable for services that were rendered, or goods that were received in the prior fiscal year. When that occurs, approval by the Board of Commissioners is required prior to payment. The following departmental invoices meet those criteria:

Department:	Library
Vendor:	Baker & Taylor, LLC
Invoice Date:	May 9, 2022
Total Amount:	$102.64

RECOMMENDATION / PROPOSED ACTION

Management is requesting approval to pay the prior year invoice for the Library totaling $102.64.

ATTACHMENTS:

Description	Type
Prior Year Invoice - Library	Backup Material

FAITH B. PHILLIPS
DIRECTOR

CUMBERLAND
COUNTY
NORTH CAROLINA

Public Library

HEATHER HALL
INTERIM DEPUTY DIRECTOR

MEMORANDUM

To: Vicki Evans, Finance Director

From: Faith Phillips, Library Director

Thru: Fabienne Narron, Administrative Coordinator I FN

Date: September 22, 2022

Subject: Request to pay Old Year invoice to Baker & Taylor, LLC

The library would like to request payment of the prior year Invoice # 5017734518 dated 5/9/2022 in the amount of $102.64 for Baker & Taylor, LLC. This invoice was not paid due to the fiscal transition with the Friends of the Library. We attached proof the items were received and cataloged in our system. The purchase was for the Fitzgerald grant, which the library received funds for through the Friends of the Library. These funds are now in the library's FY 23 budget.

RISK MANAGEMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **IVONNE MENDEZ, DEPUTY FINANCE DIRECTOR**

DATE: **10/6/2022**

SUBJECT: **APPROVAL OF DECLARATION OF SURPLUS COUNTY PROPERTY, BUDGET ORDINANCE AMENDMENT #B230108 AND AUTHORIZATION TO ACCEPT INSURANCE SETTLEMENT**

BACKGROUND

DATE OF ACCIDENT:	September 22, 2022
VEHICLE:	FORD INTERCEPT
VIN:	1FM5K8AT0KGA79571
FLEET#:	FL-1904
DEPARTMENT:	Sheriff's Office
SETTLEMENT OFFER:	$25,442.41
INSURANCE COMPANY:	TRAVELERS

This is a total loss settlement offer.

RECOMMENDATION / PROPOSED ACTION

Management recommends that the Board of Commissioners:

1. Declare the vehicle described above as surplus.
2. Authorize the Accounting Supervisor to accept $25,442.41 ($26,442.41- $1,000 deductible) as settlement.
3. Allow Travelers to take possession of the wrecked (surplus) vehicle.
4. Approve Budget Ordinance Amendment #B230108 to recognize the insurance settlement.

Please note this amendment requires no additional county funds.

ATTACHMENTS:

Description Type

CCC ONE MARKET VALUATION REPORT

Prepared for TRAVELERS - THE TRAVELERS INDEMNITY COMPANY

REPORT SUMMARY

CLAIM INFORMATION

Owner	Cumberland, County Of Fayetteville, NC 28301
Loss Unit	Police 2019 Ford EXPLORER POLICE AWD 6cyl. 3.5l Suv/Eco
Loss Unit Type	SPECIALTY VEHICLES
Loss Incident Date	09/22/2022
Claim Reported	10/04/2022

INSURANCE INFORMATION

Report Reference Number	109271898
Claim Reference	A2F4442001
Adjuster	Kincer, Joann P
Appraiser	Laurie B., Daniel
Odometer	63,786
Last Updated	10/04/2022 01:22 PM

VALUATION SUMMARY

Base Value	**$ 25,597.00**
Adjusted Value	**$ 25,597.00**
Tax (3%)	+ $ 767.91
Tax reflects applicable state, county and municipal taxes.	
DMV	+ $ 77.50
Deductible	- $ 1,000.00
Total	**$ 25,442.41**

The total may not represent the total of the settlement as other factors (e.g. license and fees) may need to be taken into account.

The CCC ONE® Market Valuation Report reflects CCC Intelligent Solutions Inc.'s opinion as to the value of the loss unit, based on information provided to CCC by TRAVELERS - THE TRAVELERS INDEMNITY COMPANY.

BASE VALUE

This is derived from comparable unit(s) available or recently available in the marketplace at the time of valuation, per our valuation methodology described on the next page.

Inside the Report

Valuation Methodology..... 2
Loss Unit Information..... 3
Comparable Units..... 6
Valuation Notes..... 9
Supplemental Information..... 10

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MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **VICKI EVANS, FINANCE DIRECTOR**

DATE: **10/6/2022**

SUBJECT: **APPROVAL OF DESTRUCTION OF FINANCE DEPARTMENT RECORDS**

BACKGROUND

Pursuant to the resolution adopted by the Board of County Commissioners on February 4, 1985, authorization is requested to destroy Finance Department records noted below. The destruction of these records is in accordance with the Records Retention and Disposition Schedule issued by the North Carolina Division of Archives and History which was previously adopted by the Board of Commissioners.

Records with three-year retention requirement **(dated prior to July 1, 2017):**

1. Fiscal correspondence/memorandums
2. Bank Statements, canceled checks. Deposit slips, and reconciliation file
3. Purchasing – request for proposals for purchase contracts, purchase orders, and requisitions
4. Cash receipt report files
5. Check registers
6. Investment records
7. Journal vouchers
8. LGC financial statements
9. Invoices

RECOMMENDATION / PROPOSED ACTION

Accept the report on disposition of records and include same in minutes of the October 17, 2022, Commissioners' Meeting.

BUDGET DIVISION

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **AMY H. CANNON, COUNTY MANAGER**

DATE: **10/10/2022**

SUBJECT: **APPROVAL OF BUDGET ORDINANCE AMENDMENTS FOR THE OCTOBER 17, 2022 BOARD OF COUNTY COMMISSIONERS' AGENDA**

BACKGROUND

REGARDING THE FOLLOWING ITEMS #1-#3 PLEASE NOTE:

Each fiscal year County departments may have projects that have been approved and initiated but were not complete by the fiscal year end (6/30/22) or items ordered that had not been received by fiscal year end. These projects or items were approved in the Fiscal Year 2022 budget; however, the money was not spent by June 30, 2022.

The following amendments seek to bring those funds forward from FY 2022 into the current fiscal year, allowing departments to complete and pay for these projects and items. These revisions are not using "new" funds but are recognizing the use of FY22 funds in FY23.

General Fund 101

1) Public Safety Other – Budget Ordinance Amendment B230103 to re-appropriate FY22 funds in the amount of $12,548

The Board is requested to approve Budget Ordinance Amendment B230103 to re-appropriate FY22 funds in the amount of $12,548. These funds are for the NC Forestry truck that was requisitioned in FY22 but was not received until FY23.

Special Revenue Fund 241

2) Innovative Court Pilot Program for Veterans – Budget Ordinance Amendment B230150 to re-appropriate FY22 funds from the North Carolina Legislative State Directed Grants for the Innovative Court Pilot Program for Veterans in the amount of $127,083

The Board is requested to approve Budget Ordinance Amendment B230150 to re-appropriate FY22 funds from the North Carolina Legislative State Directed Grants for the Innovative Court Pilot Program for Veterans in the amount of $127,083. These funds will be utilized by the court system to promote participation from veterans in counseling and other treatment options, promote sobriety among participants and provide alternatives to incarceration for the veterans charged with non-violent crimes. This grant was approved at the February 21, 2022, Board of Commissioners' meeting.

Special Revenue Fund 242

3) Human Trafficking Court Grant – Budget Ordinance Amendment B230147 to re-appropriate FY22 funds from the North Carolina Legislative State Directed Grants – Human Trafficking Court Pilot Program in the amount of $216,570

The Board is requested to approve Budget Ordinance Amendment B230147 to re-appropriate FY22 funds from of the North Carolina Legislative State Directed Grants – Human Trafficking Court Pilot Program in the amount of $216,570. These funds will be utilized by the courts system to assist human trafficking victims and enhance community awareness of human trafficking. This grant was approved at the February 21, 2022, Board of Commissioners' meeting.

RECOMMENDATION / PROPOSED ACTION

Approve Budget Ordinance Amendments

CUMBERLAND COUNTY
NORTH CAROLINA

OFFICE OF THE COUNTY ATTORNEY

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **COUNTY ATTORNEY**

DATE: **10/13/2022**

SUBJECT: **INTERLOCAL AGREEMENT WITH THE CITY OF FAYETTEVILLE FOR THE MARTIN LUTHER KING, JR., MEMORIAL PARK PROJECT**

BACKGROUND

On November 15, 2021, the board approved the attached Capital Project Budget Ordinance #B220101 for construction to be undertaken by the Fayetteville\Cumberland County Dr. Martin L. King , Jr. Committee, a North Carolina non-profit corporation (the "Committee"). At that time, it was the board's understanding that this project would be undertaken by the Committee. The City of Fayetteville also appropriated funds for this project and the park is owned by the city. The city has determined that it will assume responsibility for construction of the project, but not its design. The attached interlocal agreement between the city and county establishes the process by which the city will undertake construction and the county will pay the city for the county's proportionate share of the construction costs.

The agreement is premised on the Committee obtaining the design of the project with the funding that has been appropriated to the Committee by the State of North Carolina and with the Committee and the city complying with the requirements of the funding agreement between the State and the Committee. The county must still contract with the Committee for the approval of the design and architectural services the Committee must obtain to complete the design and to require the Committee to comply with the requirements of its funding agreement with the State. The county attorney will draft that contract upon review of the funding agreement between the Committee and the State. The funding agreement has been requested but likely has not been provided due to the untimely death of Mr. Wilson Lacy.

RECOMMENDATION / PROPOSED ACTION

The county attorney recommends the board consider approval of the interlocal agreement with the City of Fayetteville. The board acted to move this matter to the October 17, 2022, meeting as a consent item.

ATTACHMENTS:

Description	Type
Capital Project Budget Ordinance #B220101	Backup Material
Interlocal Agreement With COF for MLK Park Funding	Backup Material

Vicki Evans
Finance Director
General Manager of Financial Services

CUMBERLAND
COUNTY
NORTH CAROLINA

Financial Services

Robert Tucker
Accounting Supervisor

Ivonne Mendez
Accounting Supervisor

CAPITAL PROJECT BUDGET ORDINANCE #B220101

MARTIN LUTHER KING, JR. MEMORIAL PARK

CUMBERLAND COUNTY CAPITAL PROJECT FOR CONSTRUCTION TO BE UNDERTAKEN BY FAYETTEVILLE\CUMBERLAND COUNTY DR. MARTIN L. KING, JR. COMMITTEE, A NORTH CAROLINA NON-PROFIT CORPORATION

The Cumberland County Board of Commissioners hereby adopt the following Capital Project Ordinance in accordance with North Carolina General Statues 159-13.2:

Section 1. The project authorized is the erection of a memorial spire set in a circular, stone meditation plaza in the Martin Luther King, Jr., Memorial Park located in, and owned by, the City of Fayetteville. This construction project is to be undertaken by the Fayetteville/Cumberland County Dr. Martin L. King, Jr., Committee, a North Carolina non-profit corporation. The revenue source will be a transfer from the Capital Investment Fund Balance, to the MLK, Jr. Memorial Park Project.

Section 2. The following projected expenditure is appropriated for this project:

	Expenditure
Capital Outlay – Other	$2,500,000

Section 3. The following associated revenue is appropriated for this project:

	Revenue
Transfer from the Capital Investment Fund	$2,500,000

Section 4. No county funds subject to this Capital Project Ordinance shall be used for any activities undertaken by the non-profit corporation before the non-profit corporation has entered into a contract with the county which sets out the obligations of the non-profit corporation in undertaking this project and is approved by the Board of Commissioners. The contract shall identify the project budget and source of funds for completion of the project, the project design, the scope of work, the schedule of completion, the procedure for the disbursement of funds, the provisions for maintenance of the project after completion, and any other matters deemed necessary or prudent by the Board of Commissioners.

Courthouse, 4th Floor | Room 451 | P.O. Box 1829
Fayetteville, North Carolina 28302-1829 | Phone: 910-678-7753 | Fax: 910-323-6120
cumberlandcountync.gov

Section 5. This project shall be undertaken by the non-profit corporation in all respects as a public construction project fully subject to the requirements of Chapter 143 of the North Carolina General Statutes as applied to local governments. Incident to that statutory compliance, the Cumberland County Board of Commissioners must approve any design, architectural, engineering, surveying, or construction manager professionals for the project; any bid accepted for any contract for construction on the project; any bonds received incident to bidding or contracting for the project; and all contracts for the expenditure of any funds for the project.

Section 6. Any increase or decrease in the funds appropriated to this capital project ordinance shall require a capital project ordinance amendment by the Board of Commissioners.

Section 7. The county manager shall present a report on the status of the project to the board of commissioners at one of the board's meetings in November 2024. The report shall describe the progress made on the construction of the project and the amount of county funds disbursed through this project ordinance.

Section 8. Within five days after adoption, copies of this ordinance shall be filed with the Finance Officer, Budget Officer, and Clerk to the Board, to be kept on file by them for their direction in the disbursement of County funds for this project.

Adopted this _____ day of _____, 2021.

Attest:

_____ _____

Clerk to the Board

Chairman, Board of County Commissioners

STATE OF NORTH CAROLINA

INTERLOCAL AGREEMENT

COUNTY OF CUMBERLAND

Approved by the Fayetteville City Council _____

Approved by the Cumberland County Board of Commissioners _____

THIS INTERLOCAL AGREEMENT, made and entered into on the last day the governing board of either party approves it (the "Effective Date"), by and between the City of Fayetteville, a North Carolina municipal corporation organized and existing under the laws of the State of North Carolina (hereinafter "City"), and Cumberland County, a body corporate and politic existing under the laws of the State of North Carolina (hereinafter "County"). Collectively, City and County are the "Parties."

WITNESSETH:

WHEREAS, Part 1 of Article 20 of Chapter 160A of the North Carolina General Statutes authorizes cities and counties to enter into interlocal agreements in order to execute any undertaking on behalf of one another; and

WHEREAS, the North Carolina General Assembly appropriated $2.5 million to the Fayetteville\Cumberland County Dr. Martin L. King, Jr. Committee, a North Carolina nonprofit corporation, (the "Committee") as partial funding for a project to construct a memorial spire set in a circular, stone meditation plaza in the Martin Luther King, Jr., Memorial Park located in and owned by City (the "Project"); and

WHEREAS, the governing board of City has appropriated $2.2 million and the governing board of County has appropriated $2.5 million for the Project; and

WHEREAS, City has agreed to undertake construction of the Project; and

WHEREAS, County has agreed to provide the funding appropriated by its governing board for the Project to City for this purpose.

NOW, THEREFORE, pursuant to Article 20 of Chapter 160A of the North Carolina General Statutes, and in consideration of the respective rights, powers, duties, and obligations hereinafter set forth, City and County agree as follows:

1. **Purpose:** The purpose of this agreement is to establish the terms by which County will provide its portion of funding for the Project to City. The Project, as approved by County's governing board, consists of the construction of a memorial spire, approximately 100' in height, set in a circular, stone meditation plaza within the Martin Luther King, Jr., Memorial Park owned by City. The final engineering design of the Project and the scope of work used for any contract for construction of the Project must receive approval of County's governing board.

2. **Duration:** This agreement shall become effective on the Effective Date and shall continue until the Project is completed, subject to the provisions for early termination set forth in Section 8 of this agreement.

3. **No Joint Agency Established:** This agreement shall not create any joint agency between the Parties. The Project shall be undertaken by City as an improvement to its Martin Luther King, Jr., Memorial Park as follows:

   a. City shall be responsible for obtaining and administering all contracts for the construction of the Project.

   b. City shall have the sole responsibility to maintain the improvements constructed by the Project as a component of its Martin Luther King, Jr, Memorial Park.

4. **No Appointment of Personnel:** This agreement shall not require the Parties to appoint any personnel to undertake the Project. City shall undertake the Project solely in accordance with its usual personnel and business practices.

5. **Financial Support for the Project:**

   a. At the time the Parties have entered into this agreement, the total funding for the Project was $7.2 million, with $2.5 million having been appropriated by the State of North Carolina directly to the Committee, $2.5 million having been appropriated by County, and $2.2 million having been appropriated by City.

   b. The Parties agree that $2.2 million appropriated by City and $2.5 million appropriated by County shall be a continuing contractual obligation of each that may not be avoided by the failure of either to budget the funding committed for the Project by this agreement in subsequent fiscal years or budgets.

   c. City shall notify County if any additional sources of funding become available for the Project.

   d. The Project shall be designed and engineered by design professionals selected by the Committee in accordance with the procurement requirements of the funding agreement between the State of North Carolina and the Committee. City shall determine that the design of the Project meets zoning requirements and is in accord with the Project as described in this agreement before commencing construction. Neither City nor County shall pay any portion of the design costs with the design costs to be paid by the Committee from the State funds. Design costs paid by the Committee shall be included in the Project costs.

   e. City will submit the invoices received from vendors or contractors selected by City for the construction of the Project to County monthly. County shall remit payment of each invoice in the proportionate amount of County's appropriated funding to the total amount of available construction funds within 30 days of receiving an invoice from City. Available construction funds shall be the total funding less the amount spent for Project design prior to commencement of construction.

   f. The maximum amount of funding to be provided by County is the $2.5 million appropriated by County's Capital Project Ordinance #B220202. The maximum amount of the funding provided by City is the $2.2 million appropriated by City.

6. **Ownership of the Project:** At all times, the Project is and shall continue to be owned solely by City as a component of its Martin Luther King, Jr., Memorial Park.

7. **Amendment.** This agreement may only be amended by the mutual agreement of the Parties with a written document approved by the Parties' governing boards and entered into the minutes of the meetings at which it is approved.

8. **Provisions for Early Termination:** The following conditions shall constitute grounds for early termination of this agreement:

a. City shall provide County the Project budget at such time as it is developed, to show the source of all funds for the Project and the estimated costs to complete it. In the event the estimated Project costs exceed the funds available, the governing board of either of the Parties may elect to terminate this agreement. Upon termination under this subsection, County shall only be responsible for its appropriated share of the costs incurred by the Project necessary to develop the Project budget.

b. If construction on the Project has not commenced by November 1, 2024, or within the construction schedule provisions of the funding agreement between the State of North Carolina and the Committee, County's governing board may terminate this agreement upon giving notice to City. When City determines that construction of the Project will not commence before November 1, 2024, or within the construction schedule provisions of the funding agreement between the State of North Carolina and the Committee, the city manager shall give immediate notice thereof to the county manager. If County's governing board elects to terminate this agreement for construction not commencing before November 1, 2024, County shall have no liability for payment of any invoices for work incurred after City became aware that construction would not commence before November 1, 2024. City shall be responsible to stop all work on the Project upon determining that construction on the Project shall not commence before November 1, 2024.

9. **Other Matters:**

a. Neither party may transfer or assign its rights under this agreement except through an amendment of this agreement in accordance with Section 7 of this agreement.

b. This agreement shall bind the Parties hereto, respective successors, permitted assignees, and transferees.

c. If any provision of this agreement shall be held invalid by any court for any reason, the remaining provisions shall not be affected if they may continue to conform to the purposes of this agreement and the requirements of applicable law.

d. If litigation is brought against City or County because of this agreement, each shall have sole discretion to determine its participation in the litigation, if any, and be responsible for its own costs and attorney's fees.

e. This agreement between City and County is made subject to the Committee and City complying with the terms of the funding agreement between the State of North Carolina and the Committee.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement in accordance with the actions taken by their respective governing boards on the dates of the meetings at which such action was taken and as indicated on the first page of this agreement.

This interlocal agreement was approved by the Fayetteville City Council _____, 2022.

CITY OF FAYETTEVILLE

(SEAL)

By: _____
DOUGLAS J. HEWETT, ICMA-CM
City Manager

ATTEST:

_____
PAMELA J. MEGILL, City Clerk

Approved for legal sufficiency:

_____
KAREN M. MCDONALD, City Attorney

This interlocal agreement was approved by the Cumberland County Board of Commissioners _____, 2022.

CUMBERLAND COUNTY

(SEAL)

By: _____
AMY CANNON, County Manager

ATTEST:

_____
CANDICE WHITE, County Clerk

Approved for legal sufficiency:

_____
RICKEY L. MOOREFIELD, County Attorney

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

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

DATE: **9/21/2022**

SUBJECT: SPRING LAKE AREA LAND USE PLAN

BACKGROUND

As part of the Joint Planning Board's ongoing efforts to develop detailed land use plans for the entire County and the member municipalities, County Planning staff along with residents in the area have developed a land use plan for the Spring Lake Area.

The Cumberland County Joint Planning Board reviewed the plan at their July 19, 2022, meeting and unanimously recommended the plan for adoption. Additionally, the plan was unanimously adopted by the Town of Spring Lake Board of Alderman at their August 22, 2022, meeting. A copy of the draft plan can be found on the Cumberland County Planning & Inspections website.

RECOMMENDATION / PROPOSED ACTION

Staff and the Joint Planning Board recommend approval of the plan, as presented.

ATTACHMENTS:

Description	Type
SPRING LAKE AREA LAND USE PLAN	Backup Material
Spring Lake Area Land Use Plan PowerPoint	Backup Material
Fayetteville Observer Ad	Backup Material

DRAFT

5/24/2022

SPRING LAKE AREA

VISIONING THE FUTURE

A Land Use Plan

Acknowledgements

Preparation of the Spring Lake Area Land Use Plan was a collaborative process involving numerous Town and County officials, area stakeholders and community members. Without their input, this plan would not have been possible.

Cumberland County Commissioners
Glenn Adams, Chair
Dr. Toni Stewart, Vice Chair
Michael C. Boose
Dr. Jeannette M. Council
Charles Evans
Jimmy Keefe
Larry L. Lancaster

Town of Spring Lake Board of Alderman
Kia Anthony, Mayor
Robyn Chadwick, Mayor ProTem
Soña Cooper
Marvin Lackman
Raul Palacios
Adrian Jones Thompson

Cumberland County Joint Planning Board
James Baker, Cumberland County
Gary Burton, Cumberland County
Kasandra Herbert, Cumberland County
Jordan Stewart, Stedman
Susan Moody, Hope Mills
Thomas Lloyd, Linden
Jami McLaughlin, Spring Lake
Mark Williams, Wade, Falcon, Godwin
Stan Crumpler, Eastover

Steering Committee
Larry Dobbins
Kia Anthony
Samantha Wullenwaber, Interim Town Manager
Billy Wellons
Carl Manning
Dr. DeSaundra Washington
Jami McLaughlin
Randy B. Franklin
Robert Fleming
Sharmila Rao Pence
Shawn Taurone
Tom Brooks
Wayne Raynor

Cumberland County Planning and Inspections Staff
Rawls Howard, Director
David Moon, Deputy Director
Laverne Howard, Administrative Coordinator

Comprehensive Planning Section*
Rufus "Trey" Smith, III, Planning Manager
Annette Massari, Senior Planner, Project Lead
Jennifer Oppenlander, Senior Planner
Addie Corder, Planner
Anastasia Nelson, Planner

An area plan requires the knowledge and expertise of the entire planning department staff. The Cumberland County Planning Department, Addressing/ Street Naming, Graphic Services and Transportation, have all contributed to this plan.

**section responsible for creating this plan*

CUMBERLAND COUNTY
NORTH CAROLINA

Forward

The Spring Lake Area Land Use Plan is the product of a year long process to bring to life a unified vision for the area. This plan was developed through the collaboration of County staff, Town officials, and area stakeholders with the goal of providing a framework for thoughtful development and redevelopment in the area for the next 10 years. This plan replaces the previous Spring Lake Area Plan which was adopted in 2002. Today, the Town of Spring Lake is in a time of transition and has many opportunities to create positive change. As Cumberland County and the surrounding areas grow, the Spring Lake Area Plan can also channel that momentum for its own advancement.

The primary purpose of this plan is to serve as a guide for land use decisions, while highlighting the issues most important to area stakeholders. More specifically, it provides:

- *Community Vision*. Community members and other area stakeholders feel that now, more than ever, the community needs a unified vision to generate and direct energy towards a common goal. A vision can do this by building a sense of identity that community members and officials can rally around.
- *Guardrails for Development*. While the plan does not have the legal power of municipal ordinances, it must be consulted during rezoning and other land use decisions. The plan therefore sets forth the guiding factors and practices that staff and officials consider.
- *Tool for Garnering Resources.* This document not only highlights important land use considerations for the plan area, but also includes tools and resources that can be leveraged by staff or plan champions to make area change. For example, potential grant opportunities are listed among the resources, and key language throughout the plan may increase the area's eligibility for grant funds.

Throughout the planning process, planning staff had clear goals for the drafting of the Spring Lake Area Plan:

1. Accurately capture and represent the community's vision.
2. Offer a range of suggestions to reach the community vision that are attainable in both the near and long-term.
3. Create a plan that thoughtfully enables development and redevelopment.
4. Make the plan understandable and useful for a range of users, with clear opportunities for implementation.
5. Provide for flexibility in the plan so that it may adapt to new needs and opportunities as the area evolves.

This plan can be used to review current conditions, such as demographics, zoning, and natural environments. The plan, more directly, will be used as a recommendation for future land use. This means that staff and appointed officials will consult this plan when making future recommendations and decisions for this area on rezoning cases and ordinance updates. This plan is also 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.

SPRING LAKE AREA
VISIONING
THE FUTURE

Plan User Guide

Introduction

This section provides information on the plan area location, history and context. It also highlights the vision and goals of the community, which serve as a navigation tool for the area moving forward.

Tomorrow

The 2022 Future Land Use Map and land use classification definitions are found in this section. Planning staff will reference this section as they review rezoning requests and potential land use changes in the area. The Cumberland County Joint Planning Board, Cumberland County Board of Commissioners, and Spring Lake Board of Alderman should utilize the considerations and policy recommendations listed in this section.

Beyond

This section provides recommendations and resources to help citizens in the area work towards achieving the community vision. Community members are often the best champions of a plan. The Resources & Recommendations sections both contain key language and tools.

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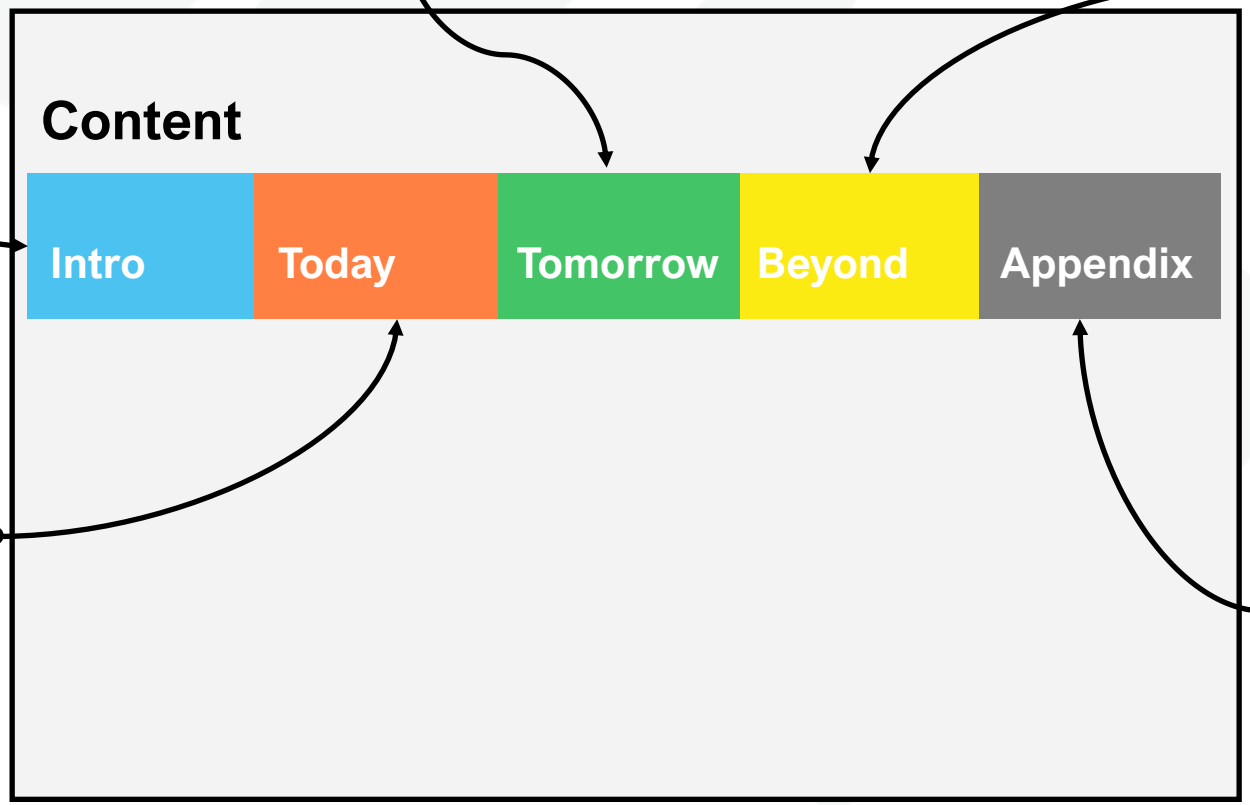

Today

Existing conditions, methodology and community engagement are captured in this section. This is important to understand the context behind the plan polices and goals. Grant writers may need documentation of an existing desire or issue in the community, and it can be found here. County and Town governing officials and staff can see priorities and concerns of their communities which can highlight future initiatives.

Appendix

This section can be utilized by any individuals who seek to use the plan to achieve the goals identified by the community. This can be done by independently leading an initiative, forming community groups to implement an idea, or holding staff and elected leaders accountable to adopting suggested changes. Ordinance Considerations, Plan Recommendations and “The Future” sections can all be found here. Data and reference maps that were used to build the plan can also be found here.

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Key Terminology

Definitions

Land Use
Generally refers to how land is used. Land use categories or classifications have specific names which correspond to a particular color on a land use map and a particular list of compatible zoning districts. Land use terms and maps help indicate which zoning classifications are most appropriate in an area.

Zoning
A legal tool to regulate how land is used. Each zoning district has a definition, dimensional provisions and allowable uses defined in the zoning section of a municipal code of ordinances. Attempts to develop outside these requirements will not be granted permits. Zoning changes are voted on by elected bodies.

Policy vs. Other Recommendations
Policy recommendations are changes suggested that affect policy documents, specifically, the County Zoning or Subdivision Ordinances or Town Ordinances. These suggestions can only be implemented by elected governing bodies. Other recommendations will likely not require change to a legal document.

Key Categories
Terms and icons used to organize the collection and presentation of data early in the engagement process.

Area Stakeholders
Anyone with a connection to the Spring Lake Plan Area, including homeowners, renters, property owners, business owners, key investors, employees, institutional representatives, and infrastructure partners. For the Stakeholder Meeting, these groups were consolidated into four topic areas: infrastructure, public services, housing, and economic development.

Plan Limitations

A plan can be a powerful tool if frequently consulted by elected officials and by plan champions implementing recommendations throughout the plan; however, there are limits to what a plan can do.

A Plan Cannot:

- 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 development or redevelopment will occur
- Bring a specific retailer to the area

Key Categories:

Early engagement and data were organized by the six categories below.

Downtown
This category refers to the Town of Spring Lake's Main Street.

Housing
Single-family homes, apartments, manufactured homes and subsidized or supportive housing are all considered.

Quality of Life
This category refers to features like parks, medical services, and retail, entertainment and food options.

Economic Development
This category includes topics relevant for employers, employees and developers.

Public Services
This category refers to safety, education, utilities, community development, traffic and transit.

Land Use Planning Process

The phases of the land use planning process build on one another and occasionally overlap. The process for creating the Spring Lake Area Land Use Plan followed the framework below:

1

Existing Conditions Review

Phase 1 of the planning process included reviewing existing conditions in the area. During this time, planning staff referenced previous plans that covered the plan area, researched area statics through the US Census Bureau, and developed a plan steering committee to get a sense of the community from multiple sources.

2

Public Input Sessions

Phase 2 of the process focused on public input from citizens in the plan area. Property owners were sent postcards to notify them of the plan kick-off meeting and plan draft review session. Area stakeholders also were also invited to their respective stakeholder meeting. Through this process, planning staff gathered information that shaped the content and priorities of the plan.

3

Drafts and Review

After reviewing existing conditions in the area and gathering feedback from the community, planning staff began drafting a new land use plan for the area. Upon completing the first draft, a public meeting was held for area stakeholders to come and review the plan, and make suggestions for revisions.

4

Plan Adoption

Once revisions are completed, the plan will be presented to the Cumberland County Joint Planning Board for consideration. If they recommend approval, it will then go to the Spring Lake Board of Alderman and Cumberland County Board of Commissioners for approval and adoption.

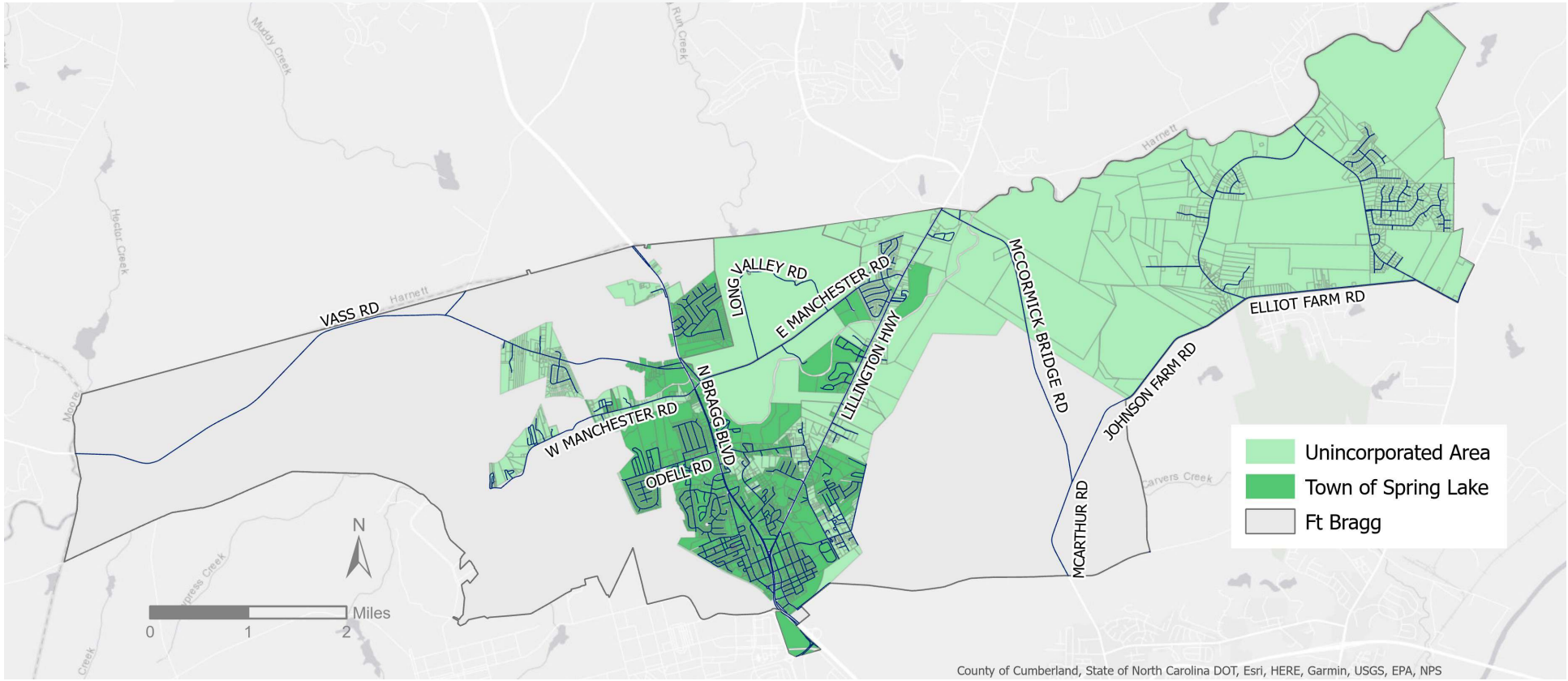
Spring Lake Plan Area

Located in the northwest corner of Cumberland County, the Spring Lake Plan Area is bounded to the west and south by Fort Bragg, to the south by Johnson Farm Road, Elliot Farm Road and Elliot Bridge Road, to the east by parcel lines between Elliot Bridge Road and Ramsey Street, and to the north by the Harnett County line. This plan area includes the Town of Spring Lake, as well as portions of unincorporated Cumberland County to the north, east and west. The Spring Lake zip code extends north of the County border, but the town has no jurisdiction in Harnett County.

The interlocal agreement between the County Planning Department and the municipalities it serves states that "The Joint Planning Board will make, or cause to be made under its supervision, the basic studies necessary to maintain a continuing long-range comprehensive program." The Comprehensive Planning Section has been tasked with completing and updating detailed land use plans for each area of the County. These plans help guide planning staff and governing boards to make land use decisions that preserve and promote the values intrinsic to Cumberland County.

The map below shows the physical location of the area boundary provided by the Cumberland County Planning Department:

Plan Area Map



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Area History & Context

Spring Lake History

With Scottish roots, Spring Lake was mostly agricultural and long leaf pine plantations with national importance through the 1800s. The area was predominantly rural until the U.S. Army established 127,000 acres in 1918 as a military installation in preparation for World War I.

As Camp Bragg evolved into a field artillery site and eventually transitioned to Fort Bragg, the surrounding area began to grow. Economic and population growth continued during World War II as more troops were stationed and deployed from Fort Bragg.

The area was known first as Clayton Cut because of the deep path that was cut through the hills where the railroad now runs. The lake for which the Town was later named was formed around 1923 when the railroad was built across a swamp, damming up the water. The name “Spring Lake” for the Town first appeared when Arthur Priddy opened Spring Lake Service Station near the lake.

Spring Lake was officially incorporated April 9, 1951 and Grady Howard was elected the first mayor. Spring Lake has since been known as the “Gateway to Fort Bragg,” and has continued to grow throughout the decades.

Military Connections

The Town of Spring Lake is situated between Fort Bragg Military Instillation to the west, south, and east. Due to its proximity to Fort Bragg, Spring Lake has been a community that served military families since its incorporation. As the military installation began to expand during World War II, Spring Lake developed into a suburban community between Fort Bragg and Harnett County.

The Spring Lake area has supplied workforce housing for soldiers and their families stationed at Fort Bragg as well as retiring veterans. Many Spring Lake businesses are veteran owned and supported; many residents have at least one military connection in their immediate family. The plan area also is home to the Sandhills State Veterans Cemetery, where military families can visit their loved ones who have served. The expansion of Fort Bragg will continue to shape Spring Lake.

Area History & Context

Outdoor Exploration

One of the plan area's greatest assets is its proximity to a large area of permanently conserved lands known as Carvers Creek. Developed into a North Carolina State Park through the Long Valley access, Carvers Creek State Park is a 1400 acre long leaf pine forest that once served as a winter retreat for James Stillman Rockefeller. Today, the park offers hiking and biking trails, fishing and canoeing and other recreational opportunities.

The Lower Little River also runs through the Spring Lake Plan Area and allows for river exploration by kayak and canoeing trips. Nearby farmland and undeveloped military property further expand the green space and wildlife present in the plan area.

Region of Growth

Due to its location in the northwestern portion of the County, the Town of Spring Lake serves as a critical crossroads community just north of Fort Bragg. The plan area is a gateway to the Fort Bragg military base and a suburban transition between Fayetteville proper and the rural areas of Cumberland and Harnett Counties.

As the Triangle region continues to see significant growth, Harnett County has also expanded. Population in Harnett County has increased in the last ten years by 16.5% compared to a 4.8% increase in Cumberland County. Harnett County has county-wide water and sewer, which has allowed for a faster increase of new development.

Some of Harnett County's new developments include the gated Anderson Creek neighborhood and the military housing area Linden Oaks, both of which have spurred economic growth on the Harnett County side of Spring Lake. Unified building requirements and a new public charter school in the Anderson Creek area of Harnett County have contributed to its rapid population expansion. This provides increased opportunity for the Town of Spring Lake to capitalize on the region's growth and attract new industry.

The Spring Lake campus of Fayetteville Technical Community College continues to be successful, with a main campus and a few extensions within the Town. The Town is also home to one middle school and two elementary schools; however, in 2022, the Cumberland County School board decided to close Lillian Black Elementary School, the Town's oldest school.

Area History & Context

Transportation Constraints

Spring Lake has two major roads, Bragg Boulevard (NC 87) and Lillington Highway (NC 210), which have created a crossroads for neighboring communities to "cut through" Spring Lake as a means to access Fort Bragg, Fayetteville and Harnett County.

The Town of Spring Lake experiences daily commuter traffic, which has increased to high volume in recent decades. In response, NCDOT proposed an area bypass or a road widening. Due to a protected habitat for the red cockaded woodpecker, the widening of NC 210 to six lanes from the Outer Loop to Bragg Boulevard in Spring Lake was recommended in lieu of a bypass.

The 2009 FAMPO Multi-Modal Congestion Management Plan, identified that the NC 210 widening, known as the U -4444 project, would be insufficient by 2035 and would not address the Town's primary transportation issue of a lack of connectivity and alternative routes.

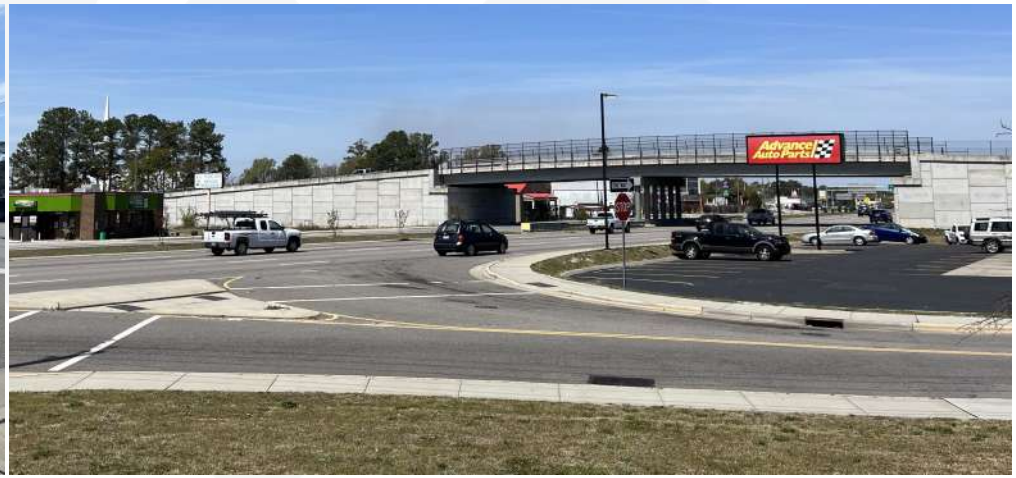
The Multi-Modal Plan also suggested alterations of the proposed U-4444 design, including the preservation of two-way traffic on Spring Avenue and pedestrian infrastructure at Lake Avenue. These suggested changes were not implemented, however, the original proposal was altered to include the overpass at Poe Avenue, providing an alternative to crossing at the 14-lane intersection to get across town. The project began in 2012 and was completed in 2017.

The widening project and the discontinuity of Spring Avenue has had damaging effects on the Town. During construction, more than 40 businesses closed due to access issues. Today, the division of the east and west sides of Town, particularly the Spring Avenue closure, continues to impact emergency services, businesses, pedestrians, school attendees and residents. Meanwhile, wider roadways and persistent congestion have exacerbated safety issues such as turning conflicts, walkability and emergency services access.

Future widening projects on NC 87 and interchange development on Manchester Road are being considered by NCDOT. Surrounding military and state conservation lands provide little opportunities for alternative routes.

Overcoming connectivity issues between various parts of town and improving walkability is a bigger challenge than ever. Critical land use planning and transportation decisions must be addressed to stitch back together the municipal fabric of Spring Lake.

The 'Point' in Spring Lake where NC 87 and NC 210 split. Pedestrians have to cross 14 lanes of traffic to get across Town.



Due to the U-4444 project, the Poe Avenue bridge is the only way for commuters to get from Main Street to the other side of Town.

Previous Plans

In order to fully understand the current climate and future vision of the Spring Lake Area, previous plans written for the area were reviewed. A list of relevant recommendations from these and other plans can be found in the Appendix, Section 1.5.

Spring Lake Area Land Use Plan (2002):

This is the last adopted Land Use Plan for the Spring Lake Area, created by Cumberland County and adopted by the County and Town of Spring Lake in 2002. This plan serves as point of reference for growth and development issues in the plan area. After adoption of the new Spring Lake Area Plan, this plan will be archived.

Cumberland County Land Use Policies Plan (2009):

The Cumberland County Land Use Policies Plan serves as an addendum to the 2030 Plan. The purpose of the plan is to provide guidance for local governing bodies in determining parcel land use decisions. This is the document most referenced for determining objectives and location criteria for land use categories. The relationship between land use classifications and zoning districts used throughout this plan is based on the policies plan definitions.

Cumberland County 2030 Plan (2008):

This is the latest county-wide comprehensive plan. The goals and intentions of this plan may be referenced as a jumping-off point for the new Spring Lake plan and to prevent direct conflicts between the two plans.

Fort Bragg Joint Land Use Study (2018) & Spring Lake Comprehensive Plan Supplement (2020):

The JLUS was prepared by Benchmark Planning for the Fort Bragg Regional Land Use Advisory Commission and was completed in 2018. This plan covers a multi-county region surrounding Fort Bragg including the Spring Lake Plan Area. It includes relevant information and constraints that must be considered in the development process. For a closer look at those constraints, the JLUS Spring Lake Comprehensive Plan Supplement document and the Sandhills GIS Map Viewer found on the RLUAC website should be consulted.

Main Street Overlay District and Façade Improvement Plan (2014):

In an effort to revitalize downtown Spring Lake, a Main Street Overlay District was created. In a separate process, the Mainstreet Façade Improvement Plan was drafted with Main Street in mind. It includes lighting, signage and other exterior décor recommendations for future development design on Main Street in the Town of Spring Lake.

Cumberland Hoke County Multi-Jurisdictional Hazard Mitigation Plan (2021):

The Multi-Jurisdictional Hazard Mitigation Plan is a County-wide document that plans for potential natural disasters. It sets out processes for hazard planning, response and recovery and goals and polices specific to hazard mitigation. Recommendations from this plan are incorporated herein.

Multi-Modal Congestion Management Plan, Spring Lake (2009):

Due to Spring Lake's proximity to Fort Bragg and Fayetteville, it is a busy thoroughfare that has seen an increase in traffic activity. The Multi-Modal Congestion Management Plan addresses the congestion in Spring Lake and provides alternative travel solutions.

Harnett County Growth Plan (2015):

The Harnett County Growth Plan, completed in 2015, describes recent changes and future goals in the area. As the northern neighbor to the Spring Lake Plan Area, the changes and goals of Harnett County provide important context when planning for Spring Lake.

Vision & Goals

The Spring Lake Area Plan is a document that represents the desires of the community for growth and development in the future. The vision statement serves as a desired outcome for the long term. As one of the most frequently mentioned needs for the Spring Lake Plan Area, this vision must be continually considered when making decisions for the area.

> **"A destination not a drive-through"**

The Spring Lake Area Plan envisions a future where there is a thriving Main Street, high quality housing, economic opportunity, activities for families and residents, and a sense of community.

Activities

- Attract entertainment that is targeted towards children and families.
- Highlight destination-worthy eateries.
- Emphasize presence of natural trails, both land and water based.

Sense of Community

- Form and maintain active community organizations like neighborhood watch groups or appearance commission.
- Hold regular events that appeal to community members and visitors alike, such as food truck rodeos, First Friday/ Alive After 5:00 or a seasonal festival.

Main Street

- Expand existing international food scene.
- Extend pedestrian access to residential neighborhoods from downtown.
- Organize events that help cultivate a positive image of downtown Spring Lake.
- Utilize existing buildings with historical character and enforce landscaping requirements for a more cohesive streetscape.

Housing

- Encourage the use of both new and redeveloped housing.
- Construct walkable neighborhoods with connectivity to existing paths.
- Implement landscape requirements and connections to existing green space.
- Meet the needs of low-income and elderly residents.
- Attract residents at a variety of housing types and prices.

Economic Opportunity

- Foster local entrepreneurship and small businesses.
- Utilize available space in manufacturing district on West Manchester Road.
- Take advantage of local technical training programs to promote workforce development.
- Enable development of businesses that attract outsiders and make daily commuters stop.
- Advocate for community-minded transportation improvements that improve connectivity and walkability.

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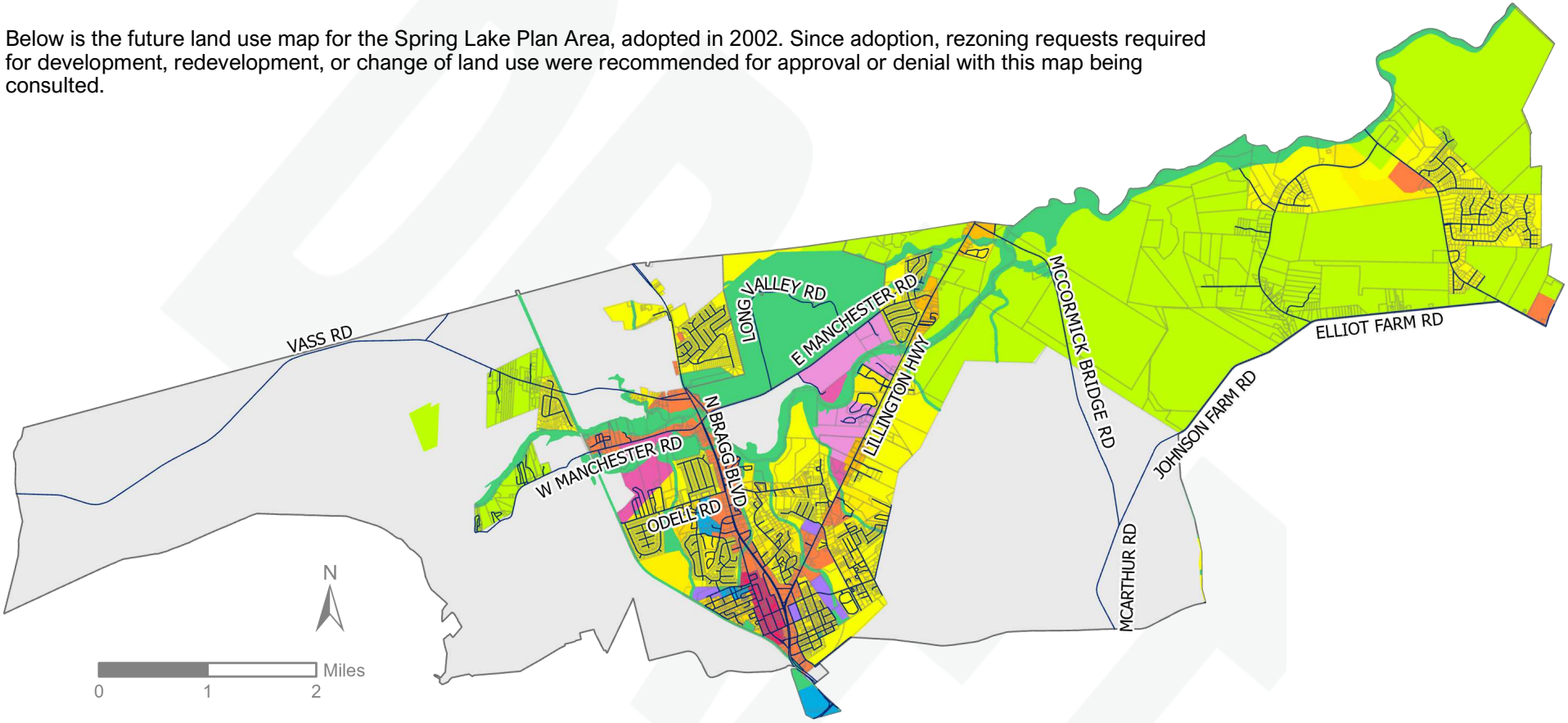
2002 Future Land Use Map

Below is the future land use map for the Spring Lake Plan Area, adopted in 2002. Since adoption, rezoning requests required for development, redevelopment, or change of land use were recommended for approval or denial with this map being consulted.

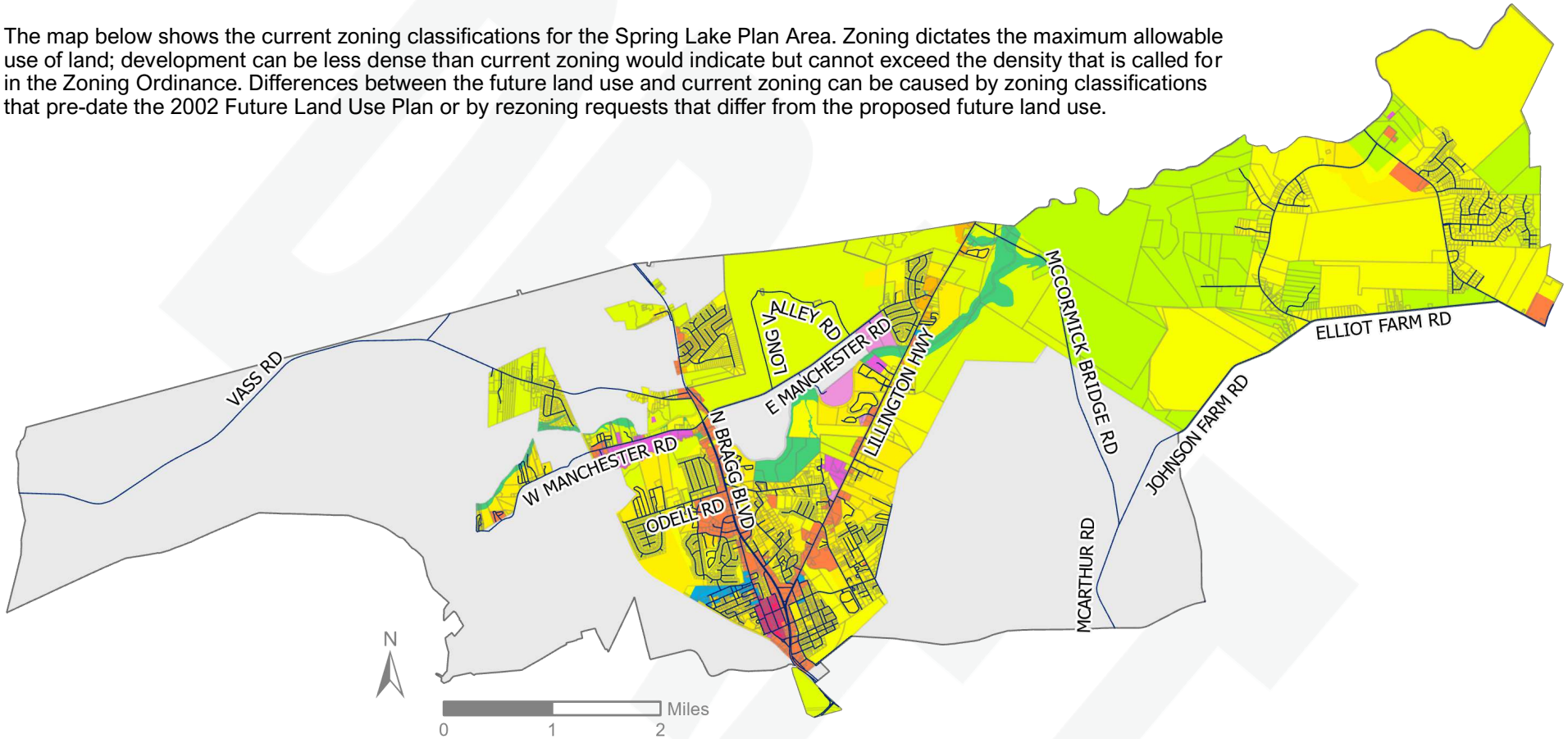


Land Use Classifications

- Governmental
- Downtown
- Heavy Industrial
- Light Industrial
- Heavy Commercial
- Light Commercial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Suburban Density Residential
- Office & Institutional
- Open Space

Zoning Map - April 2022

The map below shows the current zoning classifications for the Spring Lake Plan Area. Zoning dictates the maximum allowable use of land; development can be less dense than current zoning would indicate but cannot exceed the density that is called for in the Zoning Ordinance. Differences between the future land use and current zoning can be caused by zoning classifications that pre-date the 2002 Future Land Use Plan or by rezoning requests that differ from the proposed future land use.



Zoning Classifications

O&I; O&I(P)	C(P); C-3	R7.5; PND; R10; R10M; R15; R15A
M; M-1; M1(P)	C; C1(P); C2(P); C-1	RR; R20; R20A; R30; R30A
M(P); M-2	R5	A1; A1A; R40; R40A
CB	R5A; R6; R6A	CD

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Existing Conditions

Population Demographics

There are approximately 12,199 residents in the Spring Lake Plan Area. This represents an increase of 631 residents, or approximately 5% from ten years ago. The plan area population peaked in 2015 at 13,102 residents. Most population change occurred in the Town of Spring Lake, which accounts for nearly three quarters of the plan area population.

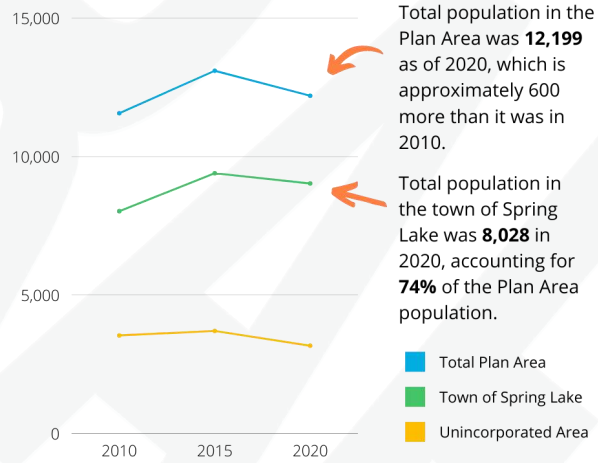
The plan area is relatively young, with the greatest share of the population in the 20 to 29 year-old age category (24%), followed by ages 30 to 39 (14%) and ages 10 to 19 (13%). The age composition of the Town of Spring Lake differs significantly from the unincorporated plan area which has less military service members and young families.

The data for the Town of Spring Lake attempts to remove residents who live on Fort Bragg and are not subject to this plan. However, if not all of the Fort Bragg residents captured in the Town of Spring Lake data were removed, this could have deflated the number of young people in the unincorporated plan area as these numbers are the difference between the full plan area and the Town of Spring Lake. This method is due to differences in data publishing and planning lines.

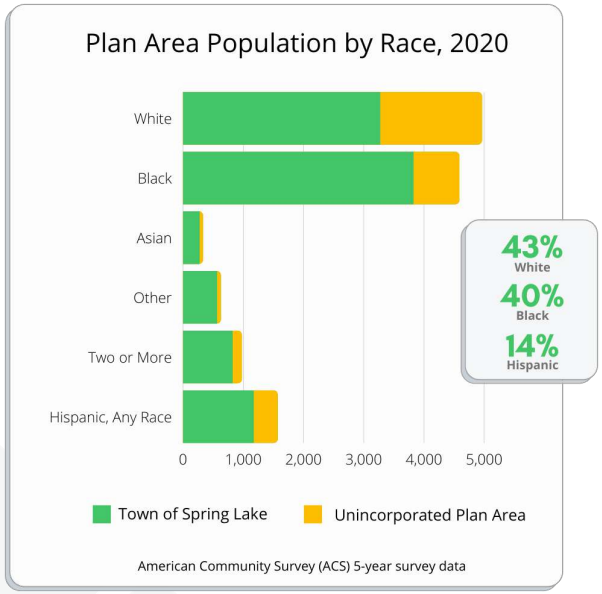
The plan area is 43% White, 40% Black, and 14% Hispanic of any race. The Town is more diverse than the total plan area at 37% White, 44% Black, 13% Hispanic.

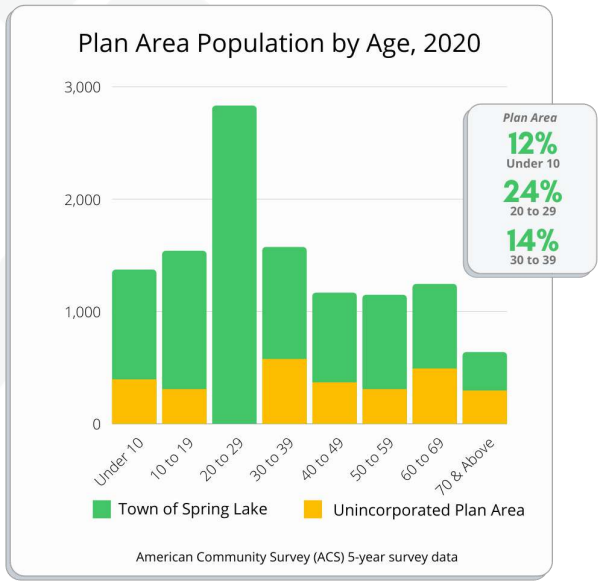
For reference, the County is 49% White, 37% Black and 12% Hispanic of any race; the country, 70% White, 12.8% Black and 18.1% Hispanic of any race.

Spring Lake Area Population Over Time



American Community Survey (ACS) 5-year survey data





Town of Spring Lake Quick Facts

The arrows show how the Town of Spring Lake statistics compares to the County. A down arrow indicates the value is lower than that of the County, and up arrow indicates the value is higher than that of the County.

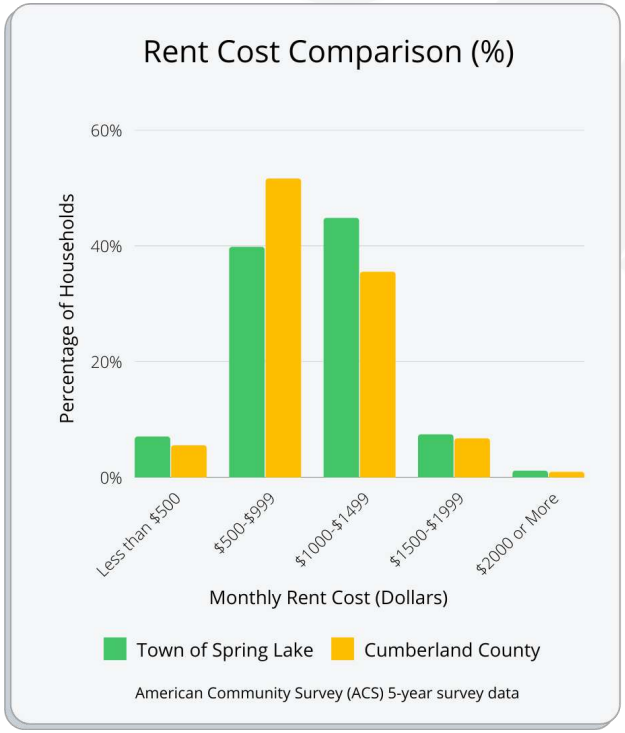
▼	▲	▼	▲	▼	▲	▲	▲
25.5	**2.55**	**16%**	**22%**	**$39,559**	**21.8%**	**92.9%**	**68%**
Median Age	Average Household Size	Disabled Population	Veteran Population	Median Household Income	Poverty Rate	High School Graduation Rate	College Education

Existing Conditions, Cont.

Housing

The Spring Lake Plan Area has a variety of housing types, ranging from single family homes, manufactured homes, apartment complexes and multi-family duplex style housing. There are approximately 5,963 units for residency in the Spring Lake Plan Area, and of those units, 86.7% were occupied as of 2020.

During the World War II era, Fort Bragg expanded significantly and has remained one of the nation's largest military installations. With this growth came an increase in housing development in the surrounding area, much of which still serves active military and veterans. Consequent to this development timeline, in Spring Lake, 85% of the available housing stock was built prior to 2010. Vacancy rate in the Town of Spring Lake is higher than the County by nearly 4%, making both vacancy rates higher than ideal market conditions.



Rent Trends

Many residents within the plan area are renters. In Spring Lake 79.1% of units are renter occupied, which is higher than the County at 48.5%. This is likely due in part to the proximity to Fort Bragg and a transient military population, but there are also long-term residents of Spring Lake who rent. The median cost of rent in the Town of Spring Lake is $1,024, which is higher than the median rent of Cumberland County and North Carolina.

The relative increase in rents could be a sign of housing redevelopment in the area; however, this also raises concerns about affordability, particularly when home values are not higher than the County, meaning Town residents are paying higher rents without their home-owning neighbors seeing a increase in home equity.

Cost Burdened Community

Approximately 45% of the Town of Spring Lake households are housing cost burdened, meaning these households spend 30% or more of their income on housing. This figure includes both renter and mortgage-paying households. This is a higher share of cost burdened households than in the County, (41%) despite the median home value being lower than the County. This indicates that that issues of housing affordability may be more the result of low incomes in Town rather than high housing costs. Affordability is a function of income so the need for both low-cost housing and higher paying jobs are necessary to alleviate the Town's housing cost burden.

Town of Spring Lake Quick Facts

The arrows show how the Town of Spring Lake statistics compares to the County. A down arrow indicates the value is lower than that of the County, and up arrow indicates the value is higher than that of the County.

4,429	15.5%	20.9%	79.1%	$93,800	$1,024	45.1%	85%
Housing Units	Vacancy Rate	Owner Occupancy Rate	Renter Occupancy Rate	Median Home Value	Median Rent Cost	Housing Cost Burden Rate	Percent Built Before 2010

Existing Conditions, Cont.

Economic Development & Labor Force

Economic Industry & Development

The majority of business and economic activity in the plan area is within the Town of Spring Lake. Much of the commercial activity follows Bragg Boulevard/NC 87 and NC 210, and industrial activity is concentrated on W Manchester Rd, and off of NC 210. Much of Main Street and the parcels east of Main Street are zoned for commercial or central business district use. There are also small pockets of commercial activity on the eastern side of the plan area.

These business corridors serve local residents and neighbors including Fort Bragg; however, area statistics and participant feedback indicate that there is a need for greater employment and a wider range of retail, food, and entertainment options. Spring Lake may be particularly well suited for hosting additional military-contracted education, research and development and small scale manufacturing.

The Town of Spring Lake adopted a Main Street Overlay District in 2014, including approximately 49 acres of property along Main Street. The goal of this central business district is to enhance current Main Street activity and promote development that fits the desired design requirements set out in the Façade Improvement Plan. Businesses currently operating on Main Street include restaurants, a convenience store, a hair salon, a boxing gym, a laundromat and several churches. There are over five acres of vacant land zoned CB in the Main Street Overlay District, providing opportunity for future growth.

Employment Trends

The Town's total labor force is approximately 6,432 people, totaling 68.6% of the eligible working age population. 41% of residents in the labor force work for the armed forces, while 54% work in the civilian labor force, leaving 5% of the total labor force unemployed. The County workforce makes up 64.4% of the eligible population, comprised 18% in the armed forces, 76% in the civilian labor force and 6% unemployed.

Census data typically reports unemployment based solely on civilian labor, not civilian and armed forced combined. The Census reported that the unemployment rate for civilian labor is 9% which is higher than the County rate of 7.8%. However, due to the large population of the Town that works in the armed forced, the unemployment rate may not be completely reflective of the area. Spring Lake's highest employment sectors include social services (health care, education, etc.), retail trade and public administration.

Spring Lake residents work relatively close to Town limits, with almost half of the population (43%) commuting less than 15 minutes to work, and 79% of residents commuting 30 minutes or less. During their commute, 70% of residents drive alone to work, while 11% walk to work and another 11% carpool to work every day.

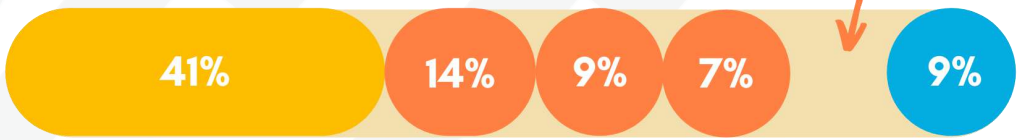
Town of Spring Lake Quick Facts

The arrows show how the Town of Spring Lake statistics compares to the County. A down arrow indicates the value is lower than that of the County, and up arrow indicates the value is higher than that of the County.

618	▲ 53%	▼ 44%	▲ 13%
Total Business Firms	Firms Owned by Men	Firms Owned by Minorities	Firms Owned by Veterans

Town of Spring Lake Labor Trends

68.6% of the Town of Spring Lake's 16-and-older population is in the labor force. The light orange bar represents the total labor force.



Of the 6,432 Town residents in the labor force, **41%** are in the armed forces.

Of the civilian labor industries, the largest concentration of employees includes social services/health care/education (**14%**), retail trade (**7%**) and public administration (**9%**).

The Towns unemployment rate is approximately **9%** which is slightly higher than the County at 7.8%

Outreach & Engagement

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Community Engagement Goals

Diverse Community Input
Capture the opinions and logic from a diverse group of stakeholders which reflects the composition of the plan area

Conduct Online Surveys

Host Community Meetings

Build a Foundation of Knowledge
Explain data and hear a range of accounts so participants have similar starting information

Share data & meeting results online

Keep Land Use in Mind
Discuss topics of land use, development, redevelopment & preservation in each category of conversation

Use maps & other engagement exercises to relate discussion to space & land use

Explain Options and Tradeoffs
Describe policy options and the costs associated with different choices to spur creativity while remaining realistic

Use visuals & exercises to show the constraints & costs of decisions

Create a Relationship
Share resources and findings online to widen engagement & continually engage participants to build transparency and trust

Use follow up communication & transparency to build trust

Engagement Accountability
The success of the engagement process is based on the volume, diversity and attitude of engagement received.

- Postcards were sent to over 2,860 addresses to announce the start and the drafting of this plan, and again to announce the release of the draft plan.
- Over 100 people attended the Community Kickoff Meeting, Sept. 30, 2021 at the Spring Lake Recreation Center.
- 35 values surveys were completed, including nearly 3,000 words across three open-ended questions.
- The website has received over 4,700 clicks from the time it was launched in Sept. 2021, with supporting webpages seeing additional interaction.
- 41 professionals, investors, property owners and residents attended the Stakeholder Meetings on Jan. 13, 2022.
- 42 people attended the drop-in draft plan review session hosted from 10 a.m. to 7 p.m. on April 28, 2022.

Feedback across these meetings and the numerous supplemental phone calls were positive, indicating a growth in understanding of planning concepts, intent and limitations.

Plan Meetings

The Spring Lake Area Land Use Plan is meant to represent the community's vision and goals for the future. Outreach and engagement sessions with the public were vital for drafting an impactful plan. Public engagement was achieved through multiple methods, including in-person meetings, as well as online surveys and information sharing. To view all engagement efforts and results, reference Section 2 in the Appendix.

Steering Committee:

A steering committee was developed of various community members from different capacities (Planning, Education, Development, Agriculture, Public Health, etc.). This committee also provided technical insight ensuring the viability of the planning process and plan content throughout the drafting phase. Steering committee meetings were held once a month beginning in May 2021 and ending in May 2022.

Community Kickoff Meeting:

Held September 30, 2021, the Spring Lake Area Land Use Plan Kickoff Meeting was a two-hour open house designed to share and gather information with area stakeholders. The event was attended by over 100 people who interacted with posters and activities on topics including land use, housing, economic development, public services and quality of life.

Stakeholder Meetings:

Area stakeholder were identified and placed into four groups: infrastructure, public services, economic development, and housing. Four meetings were hosted on January 13, 2022. The purpose of these meetings were to dive deep into what each group perceived as the needs and challenges facing the Spring Lake Plan Area, and to brainstorm land-use based solutions together. Over 40 stakeholders in various roles attended.

Plan Review Sessions:

The first draft of the plan was released to the public on April 14 on the plan website and promoted through neighborhood communication channels. Postcards were sent to plan area property owners announcing the draft plan release and the review session meeting on April 28 where community members were invited to give feedback. The meeting was a drop-in style event on April 28, from 10am to 7pm, and 42 community members attended.

Online Outreach Efforts

Spring Lake Area Land Use Plan Website:

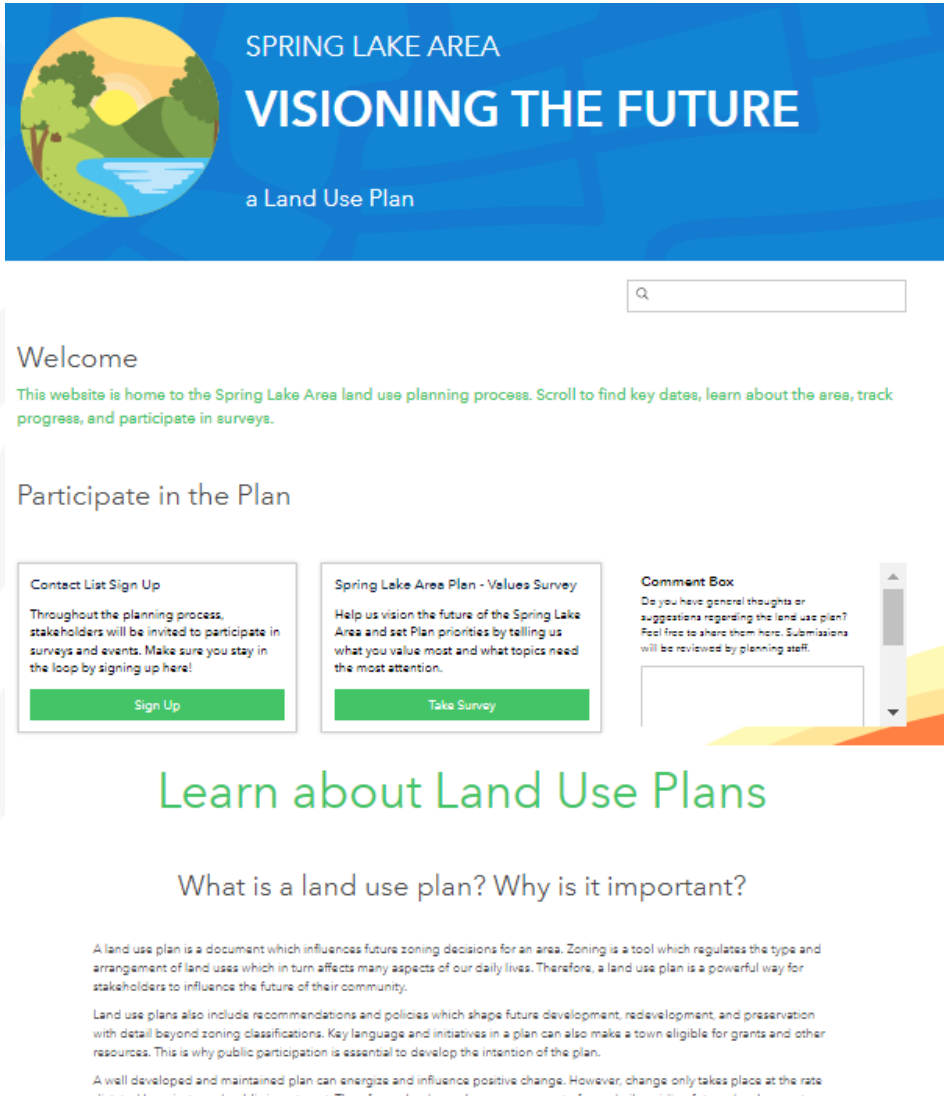
https://spring-lake-land-use-plan-cumberlandgis.hub.argis.com

To be more accessible to those who could not attend meetings and to provide more regular information to the public, planning staff developed an online interface through ArcGIS Hub that served as a central website for the planning process. Through this website, staff shared area data and kickoff meeting results. Users were also able to take a values survey, leave comments on the website for planning staff to review and sign up for plan updates.

To facilitate this range of engagement, multiple subpages were created, including a Spring Lake Area Land Use page, an Understanding Land Use page, a Background Information and Data page, and, after the meeting, a Kickoff Meeting page. Engagement metrics for each page is based on the number of clicks to that page, which at the time of drafting were:

- Spring Lake Area Land Use page, 4,781 clicks
- Understanding Land Use Plans 345 clicks
- Background Information and Data 522 click
- Kickoff Meeting 973 clicks

Below is a Hub-generated visualization of clicks to the main plan page over time. The spikes in September represent the receipt of postcards sent to property owners announcing the launch of the website and the kickoff meeting. The spikes in April represent the receipt of the second round of postcards for the draft review session.



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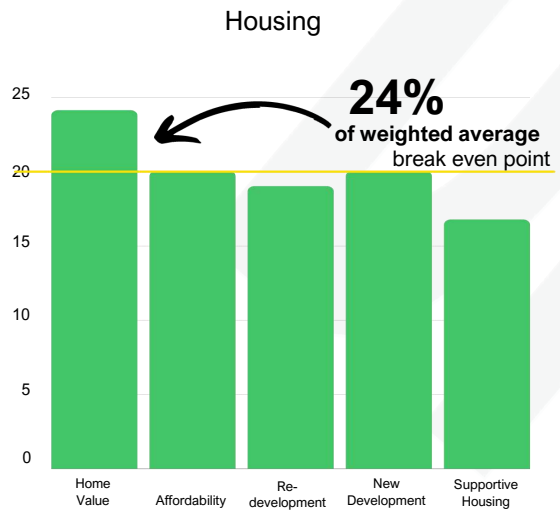
Engagement Results

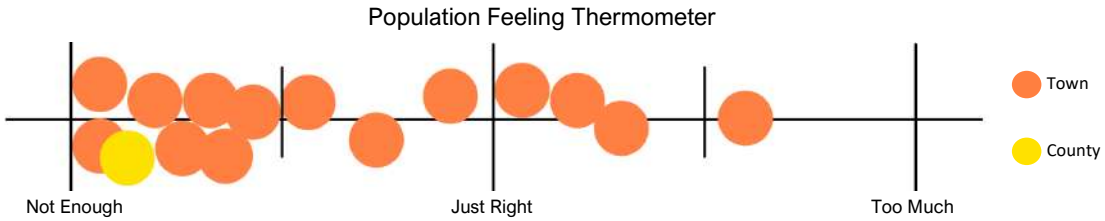
Values Survey Results



Survey participants were asked to rank the following values by importance: increasing home values, increasing housing affordability, supporting redevelopment of existing housing, encouraging new housing development and increasing senior and supportive housing options. The yellow line represents where each bar would end if all options were valued equally. Survey respondents ranked increasing home values as most important to them, with increasing affordability and promoting new development following closely behind. See Appendix Section 2.3 for a full breakdown of how respondents voted for each variable.

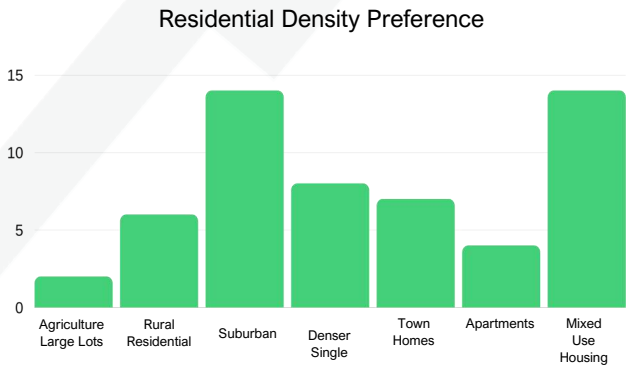
Population and Housing Kickoff Meeting Activity

The population and housing station provided area statistics on the residents, housing and residential land use in the Spring Lake Plan Area. Activities at this station included a scale bar question about population, strength and weakness questions about housing and a picture voting question about residential density types.



The graphic above shows how participants feel about the population in the plan area. In general, citizens felt the population is too low or not growing enough in the Spring Lake Plan Area. Housing quality and senior or supportive housing were perceived as a major weakness. Housing value and affordability had split views in the community with about half of respondents calling each category a strength and half a weakness. Feedback also indicated that housing in the area is affordable, but there is not enough quality or supportive housing.

Residents had the opportunity to vote on their preferred residential density, selecting as many as they would like. The categories with the most votes were suburban density housing, denser single-family or townhome style housing and vertical mixed use style housing. Participants seem to be less concerned with lot space or size and more concerned with proximity of housing to services and retail options.



Engagement Results

The business, economic and downtown development station provided area statistics on the industries, sales, and commercial and industrial land uses in the Spring Lake Plan Area. Several themes came out of the evening's conversations, including a need for development, redevelopment and revitalization in the Town of Spring Lake, especially on Main Street and in surrounding neighborhoods. There is a desire to see the building improvements, retail options and community events that come from a strong local economy.

Downtown Kickoff Meeting Activity

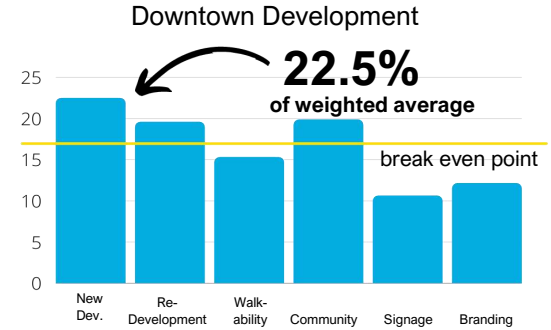
When asked, 'What would bring you to downtown more?', participants noted a desire to see improvements of existing buildings on Main Street, additional high quality food and retail options and more community events.
Residents placed a sticker to vote on downtown improvement options they would like to see including development infill, vacant lot events such as a food truck fair or mobile farmers market, streetscape improvements and Main Street events such as a fall festival or community fair. All improvement options received positive feedback from the public, and the graphic to the right represents how votes were dispersed between participants.

Downtown Improvements

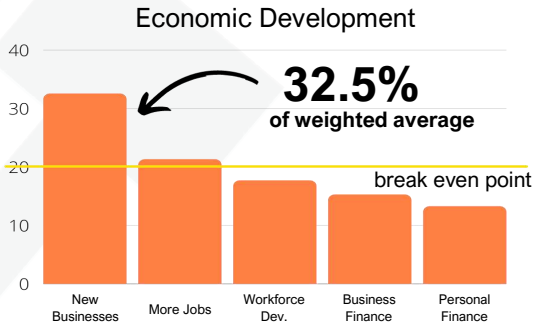
Economic Opportunities Kickoff Meeting Activity

In general, Spring Lake Plan Area participants noted many opportunities for growth in the plan area related to economic development. Most voted the number of jobs in the area, wages offered by jobs in the area, workforce training opportunities offered and attractiveness of Spring Lake for potential business owners as a weakness.

Values Survey Results



Survey participants were asked to rank the following values by importance: encourage new development, encourage redevelopment, improve walkability and pedestrian access, host more community events, improve signage and improve branding. The yellow line shows where values would fall if they were all ranked equally. Encouraging development & redevelopment, and hosting community events were valued most by survey respondents. See Appendix Section 2.3 for a full breakdown of how respondents voted for each variable.

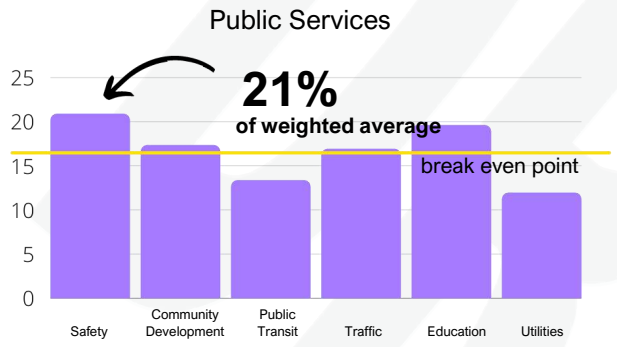


Survey participants were asked to rank the following values by importance: attracting new businesses, increasing jobs, workforce education training, improving access to business financing and improving access to personal financing. The yellow line shows where values would fall if they were all ranked equally, and attracting new businesses and increasing jobs were most valued by survey respondents. See Appendix Section 2.3 for a full breakdown of how respondents voted for each variable.

Engagement Results

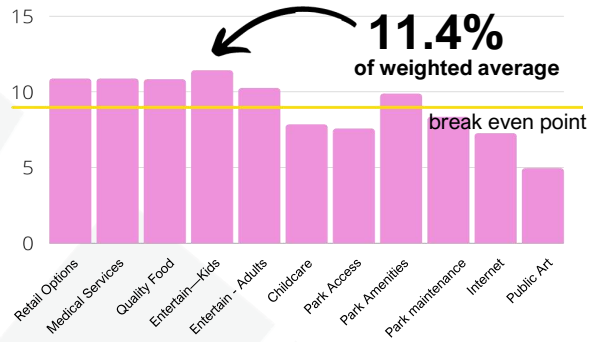
The public services and quality of life station provided a map of area services and a strengths and weakness activity about area public services and quality of life topics, which participants voted on with stickers. Also pictured below are the values survey results where each topic was ranked by importance.

Values Survey Results



Survey participants were asked to rank six variables by importance. Safety services, community development initiatives, traffic management, and education quality were valued most by survey respondents. See Appendix Section 2.3 for a full breakdown of how respondents voted for each variable.

Values Survey Results



Survey participants were asked to rank 11 variables by importance. Increasing retail options, medial services, quality food access, entertainment options for kids, and park amenities were valued most by survey respondents. See Appendix Section 2.3 for a full breakdown of how respondents voted for each variable.

Public Services Kickoff Meeting Activity

Public services are sectors that include safety, transportation, education, utilities and community development. These services are provided through public organizations such as Cumberland County, The Town of Spring Lake, Cumberland County Schools, etc. In general, residents had mixed feelings on public services in the plan area. There were positive feelings towards fire services and emergency preparedness, with residents considering those operations as strengths in the plan area. Citizens were split 50/50 on education quality and access and utilities quality and access, some believing those to be a strength of the area and others feeling that those services were a weakness. Public transportation, road quality, walkability, support services and police services were viewed as public services that could be improved.

Quality of Life Kickoff Meeting Activity

Quality of life refers to services in the plan area that make for positive living experiences among residents. These include medical services, quality food options, internet access, childcare options and affordability, outdoor recreation options, community based events and entertainment options for children and adults. There were some positive feelings towards internet access and childcare availability, with each category receiving one or two votes as a strength. However, most participants see many opportunities for improvement for quality of life services in the plan area with all categories seeing a majority or totality of votes as weaknesses. Entertainment options for children received the most weakness votes.

Engagement Results

The SWOT (Strengths, Weaknesses, Opportunities, Threats) method was originally created for business and industry but is equally useful in the work of community planning and development. The SWOT analysis below summarizes feedback from the Kickoff Meeting and the Values Survey.

Strengths

S

- Significant Community Potential
- Abundance of potential for businesses to come in with presence of vacant land and buildings
- Traffic Flow (People can get through town fairly quickly)
- Proximity to Fort Bragg and city life
- Quiet, small-town feel
- Diverse community
- Community pride
- Natural resources and beauty of local parks and trails
- Lunch food scene

Weaknesses

W

- Lack of restaurants and outdoor dining
- Lack of grocery options
- Lack of retail options
- Lack of nearby medical facilities
- Lack of cohesive city management
- Traffic and speeding issues
- Connectivity issues
- Inability to keep local businesses
- Lack of access to local businesses due to traffic and built environment
- Dilapidated street infrastructure
- Poorly managed water lines
- Beautification standards
- No economic development plan
- No vision
- High taxes
- Not enough high quality housing

Opportunities

O

- Expansion to community facilities such as a community swimming pool or skating rink
- Bring back public transit
- Need town beautification efforts
- Provide more family events
- Redevelopment opportunities for older portions of Spring Lake (3rd—7th Street; Main Street to Town Hall)
- More amenities for travelers could be provided
- Opportunity to improve infrastructure to attract local business

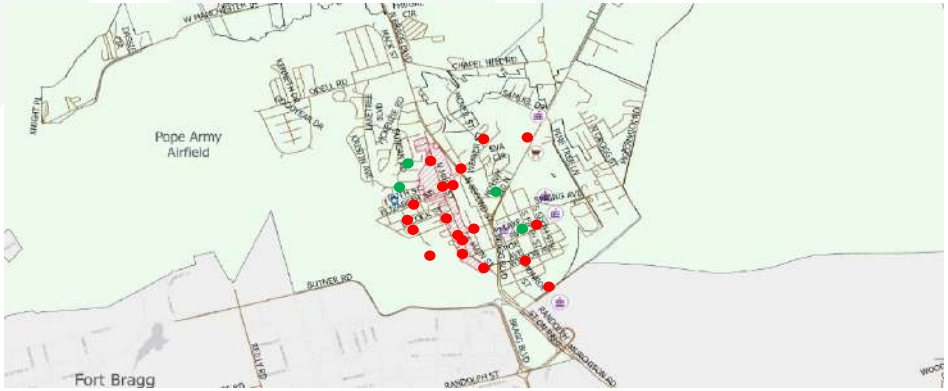
Threats

T

- High Taxes
- High Water Bills
- Bad Roads
- Utility access
- Diminishing of business base
- Increasing traffic congestion
- Deteriorating housing
- Deteriorating park amenities
- Flooding risk
- Vacant properties
- Lack of accountability
- Trash accumulation on roadsides and vacant lots
- No beautification standards for future development

Strengths and Weaknesses Map

Residents were asked to mark a red dot in areas of Spring Lake that were perceived as a weakness and a green dot in areas that were perceived as a strength. All responses were located within the Town of Spring Lake, and the majority of respondents found Main Street and streets around Bragg Blvd to be the largest weakness in the area. Ruth Street, 5th Street, the shopping center at the Fork of NC 87 & NC 210 and Duncan Road were perceived as strengths in the area.



Engagement Results

The following information was collected from a series of stakeholder engagement meetings held on January 13, 2022. These were the main takeaways from the sessions:

Infrastructure

- DOT Widening of NC 87 and Vass Road, Manchester Road improvements
- Spring Lake Area Transit has been decommissioned due to funding, but may return soon
- Developer mitigation of traffic needed at 4,000 trips a day
- Spring Lake water line infill doable, but more distant expansions limited
- Other water sources possible in unincorporated plan areas at developer cost
- PWC has waived fees in the past to incentivize the broadening of lines
- Natural gas lines could be extended into the plan area from adjacent projects in the future
- Fort Bragg utilities are not accessible for extension at this time
- Underground utilities are not always a viable option even for new development
- The Spring Lake Plan Area is exceptionally suitable for Density Development
- Stormwater pipes to be replaced within the next ten years
- Failed Overhills septic may have been result of old “Perk Test” method

Services

- Need for area vision
- Desire to be a small town destination
- Goal to encourage foot traffic into Carvers Creek (Tap into community asset)
- Desire to increase healthy food options
- Goal to increase opportunities for senior population in the community, including social events, food accessibility, and transit options
- Updates to town recreation facilities expected soon
- Lillian Black Elementary may close due to declining population numbers and the age of the facility
- Need for medical facilities in town
- Difficulty hiring and maintaining police staff due to low salaries and outdated equipment
- Community trust and policy enforcement need to be improved

Economic Development

- Defense Industry & Biotech could be highly successful in the plan area
- Infrastructure limits may determine potential for industry growth, particularly natural gas
- Town sewer has capacity for new projects
- Downtown overlay is a deterrent to developers—needs more flexibility
- Fort Bragg can sometimes be a deterrent to development due to restrictions
- Partnership with FTCC for workforce training has been an asset, could be expanded
- Sewage and water has to be updated and expanded for the town to grow
- Form-based code would be a deterrent to development because it would function like the downtown façade guide
- Incentives for development should be prioritized to attract businesses
- HOAs are not always successful managers of shared spaces
- Demolition and remediation is costly

Housing

- Need for branding, potentially subarea branding: Ruth Street, Main Street, etc.
- Events like an international food court, food truck event, Taco-Tuesday, Christmas Tree Lighting
- More sidewalks and connectivity needed
- Roads are dangerous and are in need of improvements
- Building sidewalks along 210 is costly
- Connectivity and Main Street road improvements depend on DOT
- Neighborhood landscaping, clean and safe parks, walkability
- Desire for local medical facilities, healthy grocery options, and schools
- Need more family-oriented activities in the area
- Desire for beautification efforts
- Water and sewer lines need to be replaced, crumble when extended
- Provide a list of vacant parcels
- Desire for larger homes
- Capitalize on new residents coming to Odell Road
- Condemning buildings not the best solution
- Tired of seeing vacant businesses in shopping centers

TOMORROW

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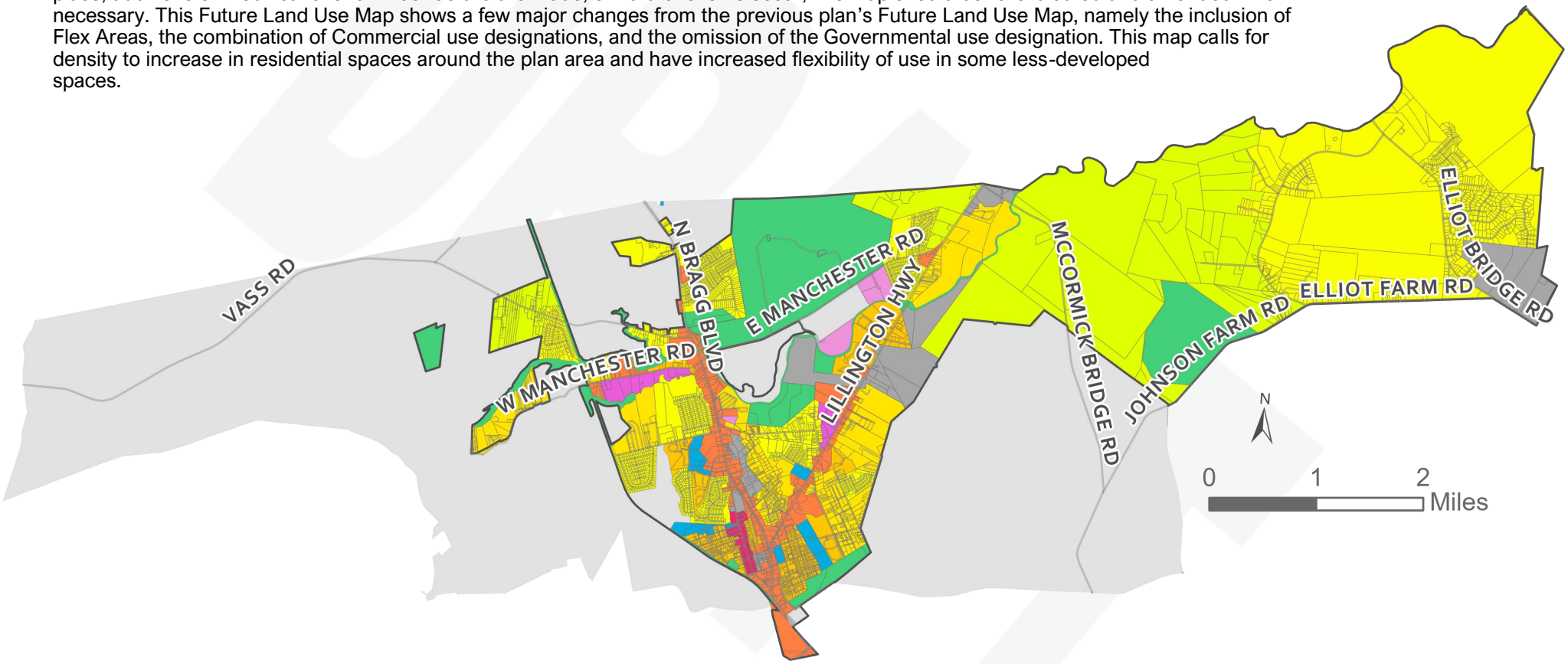
Mixed Use 62

Future Land Use Map

An effective land use map allows for a combination of land uses that enhance the area by preserving the existing natural environment, enriching the community atmosphere and prioritizing the safety of the public. Many factors were considered when creating the Future Land Use Map including existing conditions, land use planning principles, and input from Spring Lake Plan Area stakeholders. As future development takes place, additions or modifications to infrastructure are made, or natural events occur, this map should be re-evaluated and amended when necessary. This Future Land Use Map shows a few major changes from the previous plan's Future Land Use Map, namely the inclusion of Flex Areas, the combination of Commercial use designations, and the omission of the Governmental use designation. This map calls for density to increase in residential spaces around the plan area and have increased flexibility of use in some less-developed spaces.



Land Use Category	Open Space	Rural Density Residential	Suburban Density Residential	Low Density Residential	Medium Denisty Residential	High Density Residential	Commercial	Downtown	Heavy Industrial	Light Industrial	Office & Institutional	Flex Areas	Fort Bragg
Associated Zoning Districts	CD	A1, A1A, R40, R40A	R30, R30A, R20, R20A, RR	R15, R15A, R10, PND, R7.5	R6, R6A, R5A	R5	C1, C1(P), C2(P), C3, C(P)	CB	M(P), M2	M1(P), M1, M	O&I, O&I(P)	Various	N/A

Future Land Use Areas

15%

Open Space: The Open Space designation is approximately 400 acres smaller in the 2022 Plan than it was in the 2002 Plan. Most of this loss can be attributed to determining land use by parcel, rather than by inclusion in the 100-year floodplain.

0%

Rural Density: Though Rural Density Residential is not currently called for in the plan area, its associated zoning districts (A1, A1A, R40, R40a) are still present in the plan area.

24%
+0.3% Flex

Suburban Density: Suburban density is the second largest land use classification called for in the 2022 Future Land Use Map making up about 24% of the plan area. This is the least dense classification in the plan area.

35%
+5.2% Flex

Low Density: Low density is the largest land use classification called for in the 2022 Future Land Use Map and represents over 15% more of the map area than the previous 2002 Plan. Despite this increase, the acreage called for remains below the area currently zoned to a low density district.

8%
+5.8% Flex

Medium Density: The Medium Density Residential area called for slightly increased in area. This increase is primarily the result of calling for greater density in existing residential areas the than previous plan.

4%
+3.3% Flex

High Density: The High Density Residential classification increased significantly in the 2022 Plan, going from less than 1% in 2002 to almost 4% of the plan area. By allowing High Density Residential development to take place near Downtown, traffic and visibility to downtown can increase.

5%
+5.8% Flex

Commercial: One major change between the 2002 and the 2022 Land Use Plans is the combination of Light Commercial and Heavy Commercial into one Commercial designation. The overall area for this designation still remains approximately 650 acres.

0.4%
+0.2% Flex

Downtown: The 2002 Plan called for approximately 40 additional acres of Downtown area outside of what became Spring Lake's Main Street Overlay District. This plan reduces that Downtown designation in order to focus Spring Lake's resources and placemaking efforts around existing development.

1.6%
+2.8% Flex

Light & Heavy Industrial: Industrial land use area total to around 200 acres opposed to the 2002 Plan which called for over 400 acres. However, Flex Area 4 also identifies industrial uses as suitable, increasing the area acreage by another potential 350 acres or an additional 27%.

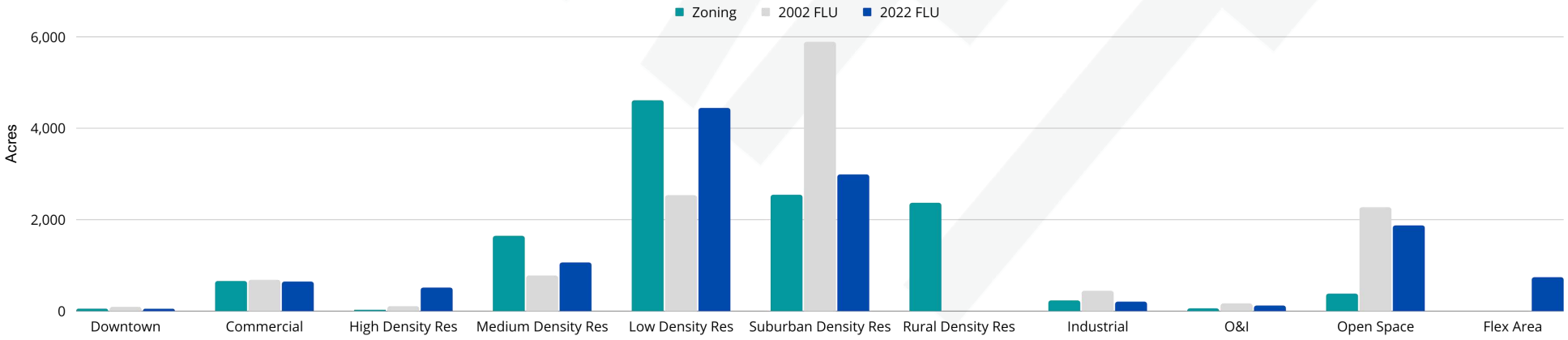
1%

Office & Institutional: The Governmental land use class was combined in this plan with the Office & Institutional land use class due to their similar nature. In this plan, this designation is used only to signify schools and government-owned complexes, making up approximately 115 acres of the plan area.

6%

Flex Area: This is a new land use category, accounting for 725 acres or 5.76% of the map area. There are six total flex areas, each with their own list of suitable zoning districts. The intent of the Flex Area Classification is to allow for flexibility and promote development.

Land Area Comparison of 2022 Zoning, 2002 FLU Map, and 2022 FLU Map



Flex Areas

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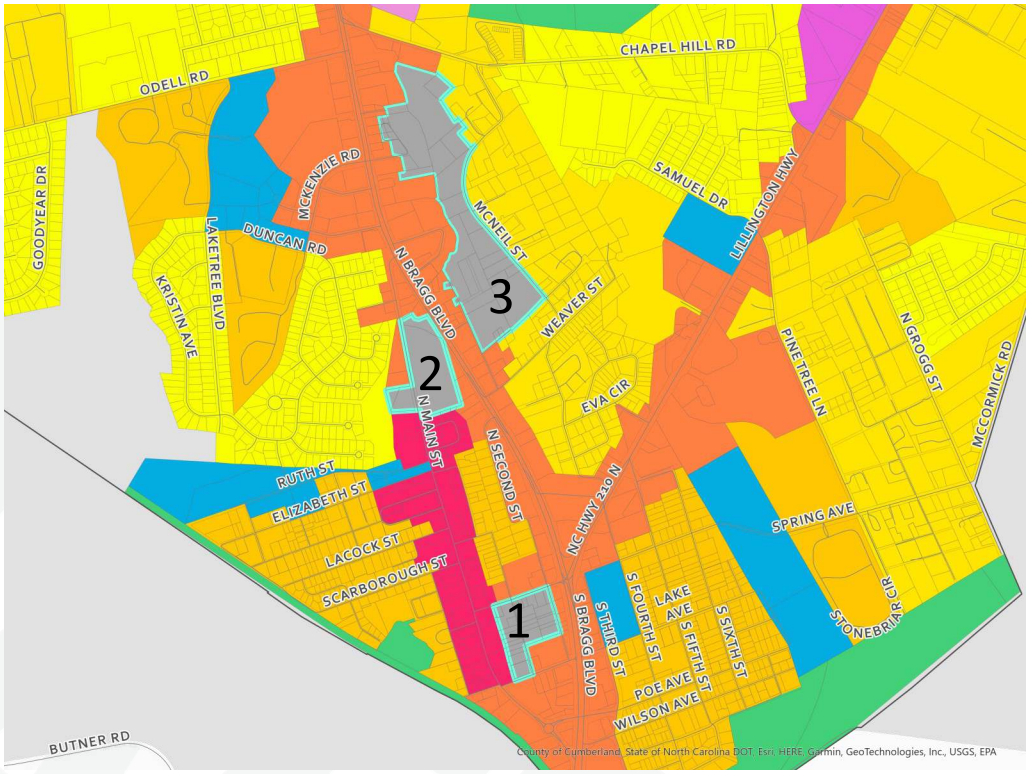
Flex Areas

The Future Land Use Map includes a land use classification that is new for both Cumberland County and Spring Lake: **Flex Areas.**

Flex areas are called for where it is determined that an undeveloped or under-developed space may be compatible with a wider variety of zoning districts than the other established land use classifications. These areas vary in size from approximately 10 acres to 350 acres, with a total of approximately 725 acres of the plan area designated as Flex Area. As development occurs and the flex areas "fill in," the appropriateness of what's allowed in the rest of the space may change. When new development occurs in each of these flex areas, it must be considered that the new development may set precedent for the rest of the flex area. **Rezoning requests within a Flex Area should consider the use of conditional zoning to ensure the new use is in harmony with existing and surrounding uses.**



FLEX AREA 1:

Associated Zoning Districts: CB, C-1, R5, R5A

Flex Area 1 can be found south of downtown Spring Lake. It is bound by Spring Avenue to the North, Second Street to the east, Lake Avenue and the Comfort Inn & Suites to the south, and the backside of lots that abut Main Street to the west. Ideal uses in this space are businesses and residences that support a thriving downtown community, including small-scale multi-family housing that allows citizens of Spring Lake to have walkable access to downtown without disturbing the current neighborhood character.

FLEX AREA 2:

Associated Zoning Districts: MXD/CD, CB, C-1, R5, R5A

Flex Area 2 can be found north of downtown Spring Lake. This flex area has access to Bragg Boulevard/NC 87 on its eastern edge, in addition to spanning across Main Street to the west. The considerable size and desirable location of this area creates an excellent opportunity for a mixed use development. A mixed use development could serve as an attraction to downtown, and bring additional residents that would support existing downtown businesses.

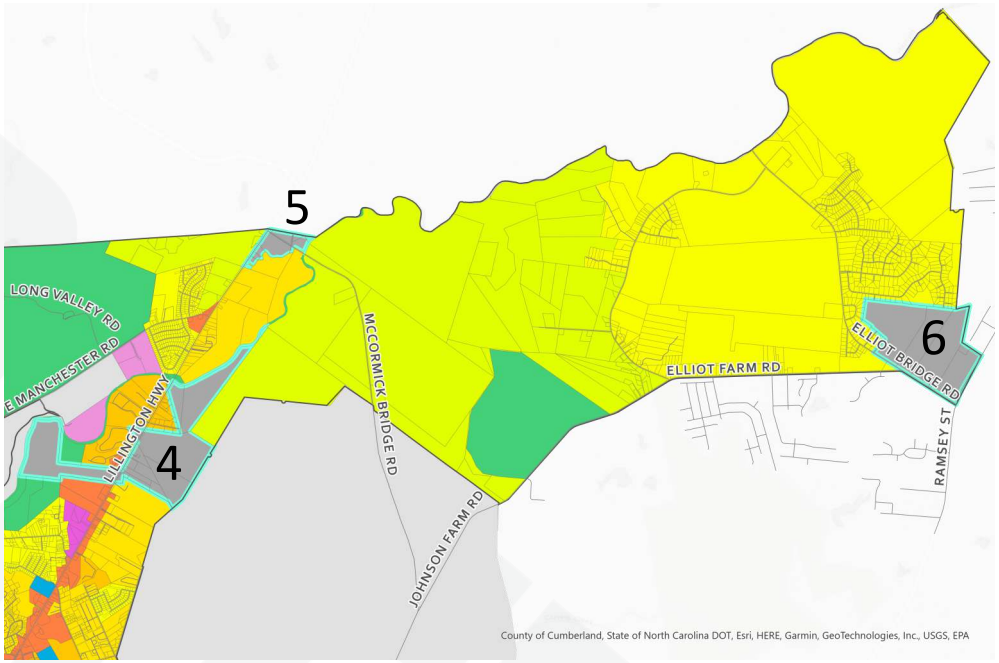
Also suitable in Flex Area 2 is the Central Business Zoning District, light commercial uses, and multi-family housing. If strategically developed, this area can create a transition between the locally important Main Street corridor and the regionally important Bragg Boulevard corridor, drawing in local and regional travelers.

FLEX AREA 3:

Associated Zoning Districts: C1(P), C-1, R5, R5A, R6

Flex Area 3 is east of Bragg Boulevard/NC 87, situated between existing commercial and residential land uses. The larger lot sizes, variety of surrounding uses, and relative under-development compared to other areas of Spring Lake opens the door to multiple avenues for development in the future. This area was envisioned as a transition area that could hold higher density housing and light commercial businesses that serve the nearby neighborhoods.

Flex Areas, Cont.



FLEX AREA 4:
Associated Zoning Districts: MXD/CD, MXD/CZ, M(P), M2, M1(P), M1, M, C-1, C1(P), R5, R5A, R6, R7.5, R10, R15

Flex Area 4 spans across Lillington Highway/NC 210 and is adjacent to the Little River to the north. Portions of the eastern parcels that border Fort Bragg have been identified as a critically important areas in the RLUAC Joint Land Use Study due to Red-Cockaded Woodpecker foraging in the area. This may not preclude that area from development, including industrial development, as the size of the parcels should allow for proper buffering from wildlife habitats. This is the largest of the Flex Areas and it may be the most suitable for industrial development. Mixed use, light commercial and residential development are also suitable in these areas, potentially adjacent to industrial activities, depending on pollution and nuisance associated with the particular industry and the space available to implement sufficient buffering between uses.

FLEX AREA 5:
Associated Zoning Districts: C-1, C1(P), C2(P), C-3, C(P), R5A, R6, R7.5, PND/CZ, PND/CD, R10*, R15, R20, R20A, R30, R30A, RR*

Flex Area 5 is on the eastern side of Lillington Highway/NC 210 at the Harnett County/Cumberland County border. This transition is an important area; Harnett County is experiencing a development boom and has made concerted efforts to maintain a certain standard of appearance along major roadways including NC 210. An appropriate use here could be either residential development to create a cohesive residential corridor, matching the existing development across the border, or commercial services that support the neighborhoods nearby. It should be noted that any intense commercial developments would be required to have water and sewer service extended to the site.

*Zoning Districts that are only allowed in Town Ordinances, considered compatible with this Flex Area if parcels are annexed.

FLEX AREA 6:
Associated Zoning Districts: MXD/CZ, C1(P), C2(P), C(P), R5A, R6, R7.5, PND/CZ, R15

Flex Area 6 is on the far eastern edge of the plan area, bounded by Ramsey Street to the east and Elliot Bridge Road to the south. This area of Cumberland County has experienced various waves of development, with new development expected if the Fayetteville-annexed property just south of this flex area is developed as a new school. The intent of the flex area is that it can flexibly respond to development pressures and direct that development to help form an area identity. This Ramsey Street/Elliot Bridge Road node can house businesses, higher-density housing, or both that support the school and surrounding neighborhoods. Large parcels add to the potential of this flex area, however, portions of the area contain water features, wetlands, or are in the Cape Fear River watershed. Development in this area should be reviewed against the water properties map found in Section 3.7 of the Appendix.

Land Use Classifications: Compatibility and Considerations

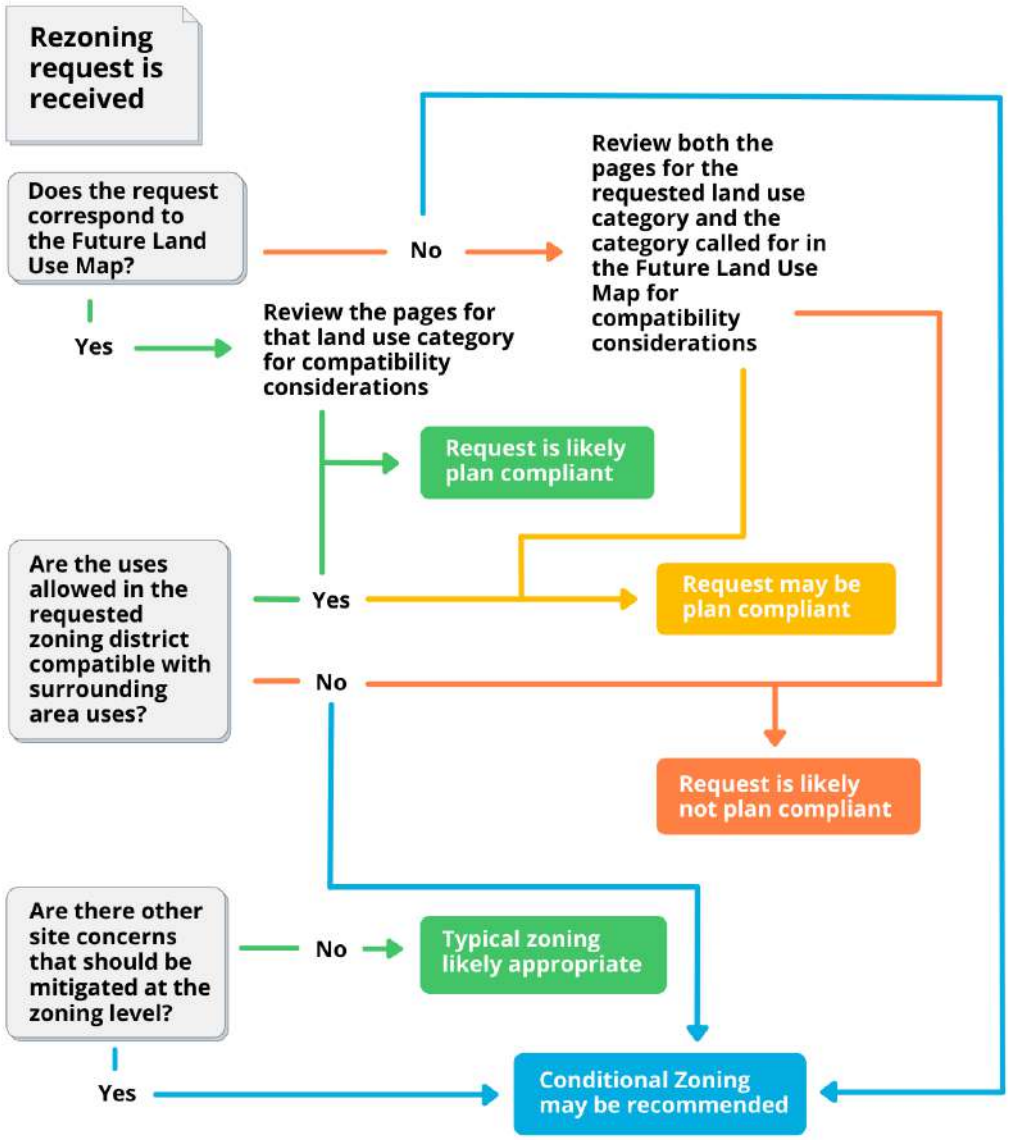
Planning Methods 40

Section User Guide 41

Land Use Classifications

- Open Space 42
- Suburban Density Residential 44
- Low Density Residential 46
- Medium Density Residential 48
- High Density Residential 50
- Commercial 51
- Downtown 54
- Office & Institutional 57
- Heavy & Light Industrial 58

Planning Methods



Notes

Rezoning requests which do not correspond to the Future Land Use Map may still be plan compliant. The relevant land use classifications pages in the plan, surrounding area characteristics and consideration of other factors determine plan compliance. In some instances, slightly less dense zoning districts may be consistent with the land use plan if compatible with the surrounding area character. Areas with adjacent contrasting use types along classification boundaries or in flex areas may benefit from conditional zoning.

Conditional zoning can be a useful way to meet plan goals, ensure surrounding area compatibility and resolve other concerns through the collaboration of the applicant, planning staff and the appropriate boards. Staff and developers should work with the review team to identify the best way to manage site-specific concerns.

Section User Guide

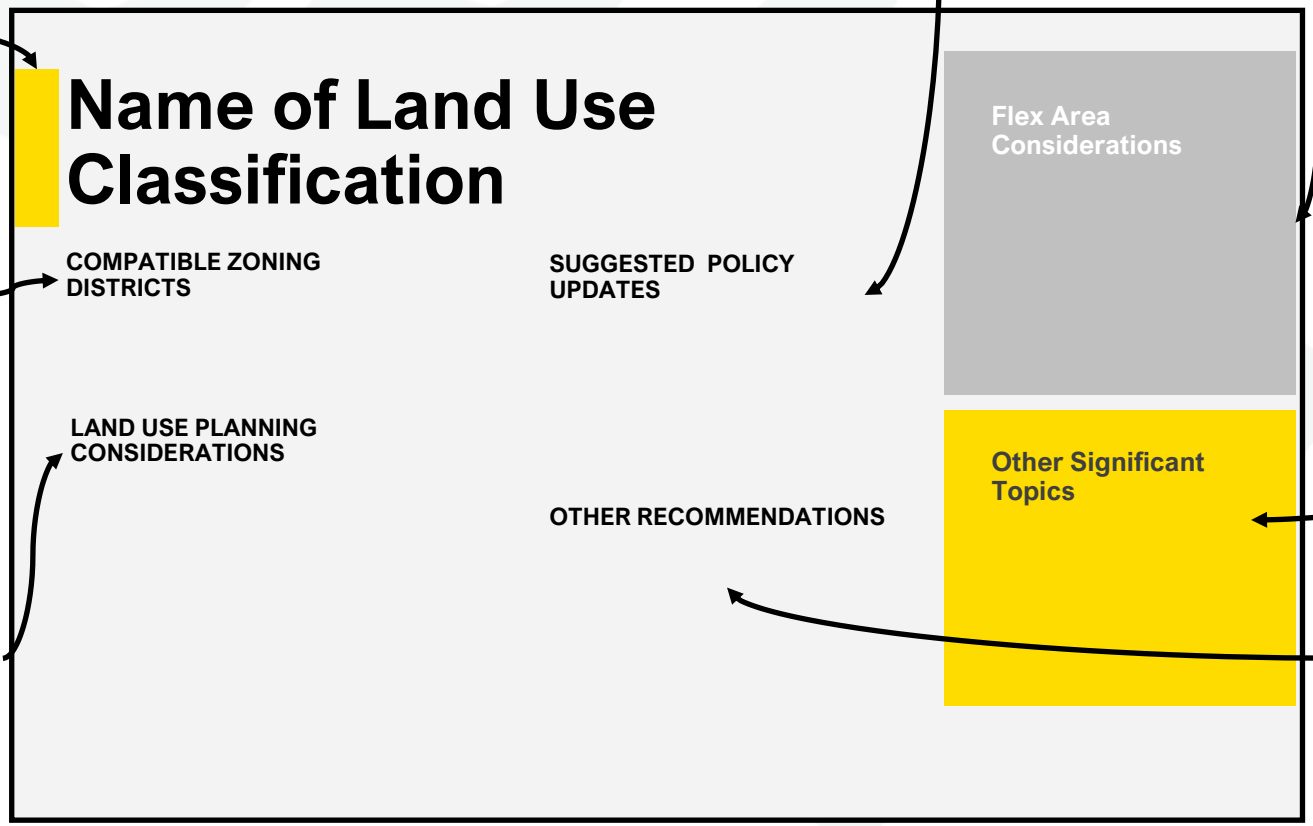
In this section, each land use classification is described in detail. Use the guide below to understand the sections of each page and how to get the information you need.

Color used for this Land Use Classification and its associated zoning districts on the Future Land Use and Zoning Maps.

Suggestions here pertain to the area ordinances and other regulatory documents. Spring Lake Board of Aldermen and the Cumberland County Board of Commissioners would typically be the ones to implement these suggestions.

This call-out box describes where and why the associated zoning districts are compatible with different Flex Areas and any other considerations planners should consider when approving this use in a Flex Area.

Example page:



This section lists zoning districts from the Town and County associated with each Land Use Classification. The associations are based on the Cumberland County Land Use Policies Plan. It is frequently consulted by planning staff when reviewing rezoning requests.

This call-out box describes other topics relevant to the land use category not otherwise covered in the section. These notes may indirectly affect rezoning or other planning recommendations.

This section includes key concepts for planners to consider when consulting this plan. Information written here helps ensure informed recommendations are made with the vision and intent that resulted from the public engagement process.

Other recommendations are those that go beyond what County Planning staff can implement or enforce but that would help achieve some goal of the plan or plan participants.

Open Space

COMPATIBLE ZONING DISTRICT

Town of Spring Lake: CD
County: CD

LAND USE CONSIDERATIONS

Where it is called for:

- Permanently conserved lands.
- Bodies of water.
- Waterways between parcel lines.

This future land use map differs from other county land use maps which historically have called for 100-year floodways and wetlands to also be conserved. These areas are in the Water, Flood, and Hydrology map on the following page.
Note that the Use Matrix in the Spring Lake and Cumberland County ordinances do allow some uses in CD-zoned lands.

Why:

- These areas are least likely or unable to be developed.
- This method allowed for CD land use areas to align with parcel lines.
- Floodways and wetlands do not preclude development on a given lot.
- Developing in or around floodways and wetlands is regulated by state statute and reviewed by staff outside of comprehensive planning, making further regulation potentially redundant and unenforceable.

Other suitable locations:

- In critically important areas identified by the 2018 JLUS.
- In the area between the two Carver's Creek State Park locations.

LAND USE CONSIDERATIONS, CONT.

- In the 100 year flood, wetlands, or historically flood-prone areas.
- Along proposed greenways and blueways.

Unsuitable locations:
None. Though conservation can have greater impacts for wildlife when connected with other greenspace, conserved lands are always an asset.

SUGGESTED POLICY UPDATES

County Ordinances, Zoning Map

- **Administrative rezone permanently conserved areas.** The two largest open space areas are permanently conserved, however, they remained zoned residential, inaccurately representing current or future land use in those areas.

OTHER RECOMMENDATIONS

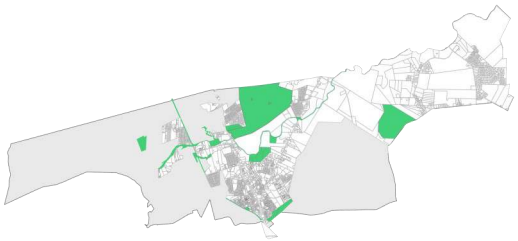
Town Staff, Plan Champions

- Work with parks departments and conservation groups to provide trails between conserved areas and along waterways, particularly where this network can be accessed by residents.
- Consider acquiring and conserving vacant land that would connect Main Street to a new park around the body of water off of Georgia Street.
- Utilize the FAMPO Blueway Plan once adopted.

Developers

- Work with conservation groups or municipal parks department to maintain open space within neighborhoods rather than managing the lands through an HOA.

Open Space Callout Map



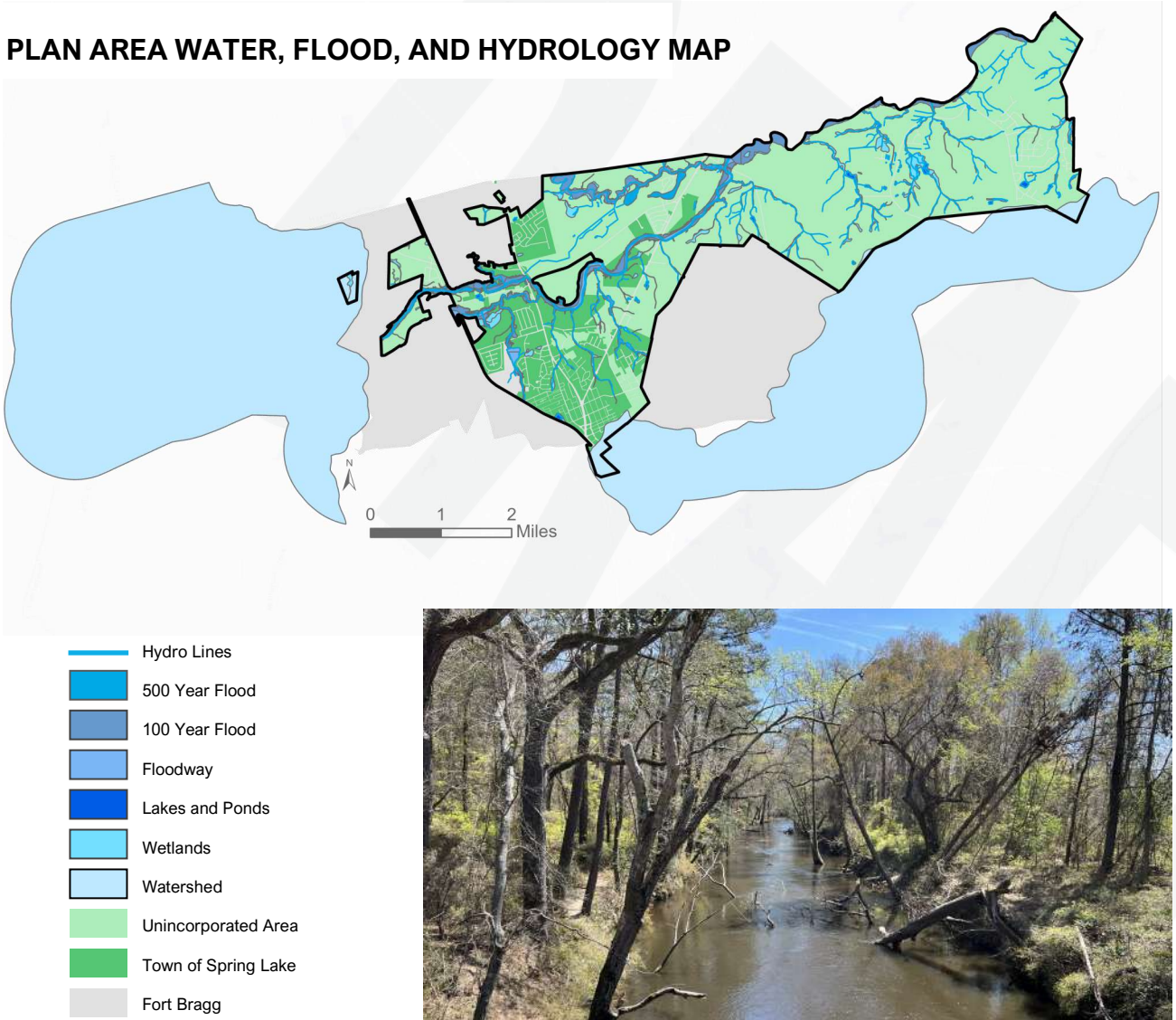
Carver's Creek

The largest Open Space area on the Future Land Use Map is the Spring Lake Carver's Creek Location. It was previously called Long Valley Farm and was a portion of the Rockefeller estate. This state park is undergoing development to have a complete boardwalk loop, overnight camping, an updated road, welcome center, and wedding venue. To the southwest of the plan area off of McCloskey Road, there is also the Sandhills Carver's Creek location.

State conservation and transportation agencies have published maps showing the two parks connected by trailways or other conserved land. This plan does not call for the same additional conservation because of a lack of short or medium-term viability. Any such conservation initiated by land owners in that area is considered compliant with this plan.

Open Space, Cont.

PLAN AREA WATER, FLOOD, AND HYDROLOGY MAP



The Little River in Spring Lake.

Water Considerations in the Spring Lake Area

The map on the left shows plan area waterways, floodways, wetlands, and watersheds. Watersheds skirt the perimeter of the plan area and therefore do not significantly impact development considerations. Other water elements are abundant in the northern plan area, especially in unincorporated areas which are least equipped with public utilities. Industrial and commercial uses in proximity to these water areas could have greater pollution implications, and any septic-based development is less likely to pass required soil testing. Policies that mitigate these concerns are regulated and enforced through the state and the Cumberland County Environmental Health Department. Planners should be aware that these water elements may deter development. See Appendix Section 3.8 for a map of Hydric Soils.

The Little River

Flooding along the Little River is a land use concern based on damage incurred from Hurricane Matthew (2016) and Hurricane Florence (2018). Flooding risk along the river can change over time. The Woodlake Dam was damaged by Hurricane Matthew, and then preemptively breeched by the State, giving little defense for downstream areas during Hurricane Florence. In 2022, $9.6 million was allocated in the state budget for repair of the Woodlake Dam, meaning the risk associated with Little River Flooding may reduce in the years to come. However, increased runoff and severity of storms could limit the benefits of dam repair.

Suburban Density Residential

COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: RR
County: R30, R30A*, R20*, R20A*, RR

LAND USE CONSIDERATIONS

Where it is called for:

- Northwest of the Bragg Estates subdivision.
- The northern portion of NC 210 and adjacent parcels to the west.
- Numerous parcels west of Elliot Farm Road.

This is a chameleon classification, where R30 may be compatible with rural areas while R20 subdivisions can resemble a neighborhood compatible with denser areas. Both the surrounding area development and the number of lots proposed may affect zoning compatibility.

Why:

- These land use areas match current nearby zoning and land use and are therefore compatible with area character.
- Buffer between ideally denser areas and active farming or rural development.

Other suitable locations:

- R20 might be suitable in low density area. However, if public water and sewer is available, zoning below the assigned density in the Future Land Use Map should be discouraged.

LAND USE CONSIDERATIONS, CONT.

Unsuitable locations:

- Suburban density lots may be able to use septic systems contingent on soil testing. However, much of the unincorporated area has hydric soils which may preclude development.
- Although RR and R20 call for the same minimum lot size, their uses may not be compatible. Siting residential use next to agricultural use should always be evaluated.

SUGGESTED POLICY UPDATES

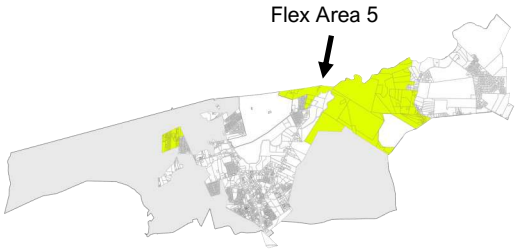
Town of Spring Lake Ordinances

- **Clarify permissibility of manufactured home parks in Town's Rural Residential Zoning District.** The Town Ordinances list manufactured homes as a permitted use for RR in the use matrix, contrary to written description of this zoning district.
- **Remove 35 foot street frontage requirement for dwellings on dead-end roads to match the Town Ordinance's exception for Zero Lot Line and cul-de-sac developments.**

Spring Lake MIA

- **Require connector streets in subdivisions where adjacent lots also allow for subdivision development.** Both County and Town Subdivision Ordinances prohibit new half streets in most cases. This limits future connectivity which is a priority for this plan and has numerous traffic and safety benefits.

Suburban Density Callout Map



Flex Area Considerations

Suburban Density Residential land use, specifically, the R20, R20A, and Rural Residential (RR) zoning districts are a suitable zoning for Flex Area 5, to the east of NC 210 at the Harnett County border. This area has a mix of current zonings and could be developed either residentially or commercially. If commercial zoning and activity increases in this flex area, the compatibility of Suburban Density Residential use may no longer be compatible in this area.

Other flex areas that call for low density residential zoning districts intentionally did not call for these less dense categories. However, there may be situations where R20 zoning is or becomes compatible with a flex area that calls for R15.

* Zoning Districts permitted in current ordinances, but not present in the Plan Area at the time of drafting.

Suburban Density Residential, Cont.

An example of a suburban density lot size. Suburban density lots range from 20,000 to 30,000 square feet.

Interconnectivity of Developments

Traffic on the plan area's major roads is an existing concern in the area. Significant development in currently sparsely populated areas may exacerbate existing congestion. One way to mitigate this issue is to allow for connections between subdivisions, especially when this creates access to more than one arterial road. Not only should this be encouraged within one development, but across developments. The following County Subdivision Ordinance language may need to change:

> "New half streets are prohibited except when essential to the reasonable progression of the subdivision or other development in conformity with the other requirements of these regulations and where it will be practicable to require the dedication of the other half when the adjoining property is subdivided or otherwise developed."

SUGGESTED POLICY UPDATES, CONT.

- **Adopt a measure that requires interconnectivity and more than one means of ingress and egress** within a subdivision**.** This increases safety and emergency service response times.
- **Adopt major and minor subdivision thresholds.** A major subdivision designation could be used to then require more neighborhood amenities. Major R20 subdivisions may benefit from greater interconnectivity, lighting, trees, or sidewalks.

Sewer vs. Septic

The septic failure of the Overhills Subdivision, in combination with the Spring Lake Plan Area's history of flooding and prevalence of hydrology and hydric soils makes septic use a serious area concern. However, Overhills and other older developments utilized a "Perk Test" system that is no longer used due to its unreliability. The Subdivision Ordinance requires sewer lines beyond 2 units per acre, but any subdivision will require soils testing reviewed by Environmental Health.

According to the County Subdivision Ordinance, connections to public utilities lines are required when:

- 1 to 10 lots are within 300 feet of an existing line
- Any portion of 11 to 20 lots are within 500 feet of an existing line
- Any subdivision greater than 20 lots and/or where density is greater than 2 units per acre

Exceptions exist depending on drainage area, crossing major waterways and for extensions greater than 2,000 feet.

Low Density Residential

COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: R15, R10, PND
County: R15, R10**, R7.5, PND

LAND USE CONSIDERATIONS

Where it is called for:

- East of Elliot Farm Road.
- Existing Low Density subdivisions: Bragg Estates, Deerfield, Holly Hills, Laketree, Manchester Forest, Woodlawn West, Mimosa Terrace, Overhills, Lakeview Gardens.
- Flex areas off of Lillington Hwy/NC 210 and Ramsey Street.

Why:

- Anticipated increase of development with potential school siting just south of Johnson Farm Road by Elliot Bridge Road.
- To promote infill away from areas where lower density is called for.
- Location of existing or potential extension of public utilities.
- To match existing zoning.

Other suitable locations:

- In suburban density residential areas if sewer and water lines are accessible and there are no conflicts with surrounding existing uses.
- Some medium density areas.

Unsuitable locations:

LAND USE CONSIDERATIONS, CONT.

- Rural or actively farmed areas.
- Areas without suitable roadway connections.
- Areas without public utilities.
- Medium or high density residential areas in Town where these zoning districts' lot sizes or single-family development would prevent the highest density and best use of land for current and future residents of Spring Lake.

SUGGESTED POLICY UPDATES

Town of Spring Lake Ordinances

- **Clarify PND dormancy in the Town and County Ordinances.** All of the conditional criteria for a Planned Neighborhood Development remains in the body of both the Town and County Ordinances although both also include a clause elsewhere saying this zoning district is dormant. Either this clause should be removed or the district description include a note of its dormancy and the conditions can be removed from the document.

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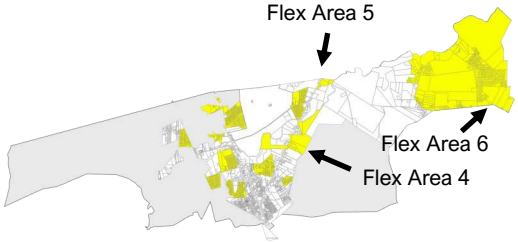
Low Density Callout Map



Flex Area Considerations

Low density residential zoning districts are suitable in Flex Areas 4, 5, and 6. Other suitable uses in these areas include denser residential districts, commercial districts, and, in the case of Flex Area 4 spanning Lillington Hwy/NC 210, industrial uses. The development of these flex areas will continually shape the compatibility of future development within each space. For example, if industrial activity moves into a flex area, residential use once called for in neighboring flex parcels may no longer be suitable.

In addition to these flex areas, there are very large parcels in the unincorporated area which call for low density residential uses, which, due to their size, may make them suitable for larger-scale industrial and/or mixed use developments. When designed with the community in mind, this plan supports such developments.

** Zoning Districts present in the Plan Area, but no longer included in the municipality ordinances.

Low Density Residential, Cont.

SUGGESTED POLICY UPDATES, CONT.

Spring Lake MIA

- **Update the sidewalk requirement in the Spring Lake MIA to reflect the Town of Spring Lake sidewalk requirements.** Require sidewalks in developments depending on the number of lots, the square footage of those lots, and surrounding area infrastructure.
- **Update ordinance to distinguish between major and minor subdivisions.** Increased amenity and approval requirements may be applied to major subdivisions.

OTHER RECOMMENDATIONS

Town Staff, Plan Champions

- Implement a stormwater reporting system so residents can help track maintenance needs.
- Organize regular cleanup events with programs like Cumberland Clean.
- Encourage grid-style development or other site design to promote internal connectivity.

Land Banking

Land banks are typically government or nonprofit institutions that acquire land to enable redevelopment. These institutions often have special powers to clear liens and titles. This, along with combining multiple small lots makes land more easily developed. Spring Lake has its own non-profit land bank which could one day do this work in many medium and high density areas.

Most named subdivisions in Spring Lake (such as Laketree, Overhills Park, or Deerfield) are considered Low Density Residential. The pictures above are from the *Laketree* (left) and Holly Hills (right) neighborhoods.

Medium Density Residential

COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: R6, R6A (*conditional zoning only*), R5A
County: R6, R6A, R5A

LAND USE CONSIDERATIONS

Where it is called for:

- Along most of the eastern side of NC 210.
- Between NC 87 and NC 210.
- North of western portions of W. Manchester Road.
- Existing manufactured home parks, including Pope Planes and Riverside.
- Flex areas off of NC 210 and Ramsey Street.

R6A allows for manufactured housing. The 2021 updates to the Spring Lake Town Ordinances prevent additions of single manufactured housing units in R6A, manufactured housing is now only allowed in parks. This differs from the County which has no such restriction.

Why:

- To match existing zoning.
- To promote denser development close to existing development, including multifamily housing.

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.

LAND USE CONSIDERATIONS, CONT.

- R5A development and zoning may be suitable in high density residential areas if the density allowance is enough to meet the highest density and best use of the site.

Unsuitable locations:

- Anywhere without public utilities.
- Close to unbuffered nuisance or polluting commercial or industrial activity.
- Manufactured home parks outside of existing park areas should be discouraged. Redevelopment and infill of existing parks is encouraged.

SUGGESTED POLICY UPDATES

Town of Spring Lake Ordinances

- **Clarify that manufactured housing is only suitable in manufactured home parks in the use matrix.** The R6A definition states this requirement, but the use matrix says permissible for Class A manufactured home, not specifying "park" though such specificity is made elsewhere in the matrix.
- **Update and modernize the manufactured home park building and site requirements to match community goals.**

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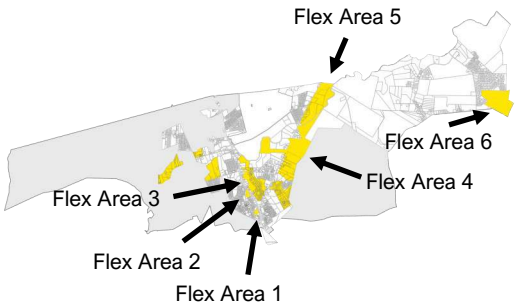
Medium Density Callout Map



Flex Area Considerations

R5A is called for in all flex areas and R6 is called for in Flex Areas 3 through 6. R6A is not called for in any of the flex areas.

The intent of allowing this housing density is to generate a range of multifamily development types such as townhomes, duplexes, quadplexes, up to small apartment complexes. These housing types would match or be denser than nearby development, promoting infill near sufficient infrastructure and retail. However, Flex Areas 4 through 6 are largely outside of Town limits meaning annexation or some other means of utility extension would be required to develop at this density.

Medium Density Residential zoning may be more or less compatible in these flex areas as they develop. Distance or buffering from industrial or certain commercial sites may be necessary.

Medium Density Residential, Cont.

OTHER RECOMMENDATIONS

Town Staff

- Work with state agencies to develop multi-modal connections to parks and other amenities in the Town and in the Spring Lake MIA.
- Encourage Town development of a neighborhood sidewalk network, especially in gridded neighborhood areas to promote walkability, which was a priority of area stakeholders.

Plan Champions

- Fund the newly revived Appearance Commission to instate recognition programs such as "Yard of the Month" to reflect area stakeholders' desire for beautification.

Apartment complexes, manufactured home parks, and single-family detached housing are all permitted uses in medium density residential, making it a flexible land use classification that allows for future development to adapt to the housing needs in the area.

Affordable and Supportive Housing

Housing affordability is based on income. The majority of Town of Spring Lake residents rent their home, meanwhile, the poverty rate and the median rent are both simultaneously higher in Town than in the County. It is no surprise then that 41% of Town residents are housing cost burdened. Therefore, the need for more affordable housing is present in the area. This can include subsidized or market affordable housing.

Supportive housing, particularly senior housing, is desired in the Plan Area. Given Spring Lake's hotel development, there is hope a similar development model plus federal funding could bring such a facility to town.

Manufactured Home Parks

In 2022, there was developer interest to redevelop two of Spring Lake's largest mobile home parks, Pope Planes and Riverside MHP. The Riverside project required a partial site rezoning, which, when approved by the Board of Aldermen, revealed community sentiments about this housing stock.

While some saw the Riverside project as an opportunity to redevelop an underutilized site and to increase affordable housing options, others expressed concerns about the quality of the housing stock not being in the town's best long-term interest. Questions of park management, maintenance, rents, safety, and flooding were also raised.

High Density Residential

COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: R5
County: R5*

LAND USE CONSIDERATIONS

Where it is called for:

- North of W. Manchester Road just west of NC 87.
- In apartment complexes around several existing Low Density Residential subdivisions.
- In the gridded neighborhoods in southern Spring Lake.
- In Flex Areas 1 and 2 on Main Street.
- Between commercial areas and less dense residential areas west of NC 210 in town.

Why:

- These small-parcel areas are well-suited for redevelopment and infill. By allowing the maximum density in these areas, small multifamily development, especially vertical development, is enabled.
- On larger parcels, these sites are suitable for apartment complex development. This usually due to proximity to existing apartments or to commercial areas. In this way, vertical development can act as a buffer between commercial areas and less dense residential areas.

LAND USE CONSIDERATIONS, CONT.

Other suitable locations:

- 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:

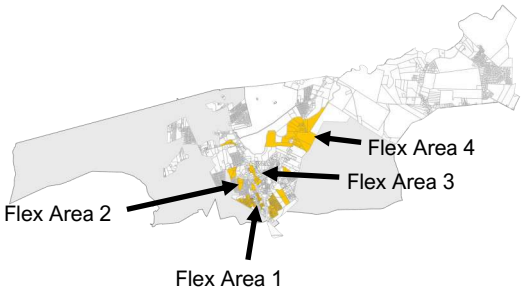
- Anywhere without public utilities.
- Close to unbuffered nuisance or polluting commercial or industrial activity.
- Anywhere the additional density from R5A to R5 may strain infrastructure or conflict with surrounding character.

OTHER RECOMMENDATIONS

Town Staff, Plan Champions

- Prioritize the installation of sidewalks in gridded neighborhoods.
- Work with current residents to develop neighborhood names and signs in areas currently identified by street names. This could be done as a branding and community development effort.

High Density Callout Map



Flex Area Considerations

R5 is called for in Flex Areas 1 through 4. In Flex Area 1 where there are smaller lots, this maximum density ensures that homes and small multifamily style developments are possible. In areas with larger parcels, R5 would allow for more significant multifamily development than possible with R5A. The suitability of such apartment complexes will depend on the character of existing surrounding development. Compatibility of High Density Residential zoning may also change over time as these flex areas develop. Distance or buffering from industrial or certain commercial sites may be necessary. Flex Areas 4 through 6 are largely outside of Town limits meaning annexation or some other means of utility extension would be required to develop at this density.

* Zoning Districts permitted in current ordinances, but not present in the Plan Area at the time of drafting.

Commercial

COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: C-1, C-3, C(P), HS(P)*
County: C1(P), C2(P), C3**, C(P)

LAND USE CONSIDERATIONS

Where it is called for:

- Parcels along much of NC 87 and the southern half of NC 210.
- Portions of the north side of W Manchester Road.
- All flex areas permit certain commercial uses. Flex Areas 1-4 only allow lighter, more neighborhood-oriented commercial development. Flex Areas 5 and 6 allow any commercial uses, provided that public utilities can be brought in to serve heavier commercial development.

Why:

- Parcels not suitable for residential use given the heavy traffic on NC 87 and NC 210.
- To match the existing zoning.

This plan combines the Light and Heavy Commercial Classifications on the Future Land Use Map. This is in part because:

- Where heavy commercial districts are compatible with surrounding uses, light commercial zoning would also be compatible.
- The uses permitted in the various commercial zoning districts have significant overlap, and uses unique to heavy commercial are not necessarily incompatible with nearby housing.

LAND USE PLANNING , CONT.

Other suitable locations:

- Along W. Manchester Road or other major intersections.
- In the northeast portion of the plan area off of Elliot Bridge Road at intersections or in extension of existing commercial zoning in the area.
- On fringes between commercial and residential areas where the boundary between each land use type may be arbitrary. The specific type of commercial district and the effects on neighborhood access, traffic, and character should be considered.
- Small parcels along NC 210 where medium or high density residential is called for, provided that the commercial use would not infringe on existing development use or character and is compatible with the surrounding area.

Unsuitable locations:

- Flood areas, especially when proposed use involves pollutants.
- Unincorporated areas where public utilities would be required, but cannot be extended.
- Large lots along NC 210 where commercial development is not the highest density and best use of the land.

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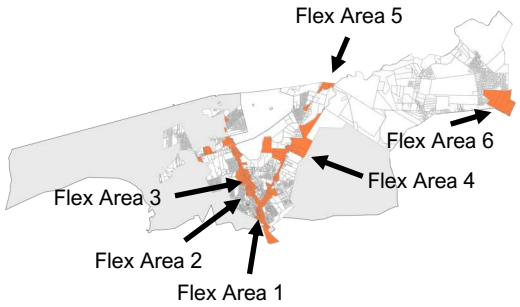
Commercial Callout Map



Flex Area Considerations

Light Commercial zoning districts are called for in Flex Areas 1-6. Heavy commercial zoning districts are called for in Flex Areas 5 and 6.

In small parcel flex areas, such as Flex Area 1, a variety of zoning types may be integrated within close proximity to each other. The development of one land use type may not necessarily preclude another. However, in flex areas with larger parcels where subdivisions or other major development could take place, commercial zoning may be more or less appropriate over time. In all flex areas, a commercial rezoning compatibility should be determined by surrounding existing conditions.

* Zoning Districts permitted in current ordinances, but not present in the Plan Area at the time of drafting.

** Zoning Districts present in the Plan Area, but no longer included in the municipality ordinances.

Commercial, Cont.

SUGGESTED POLICY UPDATES

Town of Spring Lake Ordinances

- **Make the following additions to the table of permitted uses in the Spring Lake Ordinances for C-1:**
  - Farmers markets
  - Flex office
  - Outdoor movie theaters
  - Specific commercial activities the Town seeks to attract
- **Reduce setback requirements along portions of NC 87** where widening may prohibit reasonable compliance with yard setbacks through an overlay district in Town.
- **Remove the two acre minimum area in the district dimensional provisions table for the C(P) Zoning District.**
- **Change retail tobacco sales from a permitted to a special use in the use matrix** so that site plans are required to be reviewed and voted on by the Board of Aldermen.
- **Consider reducing corner lot setbacks** by requiring only one side to meet the right of way setback standard.
- **Consider appointing a Local Planning Commission** in Town in accordance with G.S. 160A-504 to designate redevelopment areas and to increase statutory power which may be exercised to attract private investment.
- **Establish a 311 or other reporting program** to enable the enforcement of existing safety, appearance and nuisance standards.

The Skyland Plaza at the main intersection where NC 87 and NC 210 split in Spring Lake.

SUGGESTED POLICY UPDATES, CONT.

Spring Lake Ordinances and Spring Lake MIA

- **Adopt building materials requirements** in town and in the Spring Lake MIA, such as the Harnett County Highway Corridor Overlay District to improve building uniformity and appearance.

Development & Redevelopment

Development and redevelopment are naturally sparked when economic forces drive the investment of money to renovate, replace, or build new structures. An influx of residents, especially high-income residents, all spur these actions. However, land values and population increases are in-part triggered by the desirability of local retail and entertainment options, creating a gridlock on economic momentum. Spring Lake faces cost issues including high property tax rate and frequent additional repair costs to extend public utility lines. Older buildings may contain materials that require special remediation.

Despite these barriers, there seems to be an recent uptick in development. To build on this momentum, the Town of Spring Lake can seek out and implement a combination of incentives and regulations that makes development and redevelopment more attractive and cost-effective than leaving the property vacant.

Continues onto next page

Commercial, Cont.

OTHER RECOMMENDATIONS

Developers

- Encourage developers to allow for seasonal rent agreements for commercial properties as one of several tools to avoid vacancy.

Town Staff, Plan Champions

- Continue partnership with FTCC and other local institutions to promote local business and workforce development in the plan area.
- Fund the newly reinstated Appearance Commission or other group to add and maintain planters or other intermediate beautification measures in commercial areas.
- Use newly reinstated Chamber of Commerce to locate and manage economic development resources, including building partnerships with community institutions.

OTHER RECOMMENDATIONS, CONT.

Town Staff, Plan Champions , Cont.

- Apply for funds or programs to defray developer costs of clearing and remediating land to encourage the removal of blighted buildings and enable redevelopment.
- Apply for funds or programs to defray developer costs of connecting to water lines to incentivize development.

Local Entrepreneurship

The greatest economic benefits come from the creation and development of local business. These businesses lead to the greatest circulation of money locally, multiplying the impacts of their financial success. The Town of Spring Lake contains a core of residents and business owners who have a lot of pride for the town, making locally-rooted economic development both more feasible and more impactful. These business will help Spring Lake develop its own identity. The history and capacity of FTCC workforce development training can be a key tool for generating and supporting local entrepreneurship. See the Resources subsection on page 72 to find other financial and institutional supports.

An example of commercial development in Spring Lake. Much of the commercial activity in town is developed through commercial strip storefronts, allowing shoppers access to multiple different stores at once.

Downtown

COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: CB
County: None

LAND USE CONSIDERATIONS

Where it is called for:

- Along Main Street in the Town of Spring Lake between Rainbow Court and Lake Street.

This differs from the past plan and the current zoning and from the Main Street Overlay District boundary which includes parcels running the entire length of Main Street.

Why:

- The unique downtown boundary that this plan calls for is intended to concentrate CB regulation and character to the most trafficked and historically downtown-associated areas, leaving parcels to the east and west which are less trafficked to residential use, and the areas to the north and south open to a range of uses including less restrictive commercial districts.

Other suitable locations:

- Extending the downtown classification further north or south along Main Street may be suitable.

Unsuitable locations:

- Outside of the Main Street area, this land use classification and its compatible zoning district are not applicable.

Continues onto next page

Nak Won is a popular lunch spot downtown, drawing in customers from the County and Fort Bragg.

The professional building downtown gives an example of signage and awning designs promoted in the Façade Improvement Guide.

One challenge downtown Spring Lake faces is the vast road width pedestrians must cross. With on street parking, crossing Main Street mimics crossing 5 lanes of traffic.

Downtown Callout Map

Flex Area Considerations

CB is called for in Flex Area 1 and 2. These areas are adjacent to the CB Zoning District and represent possible extensions of the zoning district. There are numerous small parcels in Flex Area 1 that would be equally suited for commercial or dense residential use. Development in this area may change the suitability of each zoning type, but the vision for this area is an integration of a variety of uses.

Flex Area 2 includes larger parcels which would benefit from intentional development that brings the highest density and best use to that land and to the town. These large parcels, as they develop, may have a greater impact on future suitability of CB in that area. Pockets of undeveloped land may also impact CB suitability because a central business district is ideally a clearly defined space.

Downtown, Cont.

SUGGESTED POLICY UPDATES

Town of Spring Lake Ordinances

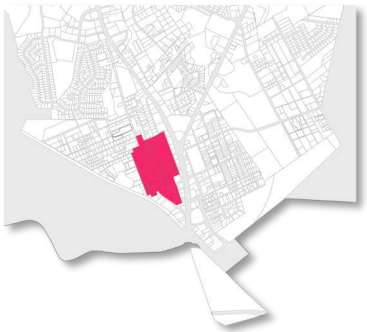
- **Create parking requirements specific to the CB Zoning District.** Required minimum parking currently only includes off-street parking, and the few street parking spots directly in front of a property. Meeting parking needs encourages property owners to acquire vacant lots to convert to parking which is counter productive for redevelopment in the area. A new formula, possibly including more lenient and wider spread on-street parking should be considered.
- **Make the following additions to the table of permitted uses for CB**:
    - Farmers market
    - Outdoor movie theater
    - Uses associated with any activity prioritized by the town, such as craftsmanship or entrepreneurial development

OTHER RECOMMENDATIONS

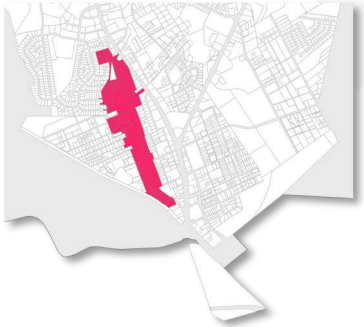
Town Staff, Plan Champions

- Organize Appearance Commission or other group to add planters or other beautification measures.
- Work with schools and other local groups to bring art to Main Street to foster a sense of place and create a community identity.
- Partner with FAMPO to better represent town interests to the NCDOT concerning road widening projects and the need for Main Street redevelopment (sidewalk widening, streetscaping, raised crosswalks).
- Use vacant lots to stage community events like farmers markets or food truck rodeos.
- Partner with NC Main Street and other regional economic development institutions to assist in sourcing funds for the revitalization of Main Street.

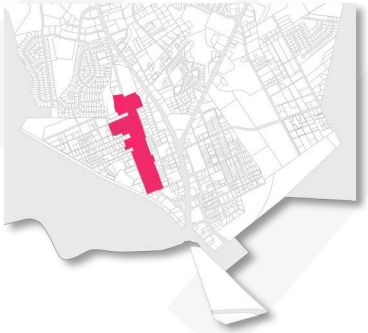
CURRENT ZONING
CB DISTRICT



MAIN STREET OVERLAY DISTRICT BOUNDARY



2022 FUTURE LAND USE MAP DOWNTOWN AREA



Main Street Overlay District

The Main Street Overlay District was adopted by the Town of Spring Lake in 2014. Various stakeholders reflected that while the intent of the overlay district was good, its timing was too early for the state of development in the area, and the additional requirements with the overlay district deter rather than encourage development. This plan does not suggest the removal of the overlay district, in part because it enforces requirements through the CB Zoning District regulations. However changes to the CB requirements and allowable uses are suggested in this plan.

> "An overlay zoning district intended to protect and enhance the traditional downtown Main Street area by maintaining and stimulating a pedestrian-friendly, vibrant environment while encouraging economic growth that compliments and expands the unique character of the downtown area. Individual structures are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and/or residential. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through motor vehicle dominated or non-pedestrian oriented design or uses. To facilitate the purpose and intent of this overlay district, proposed uses and all development plans shall be consistent with the regulations as contained within this chapter for the CB Central Business District."

Office and Institutional

COMPATIBLE ZONING DISTRICT

Town of Spring Lake: O&I
County: O&I(P)

LAND USE CONSIDERATIONS

Where it is called for:

- Within Town limits where institutional uses exist, such as schools, libraries, and municipal offices.

This land use classification differs from the previous land use plan which used the Governmental classification to denote local government complexes and used the O&I classification to indicate schools.

Why:

- By combining Governmental and O&I Land Use Classifications, the Future Land Use Map more closely matches other plan areas and terminology found elsewhere.
- No additional O&I areas were called for due to the significant overlap with commercial zoning district uses and the lack of suitability of unique O&I uses with existing density or areas resources.

Other suitable locations:

- Fringe areas between residential and commercial areas, because of low nuisance level and typically reversed parking schedule of residential areas. The specific O&I use may be required to determine compatibility with surround area uses.

LAND USE CONSIDERATIONS, CONT.

- Group quarters, rehabilitative housing, or sanatoriums may be suitable in select areas of the plan. Each site suitability would be evaluated on a case-by-case basis. In Town, all three uses are subject to additional constraints, only permissible through a special use permit. In the County, rehabilitative housing and sanitoriums are a use by right in O&I, but subject to additional regulation by the state.

Unsuitable locations:

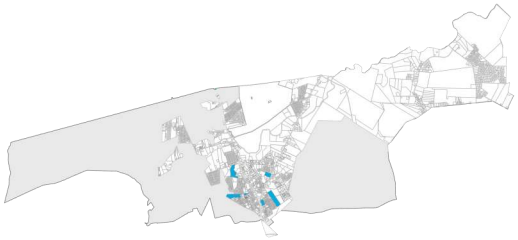
- Public corridors like Main Street may not benefit from traditional O&I businesses which tend to be appointment-only and therefore closed to the public.

SUGGESTED POLICY UPDATES

Town of Spring Lake Ordinances

- **Allow flex office as a use in the Office & Institutional zoning district in Spring Lake Ordinances.** This use matches the intent of the district's definition and allows for activities desired by the town. Flex office is currently not listed in the county ordinances.
- **Edit definition of the O&I Zoning District** in the Town Zoning Ordinance to more closely match allowable uses.

O&I Callout Map



Flex Area Considerations

O&I zoning is not called for in any of the flex areas. This is in part due to the overlap between O&I permissible uses with other zoning districts. Given the potential close integration of a range of land uses in flex areas, the unique features of O&I may not be appropriate depending on the specific proposed use.

Area Schools

The Town of Spring Lake is home to one middle school and two elementary schools. However, in 2022, the Cumberland County Board of Education proposed the closure of Lillian Black Elementary School with plans to reassign students to W.T. Brown Elementary School. Access to educational opportunities in Town from preschool to high school may need to be addressed in the future.

Office and Institutional, Cont.

Photographed are examples of Office and Institutional settings in the Spring Lake Plan Area. Lillian Black Elementary School has recently been decommissioned but is still classified as Office and Institutional use because it is owned by Cumberland County Schools and may still be used for institutional purposes. The Spring Lake Recreational Center Splash Pad is a highly favored activity for children in the warmer months, and the community noted a desire for more activities geared towards children to be available in the area. Fayetteville Technical Community College is an institutional partner in the area, promoting workforce development training opportunities for industry in the Spring Lake Plan Area.

Flex Office

This use type is defined in the Town of Spring Lake Ordinances:

> "Flex office means a type of development designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including, but not limited to, industrial, warehouse, and distribution uses."

Despite having "office" in the title, this use is only permitted in M-1 zoning districts in the Town of Spring Lake. M-1 (P) also has a minimum acreage requirement in town.

If research and development is a use that the town wishes to attract, making this use permissible in other areas may be advantageous.

The term "flex space" is a similar concept which may also facilitate research and development, maker spaces, or community gatherings. The key feature of flex office spaces is typically their short and flexible rental policy. Instead of expanding Flex Office permissibility, adding some other flexible space to the use matrix may better accomplish Town goals.

Light and Heavy Industrial

COMPATIBLE ZONING DISTRICTS

Light Industrial
Town of Spring Lake: M-1**, M-1(P)
County: M1(P)

Heavy Industrial
Town of Spring Lake: M(P), M-2
County: M(P), M2**

LAND USE CONSIDERATIONS

Where it is called for:
Light Industrial
- Parcels at the end of Harps Street and south of E Manchester Road.
- In Flex Area 4, to the east and west of NC 210.

Heavy Industrial
- The southern side of W Manchester Road.
- Along NC 210 across from Rosser Road.
- In Flex Area 4, to the east and west of NC 210.

Why:
- Large parcels near town can incorporate new industrial activity and use buffering to preserve compatibility with nearby residential use.
- To match existing zoning and land use.

Other suitable locations:
- Light industrial use is likely suitable wherever heavy industrial uses are permitted.

LAND USE CONSIDERATIONS, CONT.

- Adjacent to existing heavy or light industrial uses barring disruptive intrusion into residential areas.
- Large parcels in other parts of the plan area so long as adequate utilities and buffering requirements are met.

Unsuitable locations:
- Flood prone areas, especially for high polluting industrial activity.
- Near future or existing school sites if air pollutant or noise risk is present.
- Dense residential areas.

SUGGESTED POLICY UPDATES

Town of Spring Lake Ordinances
- To promote artisan and local manufacturing, **add desirable light industrial businesses to the use matrix and allowable mixed use activities.**
  - Research & development, small manufacturing, maker spaces, craftmanship, etc.
- **Remove the 5 acre minimum in the M-1(P) zoning description** to be consistent with the district dimensional provisions table for the light industrial district.

Continues onto next page →

Light and Heavy Industrial Callout Map

Flex Area Considerations

Flex Area 4 calls for both residential and industrial zoning districts. The reasons for including both land use types are:

- Not all uses permitted in light industrial zoning districts are disruptive to nearby residents.
- The lots are sufficiently large to allow for industrial development and buffering between neighborhoods.
- There are examples of adjacent industrial and residential land uses nearby.

However, some industrial uses and site designs would be incompatible with adjacent residential properties. As this flex area develops, the siting of light industrial zoning may be more or less compatible.

The eastern edge of this Flex Area overlaps with a JLUS-identified Critically Important area, a foraging habitat for a protected woodpecker species. Large lots sizes can allow for new development in this area while meeting RLUAC requirements.

** Zoning Classifications present in the Plan Area, but not longer included in the municipality ordinances.

Light and Heavy Industrial, Cont.

SUGGESTED POLICY UPDATES, CONT.

Town of Spring Lake Ordinances, cont.

- **Update the M(P) Zoning District description to match the heavy industrial uses permitted in the district.** The current description includes light industrial characteristics.
- **Update the district dimensional provisions table to include M-1(P)** rather than the dormant M1 category.
- **Update use matrix to reflect change in industrial zoning districts.** M-1 is now dormant and replaced with M-1(P).

OTHER RECOMMENDATIONS

Town Staff, Plan Champions

- Apply for resources to incentivize industrial businesses.
- Capitalize on industrial district identity on W. Manchester Road.
- Partner with FTCC and other local institutions to promote local business and workforce development.
- Work with Fayetteville Cumberland EDC and other partners to develop incentives that attract manufacturers, especially mid– and small-scale with military contracts.
- Work with Piedmont Natural Gas to encourage and coordinate service extension to the area.

The industrial park off of Manchester Road in the plan area.

Natural Gas Lines

Industrial activities, as well as large scale commercial operations, require direct natural gas lines to do business. There are currently no natural gas lines serving the Spring Lake Plan Area. The closest line to the plan area is on Fort Bragg. However, these proximate lines are most likely for distribution rather than transport, and are insufficient for new area extension. Fort Bragg is also unable to make any extensions as additional down-the-line service can threaten volume earlier in the service line.

However, there is a distribution line on Ramsey Street that does have enough volume to serve new areas if extended. A Piedmont Natural Gas representative indicated at the stakeholder meeting on January 13 that an extension project within the next five years is possible. Depending on the path of this extension and the economic viability determined by Piedmont Natural Gas, service could be made available to the plan area, particularly in the incorporated portion of the plan area. Such an extension could help trigger downtown and surrounding area revitalization.

Conditional Zoning District Considerations

Density Development 61

Mixed Use Development 62

Density Development

Density Development is a conditional zoning district in both the Town and County. This type of residential development maintains the number of houses determined by a project's zoning and acreage, while preserving 40% of the land area for open space. This means a development will consist of the same number of homes and potential residents, but the buildable lot size for each home is smaller.

LAND USE CONSIDERATIONS

Where it is called for:
As a conditional zoning district, Density Developments are not expressly called for anywhere in the plan area. However, this development style would be suitable in most of the unincorporated area.

Why:
The unincorporated area is largely undeveloped making the conservation of open space compatible with existing character and more beneficial to wildlife.

LAND USE CONSIDERATIONS, CONT.

Unsuitable locations:
The Town of Spring Lake has little undeveloped land to apply this model.

POLICY RECOMMENDATION

Spring Lake MIA

- **Update County Zoning Ordinance to make Density Development a use by right in the Spring Lake MIA.** This will help encourage the use of this development style. The benefits of the resultant conservation would have the greatest impact in currently undeveloped parts of the County including the plan area suburban density are currently called for.

Town of Spring Lake Ordinances and MIA

- **Rename Density Development to Conservation Subdivision** and move regulations to the Subdivision Ordinance.

Zero Lot Line

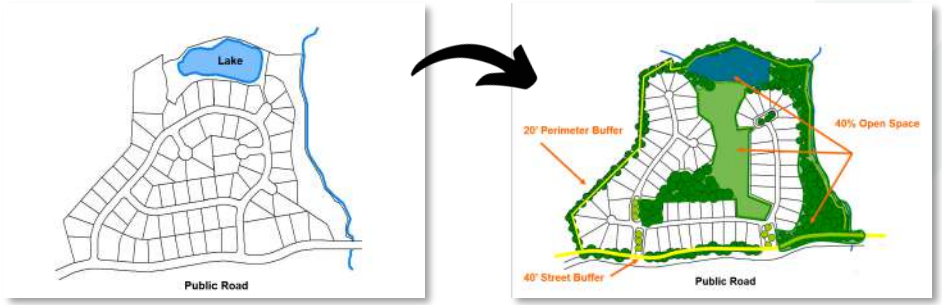
Similar to Density Developments, Zero Lot Line Developments preserve the overall density of a larger site while subdivided lots are smaller than would typically be allowed based on the site's zoning. This results in unused land similar to a Density Development but without the formal conservation of those unused lands. Setback requirements are also more relaxed than required in a Density Development or standard development. These factors make Zero Lot Line Developments less beneficial or compatible with area character than density developments in more rural areas.

SUGGESTED POLICY UPDATE

County Ordinances

- **Replace the Zero Lot Line policy from County Ordinance to a density bonus grid similar to Harnett County's Compatibility Design Concept Table** or something similar that would allow flexibility for developers and also achieve the community goal of preserving rural character. *See Appendix Section 4.3 for a sample density bonus grid.*

STANDARD DEVELOPMENT **DENSITY DEVELOPMENT**



Residents of rural areas often find that a traditional zero lot line subdivision is not compatible with surrounding rural character. One way to enhance that rural character while still allowing for denser subdivision development is to use a design style known as Density Development or Conservation Subdivision. As shown above, the density development design allows for more open space preservation than the traditional subdivision design.

OTHER RECOMMENDATIONS

Planning Staff

- Encourage the open space of Density Developments to abut permanently conserved lands when applicable.

Developers, Town Staff, Plan Champions

- Work with conservation groups or municipal parks department to maintain open space within neighborhoods rather than managing the lands through an HOA.
- Connect open spaces for habitat and trail systems.

Mixed Use

Residential, Commercial, Downtown, and Office and Institutional Land Uses

Mixed Use is a conditional zoning district in both the Town and County. This type development encourages innovative development by providing use flexibility while maintaining quality design standards.

COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: Any residential use except manufactured homes or parks, O&I, C1, CB, specific C(P) uses

County: Any residential use except manufactured homes or parks, O&I(P), C1(P), C2(P) specific C(P) uses

LAND USE CONSIDERATIONS

Where it is called for:

- Flex Areas 2, 4 and 6.

Why:

- To create a bridge between different character areas.
- To integrate services and housing in sufficiently dense areas.
- To allow for innovative planned-community designs to potentially attract other new development.

Other suitable locations:

- Sufficiently large parcels near dense residential areas when walkability and integration of uses is compatible with surrounding area.
- Given the density and prevalence of commercial districts in Spring Lake, traditional mixed use developments would almost always be compatible where ordinance requirements are met.

LAND USE CONSIDERATIONS, CONT.

Unsuitable locations:

- Small parcels.
- Established neighborhoods.
- Areas where development does not provide enough population to support the included retail services.

POLICY SUGGESTIONS

Town of Spring Lake Ordinances and MIA

- **Decrease the minimum acreage requirement from ten to six acres in the Town and County Ordinances.** The current minimum acreage is ten acres which is difficult to implement within Town limits. Six acres is typically sufficient to meet the needs and intent of this conditional zoning district requirements.
- **Remove berm requirements that would prevent potential interconnectivity**. Where mixed use development abuts developed areas, connectivity with surrounding development would benefit both areas.
- **Edit list of allowable uses in mixed use development.** Some C(P) uses currently allowed in the Town mixed use policy are not intuitive. Meanwhile other C(P) and some light industrial activities may be beneficial and attractive to area residents.
- **Amend the Spring Lake Mixed Use Zoning District to allow for non-permanent businesses and events** such as food trucks or farmers markets in courtyards or multipurpose areas.

Mixed Use Callout Map

Flex Area vs. Mixed Use

Mixed use zoning differs from flex area designations in that mixed use developments require a range of uses in a single development. Flex areas are intended to allow for a range of compatible uses be developed on a single site. Both are intended to allow for the integration of a range of uses, however, development of each parcel in a flex area will continually shape the compatibility of future surrounding development, possibly leading to a primarily residential or industrial area in the long-term. It is easier for commercial and residential uses to seamlessly integrate in the planned development of a mixed use project than the spot development of a flex area. Flex areas prioritize enabling development by increasing the likelihood that a proposed rezoning is plan compliant.

BEYOND

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Recommendations and Resources

With this land use plan as a resource, the plan area can work towards achieving the shared visions and goals by acting on recommendations and polices drafted in the plan. There are 79 new recommendations specific to this plan. Plan recommendations were formulated based on input from public engagement as well as internal reviews of existing governing documents such as the Zoning and Subdivision Ordinances for the Town and the County. Recommendations within the plan were ranked with 'High', 'Medium' or 'Low' priorities based on how directly they relate to land use. Although other issues are addressed, this is primarily a land use plan and is not comprehensive in nature. There are also resources listed that may help the plan area work towards achieving their desired outcomes.

Recommendations are sorted by topics to assist plan users with identifying actions for future projects. This will allow users to see common goals across area plans.

Priority identifies primary issues for the plan area and the recommended order at which they should be addressed.

RECOMMENDATIONS			
Topic	Action	Priority	Source

The source identifies which plan the action comes from. This is especially useful for documenting history of desired recommendations.

While this list is not comprehensive of every available resource in existence, it highlights private and public resources from a variety of sources.

RESOURCES				
Resource Name	Description	Resource Type	Potential Users	Source

Resources are not just limited to monetary means. This section identifies what the product of the resources is, whether it be a loan, grant, technical assistance, etc.

There are multiple stakeholders invested in the community, and these resources have a range of potential users including government agencies, nonprofits, private businesses and public citizens.

Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
1	Aging Population	Collaborate with the Mid Carolina Council of Governments Area Agency on Aging to provide supportive services to persons aged 60 or older and their spouses who need assistance to remain as independent as possible in the plan area.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
2	Aging Population	Partner with local developers to bring affordable supportive senior housing options to the area.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
3	Commercial	Make the following additions to the table of permitted uses in the Spring Lake Ordinances for C-1: farmers markets, flex office, outdoor movie theatre & specific commercial activities the town seeks to attract.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 52
4	Commercial	Establish a 311 or other reporting program in town to enable the enforcement of existing safety, appearance and nuisance standards.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 52
5	Commercial	Reduce setback requirements along portions of NC 87 where widening may prohibit reasonable compliance with yard setbacks through an overlay district in town.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 52
6	Commercial	Remove the two acre minimum area in the district dimensional provisions table for the C(P) zoning district.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 52
7	Commercial	Change retail tobacco sales from a permitted to a special use in the Spring Lake Ordinances Use Matrix so that site plans are required to be reviewed and voted on by the Board of Aldermen.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 52
8	Commercial	Consider reducing corner lot setbacks in the Spring Lake Ordinances for commercial properties by requiring only one side meet the right of way setback standard.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 52
9	Commercial	Adopt building materials requirements in town and the Spring Lake MIA, such as the Harnett County Corridor Overlay District to improve building uniformity and appearance.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 52
10	Commercial	Apply for funds or programs to defray developer costs of clearing and remediating land to encourage the removal of blighted buildings and enable redevelopment.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 53
11	Commercial	Consider appointing a Local Planning Commission in town in accordance with G.S. 160A-504 to designate redevelopment areas and to increase statutory power which may be exercised to attract private investment.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 52
12	Commercial	Encourage developers to allow for seasonal rent agreements for commercial properties as one of several tools to work with tenants and avoid vacancy.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 53
13	Commercial	Continue partnership with FTCC and other local institutions to promote local business and workforce development in the plan area.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 53

Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
14	Commercial	Continue partnership with FTCC and other local institutions to promote local business and workforce development in the plan area.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 53
15	Commercial	Fund the newly reinstated Appearance Commission or other group to add and maintain planters or other intermediate beautification measures in commercial areas.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 53
16	Commercial	Use newly reinstated Chamber of Commerce to locate and manage economic development resources, including building partnerships with community institutions.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 53
17	Commercial	Apply for funds or programs to defray developer costs of connecting to water lines to incentivize development.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 53
18	Commercial	Amend requirements for open air farmers markets to be more flexible and accessible for local sellers.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
19	Community Appearance	Work with the State Historic Preservation Office to enroll eligible buildings in the national registry of historic buildings (e.g. Lillian Black School Building).	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
20	Community Appearance	Install Downtown Spring Lake directional signs with town branding along NC 87/North Bragg Boulevard to encourage commuters to visit downtown.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
21	Density Development	Update County Zoning Ordinance to make Density Development a use by right to encourage conservation in neighborhood developments and to incentivize the use of this development style.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 61
22	Density Development	Replace the Zero Lot Line policy from County Ordinance to a density bonus grid similar to Harnett County's Compatibility Design Concept Table or something similar that would allow flexibility for developers and also achieve the community goal of preserving rural character. See appendix section 4.3 for an example of the density bonus grid.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 61
23	Density Development	Rename Density Development to Conservation Subdivision and move regulations to the Subdivision Ordinance to clearly highlight that the intent of this style of development is to promote conservation in a development, not high density.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 61
24	Density Development	Work with conservation groups or municipal parks department to maintain open space within neighborhoods rather than managing the lands through an HOA.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 61
25	Density Development	Encourage the open space of density developments to abut permanently conserved lands when possible to create contiguous tracts of open space.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 61
26	Density Development	Connect open spaces in the plan area to prevent habitat fragmentation and to increase trail system connectivity.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 61

Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
27	Downtown	Create parking requirements specific to the CB zoning district, as required minimum parking currently only includes off-street parking and the few street parking spots directly in front of a property. Meeting parking needs encourages property owners to acquire vacant lots to convert to parking which is counter productive for redevelopment in the area. A new formula, possibly including more lenient and wider spread on-street parking should be considered.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 55
28	Downtown	Make the following additions to the table of permitted use for the CB zoning district: farmers markets, outdoor movie theatre and any other uses associated with activities prioritized by the town, such as craftsmanship or entrepreneurial development.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 55
29	Downtown	Partner with FAMPO to better represent town interests to the NCDOT concerning road widening projects and the need for Main Street redevelopment (sidewalk widening, streetscaping, raised crosswalks.)	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 55
30	Downtown	Partner with NC Main Street and other regional economic development institutions to assist in sourcing funds for the revitalization of Main Street.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 55
31	Downtown	Use vacant lots on Main Street to stage community events (e.g. a food truck rodeo, Fall Festival, Holiday Craft Market, etc.).	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 55
32	Downtown	Work with schools and other local groups to bring art to Main Street to foster a sense of place and create a community identity.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 55
33	Downtown	Capitalize on existing international food scene in the area by having events or implementing branding around current international food sites, and by encouraging additional restaurants to locate downtown.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
34	Economic Development	Work with the County Tax Administration, financial institutions, and other necessary parties to make information on foreclosed properties more accessible to enable enforcement of anti-nuisance ordinances.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
35	Economic Development	Use County Tax Administration and United States Postal Service data to publish an annual list of town parcels and properties that are vacant.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
36	Economic Development	Promote outdoor tourism opportunities in the area. This includes state parks, water recreation, wedding venues, races.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
37	Health and Emergency Services	Work with Cape Fear Valley Regional Hospital and the County Health Department to increase medical services in the area, such as clinics or an ambulance unit station in town to improve health and quality of life.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.

Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
38	Industrial	Add desirable light industrial activities to the Spring Lake Ordinance use table to promote artisan and local manufacturing (e.g. research & development, small manufacturing, maker spaces, craftsmanship).	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 58
39	Industrial	Remove 5 acre minimum from the zoning description of M-1(P) to enable this type of development in town.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 58
40	Industrial	Update the M(P) zoning description to match the heavy industrial uses permitted in the district. The current description includes light industrial characteristics.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 59
41	Industrial	Update the district dimensional provisions table to include M-1(P) rather than the dormant M1 category.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 59
42	Industrial	Work with Piedmont Natural Gas to encourage and coordinate service extension to the area.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 59
43	Industrial	Update use matrix to reflect change in industrial zoning districts, as M-1 is now dormant and replaced by M-1(P).	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 59
44	Industrial	Work with Fayetteville Cumberland EDC and other partners to develop incentives that attract manufacturers, especially mid and small-scale with military contracts.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 59
45	Mixed Use	Decrease the minimum acreage requirement from ten to six acres for mixed use development in Town and County Ordinances through text amendment to allow for more mixed use development opportunities.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 62
46	Mixed Use	Remove berm requirements in the Spring Lake Ordinances and MIA that would prevent interconnectivity between existing development and new mixed use developments.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 62
47	Mixed Use	Edit list of allowable uses in the Spring Lake Ordinance for the Mixed Use Zoning District. Some of the listed C(P) uses allowed in the town mixed use policy are not intuitive. Meanwhile other C(P) and some light industrial activities should be added.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 62
48	Mixed Use	Amend the Spring Lake Mixed Use Zoning District requirements to allow for non-permanent business uses in courtyard/multipurpose areas.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 62
49	Office & Institutional	Allow flex office as a use in the Office & Institutional zoning district in the Spring Lake Ordinances. This use matches the intent of the district definition and allows for activities desired by the town.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 56
50	Office & Institutional	Edit definition of the O&I zoning district in the Town Ordinances to more closely match allowable uses.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 56
51	Open Space	Administrative rezone all permanently conserved lands to CD in order to accurately represent the current and future land use for those parcels.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 42

Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
52	Open Space	Work with parks department and conservation groups to provide trails between conserved areas and along waterways, particularly where this network can be accessed by residents.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 42
53	Open Space	Consider acquiring and conserving vacant land that would connect Main Street to a new park around the body of water off of Georgia Street.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 42
54	Open Space	Utilize the FAMPO Blueway Plan once adopted.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 42
55	Public Services & Infrastructure	Strive to lower town tax rate and water billing rate.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
56	Public Services & Infrastructure	Combine police services into a single facility, located either on Ruth Street or Main Street.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
57	Public Services & Infrastructure	Make the length of days in town water billing cycle more even or offer other cost-evening tools to make water bills more cost consistent.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
58	Public Services & Infrastructure	Adopt county-wide public water and sewer.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
59	Public Services & Infrastructure	Improve water pressure to the Overhills Subdivision by connection to town water or other means.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
60	Residential	Require connector streets in subdivisions where adjacent lots also allow for subdivision development. Both County and Town Subdivision Ordinances prohibit new half streets in most cases. This limits future connectivity, which is a priority for this plan that has numerous traffic and safety benefits.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 44
61	Residential	Update the sidewalk requirement in the Spring Lake MIA to match the Town of Spring Lake sidewalk requirements.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 47
62	Residential	Adopt major and minor subdivision thresholds for the Spring Lake MIA, as a major subdivision designation could be used to then require more neighborhood amenities. Larger subdivisions may benefit from greater interconnectivity, lighting, trees, or sidewalks.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 45
63	Residential	Update and modernize the manufactured home park building and site requirements to match community goals. Conditional zonings can also be utilized to manage site concerns on a case by case basis.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 48

Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
64	Residential	Adopt a measure that requires interconnectivity and more than one means of ingress and egress within a subdivision to increase emergency vehicle response time and overall community transportation safety for pedestrians, bikers, and automobile drivers.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 45
65	Residential	Encourage town development of a neighborhood sidewalk network especially in gridded neighborhood areas to promote walkability, which was a priority of area stakeholders.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 49
66	Residential	Clarify that manufactured housing is only suitable manufactured home parks in the use matrix, as the use matrix does not specify “park” though this distinction is made elsewhere in the matrix.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 48
67	Residential	Clarify permissibility of mobile home parks in Town's Rural Residential Zoning District as Town Ordinances list manufactured homes as a permitted use for RR in the use matrix, which contradicts the written description of this zoning district.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 44
68	Residential	Update Town Ordinance use matrix references including, add footnote 4 section refence relating to mixed use buildings, complete footnote 5 relating to Class C manufactured homes, and add the section reference in the manufactured home park use.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
69	Residential	Include exemption of the 35 foot street frontage requirement for dwellings on dead-end roads to match the Town Ordinances' exception for zero lot line and cul-de-sac developments, Sec. 36-70. - Lot standards.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 44
70	Residential	Work with current residents to develop neighborhood names and signs in areas currently identified by street names. This could be done as a branding and community development effort.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 50
71	Residential	Work with state agencies to develop multi-modal connections to parks and other amenities in town and in the Spring Lake MIA.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 49
72	Residential	Fund the newly revived appearance commission to instate recognition programs such as "Yard of the Month" to reflect area stakeholders' desire for beautification.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 49
73	Residential	Organize regular cleanup events with programs like Cumberland Clean.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 47
74	Residential	Implement a stormwater reporting system so residents can report maintenance needs more efficiently.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. 47

Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
75	Residential	Update subdivision requirements in Town of Spring Lake Ordinances to require sidewalks on both sides of the street for new development.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
76	Transportation	Work with FAMPO to reinstate the area transportation system in Spring Lake. The importance of the local bus line was identified during community engagement sessions.	High	Spring Lake: Visioning the Future Land Use Plan, 2022.
77	Transportation	Work with NCDOT to reconnect Spring Ave across the NC 87/ NC 210 split.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
78	Transportation	Work with NCDOT to significantly expand pedestrian infrastructure throughout the plan area.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
79	Transportation	Establish an entrance corridor along the intersection of NC 87 and NC 210 and partner with the newly established appearance commission to work on beautification measures for the corridor.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.

See appendix section 1.5 for a comprehensive list of previous plan recommendations pulled from plans drafted in the past that pertain to the Spring Lake Plan Area.

Resources

RESOURCES				
Resource Name	**Description**	**Resource Type**	**Potential Users**	**Source**
Accion Opportunity Fund	Loans for small businesses, especially women/minorities/veterans. Requires collateral and 12-month business plan, no match required	Business Loan	Private Business Owners	https://aofund.org/
AARP Community Challenge	The AARP Community Challenge provides small grants to fund quick-action projects that can help communities become more livable for people of all ages. This year, applications will be accepted for projects to improve public spaces, housing, transportation and civic engagement; support diversity, equity and inclusion; build engagement for programs under new federal laws; and pursue innovative ideas that support people age 50 or older. No match required.	Grant	Public Citizens	https://www.aarp.org/livable-communities/community-challenge/
APA Community Planning Assistance Teams (CPATs)	The Community Planning Assistance Teams (CPAT) program organizes multidisciplinary teams of planning professionals that volunteer their time to work with local stakeholders to create a vision plan and implementation strategy. CPAT offers expertise in a diverse range of issues facing communities. CPAT brings planning resources and opportunities to communities and strengthens the ability of residents and other stakeholders to influence and determine decisions that affect their quality of life.	Technical Assistance	Town Government, County Government	https://www.planning.org/cpat/
Duke Energy Foundation	The Duke Energy Foundation is focused on strengthening and uplifting communities throughout North Carolina with grant funding. Focus areas of the grant include: Vibrant Economies, Climate Resiliency, and Justice Equity & Inclusion	Grant	Local and Regional Non-profits	https://www.duke-energy.com/community/duke-energy-foundation/north-carolina
Fundation	Fundation partners with banks and other institutions to provide capital to the small business community. It makes loans for working capital, business expansion, debt refinancing, equipment purchases, inventory purchases, and capital improvements. Collateral is not required. Interest rates depend on Fundation's assessment of the risk.	Business Loan	Private Business Owners	https://fundation.com/
Fiskars® Project Orange Thumb Garden Grants	Provides community groups with tools and resources to reach their goals for collaboration, neighborhood beautification, and healthy, sustainable food sources. Non-profit organizations are eligible to apply. The application period typically opens in the later part of a year and grant recipients are typically announced in the spring of the following year.	up to $3,500 in cash/gift cards and Fiskars® garden tools.	Local and Regional Non-profits	https://www.fiskars.com/en-us/special feature/project-orange-thumb

Resources

RESOURCES				
Resource Name	**Description**	**Resource Type**	**Potential Users**	**Source**
KABOOM!	KABOOM! is a national non-profit that brings people together to create great, safe places to play for all kids, especially those living in poverty. Offers several grant programs for buildings and improving playgrounds and other play spaces. See website for current offerings. Match varies	Grants	Public Citizens and Local and Regional Nonprofits	https://kaboom.org/grants
Lendio	Helps small businesses quickly explore loan options from 75+ potential lenders with a single online application. Lendio also helps businesses understand the options and choose a loan.	Business Loan	Private Business Owners	www.lendio.com
Low Income Housing Tax Credit Program (LIHTC)	A federal program administered by the NC Housing Finance Agency, the Low Income Housing Tax Credit Program (LIHTC) was authorized by Congress in 1986 to encourage the construction and rehabilitation of quality rental housing that is affordable for low-income families and elderly persons. Owners of LIHTC properties agree to maintain the units as affordable housing for 15 to 30 years, in return for federal tax credits that offset part of the cost of developing the housing.	Tax Credit	Private Property Owners	https://www.nchfa.com/rental-housing-partners/rental-developers/rental-development-financing-options/low-income-housing-tax-credits
National Association of Realtors Placemaking Grant	NAR's Placemaking program provides technical and financial assistance to help REALTOR® Associations, and their members, become engaged in placemaking in their communities. The Placemaking Grant funds the creation of new, outdoor public spaces and destinations in a community. Note that the grant does not fund upgrading or enhancing existing public spaces or adding amenities, like benches, signage, bike racks, etc. to existing public spaces, like parks or trails. Will need to partner with local Realtors Association.	Grant	Private, partner with local Realtor Association	https://realtorparty.realtor/community-outreach/placemaking
NC Parks & Recreation Trust Fund (PARTF)	The North Carolina Parks and Recreation Trust Fund (PARTF) provides matching grants to local governments to assist with public park and recreation projects Examples include assisting with Land acquisition, facility building/facility renovation, protect natural lands. Must be a single site project. One to one match required	Grant	Town Government, County Government	https://www.ncparks.gov/more-about-us/parks-recreation-trust-fund/parks-and-recreation-trust-fund

Resources

RESOURCES				
Resource Name	**Description**	**Resource Type**	**Potential Users**	**Source**
NC Department of Commerce, Rural Economic Development Division, Federal Community Development Block Grant (CDBG) Economic Development Grants – Building Reuse	The program provides CDBG funds to local governments that propose projects in conjunction with new and/or expanding private for-profit businesses and industries planning to restore vacant buildings for their use and resulting in the creation of permanent, full-time jobs. At least 60% of the jobs must be made available to persons qualifying as low and moderate income. Match required.	Grant	Town Government, County Government	https://www.nccommerce.com/grants-incentives/building-or-site-funds/building-reuse/building-reuse-federal-cdbg-economic
NC Department of Commerce, Rural Economic Development Division, Federal Community Development Block Grant (CDBG) Economic Development Grants – Demolition	The program provides CDBG funds to local governments for demolition projects that result in the creation of industrial or commercial sites. The funding is intended to be used to demolish vacant dilapidated industrial buildings and properties under the elimination of slums and blight national CDBG objective. It is reasonably expected that the demolition activity will create a site which attracts private investment by a business or industry and create new jobs. However, such new job creation with a private employer does not require a legally binding contract.	Grant	Town Government, County Government	https://www.nccommerce.com/grantsincentives/building-or-sitefunds/demolition/demolition-federal-cdbg
NC Department of Commerce, Rural Economic Development Division, Federal Community Development Block Grant (CDBG) Economic Development Grants – Infrastructure	The program provides CDBG funds to local governments to use for various types of public infrastructure improvements to attract new and support existing private for profit businesses that create and/or retain jobs. Funding for projects is based on the number of jobs to be created and the level of distress in the community applying for the funds. At least 60% of the jobs created or retained by a project must be for persons qualifying as low and moderate income. Match required.	Grant	Town Government, County Government	https://www.nccommerce.com/grants-incentives/public-infrastructure-funds/infrastructure-federal-cdbg-economic-development
NC Department of Transportation (NCDOT), Division of Bicycle and Pedestrian Transportation - Bicycle and Pedestrian Planning Grant Initiative	The Bicycle and Pedestrian Planning Grant Initiative is an annual matching grant program intended to encourage municipalities of all sizes and counties with populations under 50,000 to develop comprehensive bicycle and pedestrian plans. Such plans largely focus on enhancing mobility, improving safety, and promoting economic and health benefits. Plans are developed by consultants that are prequalified by NCDOT. Match required.	Grant	Town Government, County Government	https://connect.ncdot.gov/municipalities/PlanningGrants/Pages/Planning-Grant-Initiative.aspx

Resources

RESOURCES				
Resource Name	**Description**	**Resource Type**	**Potential Users**	**Source**
NC Rural Center Loan Participation Program (LPP)	The LPP is a small-business lending program that works with local lenders in all 100 North Carolina counties to make more loans in their communities and region. The program helps reduce the risk-exposure of partner lenders, so more businesses have access to capital that might otherwise be out of reach. The Rural Center purchases up to 15% of a term loan made to a small business, defined as a business with 500 or fewer employees. The maximum participation is $250,000 and the loan terms are market-based, negotiated between the local lender and the small-business borrower.	Business Loans	Private Business Owners	https://www.ncruralcenter.org/lending/loanparticipation-program
NC Rural Center Thread Capital	A subsidiary non-profit of the NC Rural Center serving all 100 NC counties, Thread Capital provides small business owners and entrepreneurs with access to capital to start or expand their businesses. It also provides them with coaching and business planning services, as well as a support network.	Business Loans	Private Business Owners	https://www.threadcap.org/
SCORE	Low/no-cost business advising services, connections to loans and local mentors. SCORE for All has specific resources for minority-/veteran-/woman-owned business. Startup Roadmap-great webinars.	Technical Assistance and Training	Private Business Owners	https://www.score.org/
State Farm Good Neighbor Citizenship® Company Grants	Company Grants focus on safety, community development, and education to help build safer, stronger, and better educated communities. Community development grants assist organizations that support affordable housing, first time homeowners, neighborhood revitalization, financial literacy, job training, and small business development. Non-profits, chambers of commerce, government agencies, educational institutions, and volunteer fire departments are eligible to apply.	Grant	Town Government, County Government , Local and Regional Nonprofits	https://www.statefarm.com/about-us/communityinvolvement
Walmart Local Giving Program	Local Walmart stores, Sam's Clubs, and logistics facilities award grants to eligible nonprofit organizations, government agencies, schools, and others operating within the service area of the facility from which they are requesting funding. The grants are designed to address the unique local needs of the communities served.	Grant	Town Government, County Government , Local and Regional Nonprofits	https://walmart.org/what-we-do/strengthening-community/local-community-support

APPENDIX

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1. Existing Conditions

Existing conditions data was collected primarily through the US Census Data website. Data is published at the national, state, county, place, tract, block group, and block level. The following geographies were utilized to collect data for this plan:

- Spring Lake Plan Area: The total plan area includes census tracts 35.01, 36.01, and 36.02, and portions of 37 and 35.02. Tract 37 is a populous and large tract. It is comprised of three block groups; approximately half of the first block group and the second block group are in the plan area, while the third block group is entirely outside the plan area. Tract 35.02 consists of three block groups, and block group 3 is not within the plan area boundary. To determine the correct counts for the plan area, all of the census tracts are included, minus the counts of block group 3 in 35.02, block group 3 in tract 37, and half of the first and second tract 37 block groups. This method assumes that the statistics of block group 37.01 and 37.02 are evenly distributed and exactly half in the plan area.
- Town of Spring Lake: The Town of Spring Lake is a designated place by which ACS data is published and can be looked up directly.
- Cumberland County: Cumberland County is a designated place by which ACS data is published and can be looked up directly.
- North Carolina: North Carolina is a designated place by which ACS data is published and can be looked up directly.
- Fort Bragg, Spring Lake: A portion of Fort Bragg has jurisdictional lines that cross into Spring Lake, and residents of base that live within that area are counted in the total Spring Lake population. Residents of Fort Bragg within that Spring Lake boundary do not pay Spring Lake taxes and are not technically considered to be in town, so for the purposes of this plan tract 34.01 was removed from the population count of the total population of Spring Lake to reflect more accurately the existing conditions of the town.

The US Census Bureau conducts and publishes many surveys. For this plan, data from the 2020 Decennial Census, 2020 American Community Survey 5 year estimates, and 2010 American Community Survey 5 year estimates was utilized.

The following pages reflect data tables referenced for this plan

This section also has a comprehensive list of recommendations collected from previous planning efforts for the area.

1.1 Existing Conditions: Population

PLAN AREA IN TOTAL, POPULATION COUNT						
2020 Census Data, 2020 Block Groups						
Tract	Groups	1	2	3	4	Total
35.01	1, 2, 3	1053	737	1742	-	3532
35.02	1, 2	571	1181		-	1752
36.01	1, 2, 3	1486	715	701	-	2902
36.02	1, 2, 3	449	424	1196	-	2069
37	Half of group 1, half of group 2	*1149*	*794.5*	-	-	1944
						12,199

PLAN AREA IN TOTAL, POPULATION COUNT						
2010 Census Data, 2020 Block Groups						
Tract	Groups	1	2	3	4	Total
35	1, 2, 3, 4	2695	650	581	695	4621
36	1, 2, 3, 4	708	731	1794	1748	4981
37	Half of group 1, half of group 2	*1095.5*	*870*	-	-	1965.5
						11,568

TOWN OF SPRING LAKE, ADJUSTED POPULATION COUNT	
2020 Census Data, 2020 Block Groups	
Place	Total
Spring Lake Municipal Limits	**9030**

TOWN OF SPRING LAKE, ADJUSTED POPULATION COUNT	
2010 Census Data, 2020 Block Groups	
Place	Total
Spring Lake Municipal Limits	**8028**

POPULATION QUICK FACTS		
	TOWN OF SPRING LAKE	*COUNTY*
Label	2020 ACS 5-Year Estimates	2020 ACS 5-Year Estimates
Median Age	25.5	31.4
Average Household Size	2.48	2.49
Disabled Population	13.2%	16.7%
Veteran Population	25.0%	19%
Median Household Income	$39,898	$48,177
Poverty Rate	21.2%	18.7%
High School Graduation Rate	92.9%	91%
Bachelor's Degree or Higher	27.6%	25.6%

1.1 Existing Conditions: Population

Population by Age, Plan Area Total	
	Total
Under 5 years	747
5 to 9 years	625
10 to 14 years	689
15 to 17 years	463
18 and 19 years	386
20 years	324
21 years	267
22 to 24 years	622
25 to 29 years	1593
30 to 34 years	832
35 to 39 years	741
40 to 44 years	456
45 to 49 years	710
50 to 54 years	598
55 to 59 years	549
60 and 61 years	246
62 to 64 years	477
65 and 66 years	359
67 to 69 years	161
70 to 74 years	316
75 to 79 years	183
80 to 84 years	87
85 years and over	51
2020 ACS Data 5 Year Estimates	**11476**

Population by Race, Plan Area Total	
Label	Total
White:	4962
Black:	4586
Asian:	330
Other:	626
Two or more races:	974
Hispanic or Latino, Any Race:	1570

Population by Race, Spring Lake	
Label	Adjusted
White:	*3273*
Black:	*3825*
Asian:	*274*
Other:	*563*
Two or more races:	*821*
Hispanic or Latino, Any Race:	*1172*

Population by Race, Unincorporated	
Label	Total
White:	1689
Black:	761
Asian:	56
Other:	63
Two or more races:	153
Hispanic or Latino, Any Race:	398

1.2 Existing Conditions: Housing

PLAN AREA IN TOTAL, HOUSING UNITS, TOTAL					
2020 Census Data, 2020 Block Groups					
Tract	Groups	1	2	3	Total
35.01	1, 2, 3	552	340	856	1748
35.02	1, 2	322	640	-	962
36.01	1, 2, 3	798	329	390	1517
36.02	1, 2, 3	247	204	520	971
37	Half of group 1, half of	*439*	*326*	-	765
					5,963

PLAN AREA IN TOTAL, HOUSING UNITS, VACANT					
2020 Census Data, 2020 Block Groups					
Tract	Groups	1	2	3	Total
35.01	1, 2, 3	34	73	84	191
35.02	1, 2	68	114	-	182
36.01	1, 2, 3	102	55	64	221
36.02	1, 2, 3	67	40	42	149
37	Half of group 1, half of	*29.5*	*10*	-	40
					783

PLAN AREA IN TOTAL, HOUSING UNITS, OCCUPIED					
2020 Census Data, 2020 Block Groups					
Tract	Groups	1	2	3	Total
35.01	1, 2, 3	518	267	772	1557
35.02	1, 2	254	526	-	780
36.01	1, 2, 3	696	274	326	1296
36.02	1, 2, 3	180	164	478	822
37	Half of group 1, half of group 2	*409.5*	*316*	-	726
					5,181

Town of Spring Lake Adjusted	
2020 Decennial Census Housing Units	
Total	4429
Occupied	3853
Vacant	576

POPULATION QUICK FACTS—2020 Census Bureau		
	TOWN OF SPRING LAKE	*COUNTY*
Label	2020 ACS 5-Year Estimates	2020 ACS 5-Year Estimates
Housing Units	4429	146978
Vacancy Rate	15.5%	13.2%
Owner Occupancy Rate	20.9%	51.5%
Renter Occupancy Rate	79.1%	48.5%
Median Home Value	$93,800.00	$139,700.00
Median Rent Cost	$1,024.00	$949.00
Housing Cost Burden Rate	45.1%	41.6%
Percent Built before 2010	86.0%	92.0%
Average Household Size	2.5	2.58
ACS Community Survey Data, 2020 5 Year Estimates, Table DP04		

1.3 Existing Conditions: Economic Development

TOTAL FIRMS IN SPRING LAKE	
Total Firms in Spring Lake 2020 Quick Facts	
Total	618
Owned by Men	53%
Owned by Minorites	44%
Owned by Veterans	13%

TRAVEL TIME TO WORK				
Label	Cumberland County	Percentage	Spring Lake	Percentage
Total:	147795		5700	
Less than 5 minutes	8112	5%	466	8%
5 to 9 minutes	17119	12%	967	17%
10 to 14 minutes	21359	14%	1001	18%
15 to 19 minutes	29343	20%	1140	20%
20 to 24 minutes	25508	17%	682	12%
25 to 29 minutes	10075	7%	232	4%
30 to 34 minutes	17996	12%	468	8%
35 to 39 minutes	3144	2%	117	2%
40 to 44 minutes	2840	2%	132	2%
45 to 59 minutes	5890	4%	250	4%
60 to 89 minutes	3464	2%	193	3%
90 or more minutes	2945	2%	52	1%
ACS Community Survey Data, 2020 5 Year Estimates, Table B08012				

SPRING LAKE EMPLOYMENT TRENDS			
Label	**Estimate**	**Percent**	**Percent of the Available Labor Force**
Employment Status	-	-	-
Eligible working population	9,379	-	-
In labor force	6,432	69%	-
Civilian labor force	3,803	41%	59%
Employed	3,451	37%	54%
Unemployed	352	4%	5%
Armed Forces	2,629	28%	41%
Not in labor force	2,947	31%	-
ACS Community Survey Data, 2020 5 Year Estimates, Table DP03			

UNEMPLOYMENT RATE		
Label	Spring Lake	Cumberland County
Unemployment Rate	9.30%	7.80%
ACS Community Survey Data, 2020 5 Year Estimates, Table DP03		

1.4 Existing Conditions: Land Use Comparisons

Total Land Area Report for Zoning, 2002 Land Use, 2022 Land Use (%)						
	Zoning Classification		2002 Land Use Designation		2022 Land Use Designation	
Label	Acreage	Percent of Area	Acreage	Percent of Area	Acreage	Percent of Area
Downtown	49.08	0.39%	84.96	0.66%	46.89	0.38%
Commercial	651.92	5.20%	676.00	5.24%	638.16	5.07%
High Density Res	29.02	0.23%	105.81	0.82%	507.93	4.04%
Medium Density Res	1638.37	13.07%	773.84	5.99%	1057.77	8.40%
Low Density Res	4604.41	36.73%	2531.08	19.60%	4436.93	35.25%
Suburban Density Res	2541.57	20.27%	5880.77	45.54%	2985.45	23.72%
Rural Density Res	2354.25	18.78%	0.00	0.00%	0.00	0.00%
Industrial	228.71	1.82%	436.90	3.38%	203.11	1.61%
O&I	57.06	0.46%	158.05	1.22%	115.50	0.92%
Open Space	382.22	3.05%	2264.95	17.54%	1868.57	14.85%
Flex Area	0.00	0.00%	0.00	0.00%	725.04	5.76%

Area Comparison of Land Use Designation of 2002 to 2022 (%)		
	Change in Land Use Designation from 2002 to 2022	
Label	Acreage	Percent of Area
Downtown	-36.65	-0.27%
Commercial	-37.84	-0.16%
High Density Res	402.12	3.22%
Medium Density Res	283.93	2.41%
Low Density Res	1905.86	15.65%
Suburban Density Res	-2895.32	-21.82%
Rural Density Res	0.00	0.00%
Industrial	-233.79	-1.77%
O&I	-42.55	-0.31%
Open Space	-2264.80	-17.54%
Flex Space	725.04	5.76%

Area Comparison of Current Zoning to 2022 Land Use (%)		
	Difference of Current Zoning and Land Use	
Label	Acreage	Percent of Area
Downtown	-0.76	-0.01%
Commercial	-13.76	-0.15%
High Density Res	478.91	3.80%
Medium Density Res	-580.60	-4.72%
Low Density Res	-167.48	-1.62%
Suburban Density Res	443.89	3.37%
Rural Density Res	-2354.25	-18.85%
Industrial	-25.60	-0.22%
O&I	58.45	0.46%
Open Space	-382.07	-3.06%
Flex Space	725.04	5.76%

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Aging Population	Create an inventory of services and opportunities that encourages independence and quality of life for senior citizens. Use the inventory to market these services to current residents and potential newcomers.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 49-50
Aging Population	Initiate partnerships between local government, businesses, non-profits and educational institutions to promote the development of livable and senior friendly community amenities.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 49-50
Aging Population	Amend local land use ordinances to create one or more new zoning districts where accessory housing is permitted as part of a new development, allowing senior citizens to live in an extended family situation. (It is not recommended that accessory housing be added to properties in an existing neighborhood, unless already permitted within the applicable zoning district.)	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 49-50
Agriculture	Implement and promote the Voluntary Agricultural District Program, pointing out benefits such as limits on eminent domain and protection against nuisance lawsuits, among others.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Commercial	Promote a concept of locating commercial development in nodes such as existing strip centers along major thoroughfares, or at the intersection of thoroughfares and discourage the creation of any new strip commercial areas.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Commercial	Create a commercial atmosphere that fosters small business and business start-ups.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Commercial	Prepare an inventory and accounting of existing commercially zoned land and vacant buildings with an eye toward future commercial development needs and preferred development patterns.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Prepare design standards for new commercial development at two scales—large-scale automobile-oriented development and smaller scale pedestrian-oriented/neighborhood commercial development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Prepare special neighborhood level plans for areas undergoing a transition from residential to commercial development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Reexamine parking requirements for older commercial areas or specially designed new commercial areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Commercial	Identify possible incentives to encourage the revitalization and reuse of existing commercial properties.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Prepare ordinance amendments setting forth requirements for up-fitting the landscaping and design of existing expansive parking areas upon redevelopment of the property.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Reexamine buffering standards between commercial and residential development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Investigate what other communities have done with regard to the abandonment of “big box” commercial buildings.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Community Appearance	Improve the appearance of major corridors into the Study Area through development controls, landscaping, signage regulation, and working with the Appearance Commission and other civic groups.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Community Appearance	Develop or revise ordinances that address the visual appearance of the Town of Spring Lake such as a landscape and tree ordinance, sign regulations, junk vehicle, litter, property maintenance ordinances, etc.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Community Appearance	Designate roadways into the County and municipalities that serve as gateway corridors into each jurisdiction. Map them. Rank them by priority.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Authorize and approve design and streetscape standards for gateway corridors in close cooperation with gateway corridor property owners. Do this in the order of each corridor's priority. Show successful examples from other communities.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Initiate voluntary gateway enhancement programs in close cooperation with gateway corridor property owners. Do this in the order of each corridor's priority.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Amend the zoning ordinance to require street trees or other appropriate vegetation, in association with new development along designated gateway corridors.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Community Appearance	Prepare or update a landscape ordinance and design guidelines setting forth rules for tree removal and tree preservation, planting and maintenance. Set forth rules to address clear cutting in different land use activities. (See esp. City of Salisbury, NC Landscape Ordinance and Design Guidelines.)	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Create a market brand and unique identifier strategy for the heart of each community. This may include, but not be limited to logos, banners, signage, light fixtures, canopies, street furniture, etc.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Develop and adopt guidelines for new commercial signage, based on the identifier strategy.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Review existing sign regulations and revise to enhance the visual image of each community.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Seek funding from grants, foundations and public-private partnerships for visual art.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Earmark funds to relocate overhead utilities underground in critical, highly visible locations.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Each community in Cumberland County is encouraged to obtain TREE CITY USA designation.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Prepare a street tree planting and maintenance booklet.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Expand the use of the environmental court for littering and other appearance-related code violations.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Review the entire code enforcement system and adjust personnel, budget and other tools as needed to address priority appearance issues.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Community Appearance	Identify several potential neighborhood conservation areas. Educate neighborhoods and encourage participation in conservation initiatives. Prepare neighborhood conservation plans in the order of each neighborhood's readiness to proceed.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Prepare and apply design standards for pedestrian friendly circulation within commercial and residential areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Community Appearance	Seek funding sources such as Enhancement Grants to provide sidewalks, bikeways and pedestrian friendly amenities on area streets.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Downtown	Establish a Gateway Management Program to address appearance and traffic management issues on roads leading to downtown areas. Seek funding and voluntary cooperation for implementation and maintenance.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	For each community, delineate the area of town that will be considered the downtown area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Prepare specific downtown redevelopment plans for each of the communities, including recommendations for a specific economic niche.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Prepare streetscape plans for each community's downtown area, including plans for the development of sidewalks, street trees, lighting and other improvements as necessary.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Develop a public awareness program concerning minor low cost measures that can be undertaken to improve the visual appearance of their property.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Evaluate the condition of existing neighborhoods in the vicinity of downtown areas. Based on this evaluation, recommend actions needed for improvements or support for each neighborhood.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Use bicycle and pedestrian plans prepared by the Fayetteville Metropolitan Planning Organization or the Rural Planning Organization as an element of detailed circulation plans within the downtowns.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Develop a master plan for sidewalks and pedestrian amenities that integrate and coordinate with the existing and planned circulation system both within and outside the Central Business District.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Downtown	Promote the development of housing in and near the Central Business District, especially the redevelopment of under utilized land and the reuse of older structures.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Downtown	Promote the reuse and revitalization of obsolete commercial facilities in the Central Business District through incentives and public assistance.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Economic Development	Develop a Capital Improvement Program to ensure orderly expansion of public infrastructure and services needed to accommodate economic growth with emphasis on transportation, water, sewage, storm drainage, and other public services.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Economic Development	Create and maintain an up-to-date inventory of opportunity sites for business development, to include existing buildings suitable for rehabilitation and adaptive reuse.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Identify sources and/or establish mechanisms for funding economic development incentives.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Continue to support Cumberland County Business Council (now the Greater Fayetteville Chamber of Commerce) in their efforts to expand existing businesses and recruit new businesses to the area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Continue to support Cumberland County Business Council's (now the Greater Fayetteville Chamber of Commerce) Match Force Program (now facilitated by the North Carolina Military Business Center), which seeks to match the talents of military retirees with employment opportunities in the area, thereby retaining a valuable talent pool for economic growth.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Continue to support the area's tourism and convention potential, including recommendations for travel and tourism oriented businesses and infrastructure necessary to host major meeting and convention events, particularly in downtown Fayetteville.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Establish a business recruiting presence in the Research Triangle area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Advertise the area's abundant water resources, steady stream of capable workers (former military and spouses), strategic location along I-95, affordable housing, 2 and 4 year colleges, cultural diversity, and quality health care as key business advantages to locate in the Fayetteville-Cumberland County area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Economic Development	Conduct a review of zoning and infrastructure to identify and/or confirm appropriate sites for manufacturing and new technology enterprises.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Include cultural facilities in local government capital improvement plans and budgets. Weigh the value of enhanced cultural facilities relative to economic development and quality of life benefits.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Education	Each local government in Cumberland County should consider preparing and adopting its own capital improvement plan to include funding for the construction of pedestrian and bicycle facilities within 1.5 miles of public schools in its jurisdiction.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 22
Education	Consider co-location of schools with park and recreation facilities when preparing the next master park and recreation plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 22
Education	Apply for a Safe Routes to School Grant through the North Carolina Department of Transportation. These federal funds, administered by the state, may be used to construct new bike lanes, pathways, and sidewalks, as well as to launch Safe Routes education and promotion campaigns in elementary and middle schools.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 22
Education Facilities and Services	Promote high quality comprehensive educational facilities and services that are continuously refined and improved to meet the diverse needs and potentials of all area residents.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Environmental Efforts	Identify stream-ways and water bodies and provide natural area protection buffers.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Environmental Efforts	Protect the underground water supply from contamination.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Environmental Efforts	Continue support for the protection of threatened and endangered species that may impact military readiness through the successful programs and partnerships that have been developed to preserve the military training mission and conserve critical ecosystems as undisturbed habitat.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Environmental Efforts	Support the development of resilient energy sources that are compatible with military training requirements.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Environmental Efforts	Develop a regional climate resiliency plan based on the Cumberland County model to inform local and multijurisdictional scale decision-making in the Fort Bragg area.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Environmental Efforts	Support regional efforts to ensure the adequate supply and quality of drinking water source.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Environmental Efforts	Incorporate green growth toolbox data into local plans to inform land use and growth decisions.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Environmental Efforts	Prepare a countywide comprehensive drainage and flood management plan, including public and private actions in support of plan implementation. , with all municipalities with environmentally sensitive areas. Prepare sub-area plans as a follow-on activity to identify specific actions needed by area of the county. , with special attention to and involvement of municipalities with environmentally sensitive areas. Seek ways to maintain drainage districts created by past actions.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Prepare a tree preservation ordinance clearly identifying those situations where varying degrees of tree removal shall be allowed and/or tree replacement shall be required. Check with other communities around the state to find out what has worked elsewhere. The intent of such an ordinance shall be to prevent unnecessary clear cutting of development sites.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Prepare ordinance amendments setting forth design standards for planting islands and perimeter landscaping designed to absorb stormwater runoff from parking lots.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Map significant environmental corridors and other lands in the county and prepare management plans to preserve their integrity.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Establish an inter-jurisdictional task force to agree upon riparian buffer standards throughout the county adjoining area streams, lakes, ponds, and other non-privately held water bodies.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Develop an urban forestry program for all local governments in Cumberland County.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Re-examine parking requirements in local ordinances with an eye toward reducing parking spaces for some types of uses. The intent would be to avoid excessive parking requirements while minimizing the amount of impervious surface area and volume of stormwater runoff	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Hazard Mitigation	Review and make necessary changes to the Town Stormwater Ordinances. Enhance and expand the cleaning and improvement to existing streams and drainage ways.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Hazard Mitigation	Maintain an all hazards public education program to educate and prepare residents for all of the hazards that impact Cumberland County.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Explore the Fire Adapted Communities concept implementation in Cumberland County.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Conduct a countywide infrastructure vulnerability assessment for all hazards to identify priority needs for updating ill-designed or outdated critical structures.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Conduct social vulnerability analysis to identify priority needs and opportunities that will address the specific problems vulnerable populations face from all hazards, including barriers to evacuation, event specific vulnerabilities, and impediments to recovery.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Collaborate with NC Cooperative Extension and NC Agriculture and Forestry Adaptation Working Group to provide more local support and encouragement of forest conservation and farmland preservation measures.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Include climate predictions from the Cumberland County Climate Resiliency Plan in the Regional Hazard Mitigation Plan.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Provide financial assistance for low-income residents to help with power bills and support services during extended periods of high temperature and other extreme weather.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Analyze and update local development ordinances to make buildings safer from wind and flooding, more energy and water efficient, more tolerant of heat waves and healthier to live in. Also, provide incentives for making buildings safer from wind, flooding, more energy and water efficient, and healthier to live in.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Use natural systems, more open space and green surfaces to manage stormwater in a more resilient fashion.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Health and Emergency Services	Provide adequate emergency services to all residents in the Study Area including police, fire, emergency medical facilities and services (rescue), clinics, and nursing homes.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Industrial	Give priority to public facility improvements for projects that will stimulate private development having the greatest employment and long-term tax revenue benefits.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Industrial	Give priority in public financial incentives to private projects with the greatest potential employment and long-term tax revenue that meets the overall industrial goal of the Study Area.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Infrastructure	Provide and control the provision of utilities and services, including the source of an adequate supply of fresh water; expansion of water and sewer service to areas of the greatest need (both residential and nonresidential to areas to spur economic growth) and the availability of natural gas with reasonable costs.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Infrastructure	Continue to support the Cumberland County Public School Master Plan; offer input on future school locations relative to area growth and development objectives.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Continue to support the Joint Cumberland County Transportation Plan; lobby for implementation of key transportation projects.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Continue to support area plans for the provision of water services throughout the county.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Prepare a Joint Cumberland County Stormwater Master Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Continue to support the Cumberland County Parks Master Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Prepare a Joint Cumberland County Greenway Master Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Based on information contained in each of the various infrastructure master plans noted above, prepare a Summary Needs Assessment For Infrastructure throughout the county. Review capital improvement plans (CIPs) from the county, county schools, PWC and all municipalities in light of the needs assessment. Update all CIPs as appropriate.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Prepare an in-house study evaluating various development incentives (both financial and non-financial) that might be employed to encourage growth to locate where existing infrastructure has excess capacity.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Infrastructure	The installation of infrastructure and determination of land use types near Fort Bragg should be reviewed for consistency with the Fort Bragg Small Area Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Include representatives of Fort Bragg in all local advanced planning initiatives for infrastructure development. Continue their presence on the 2030 Long Range Planning Committee.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Support policies for improving and maintaining the stormwater drainage system throughout the county, with special attention to and involvement of municipalities with environmentally sensitive areas. Require newly created drainage systems or drainage districts, whether public or private, to have a permanent mechanism in place for the on-going maintenance of such systems or districts.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Open Space	Prepare a mapped inventory of environmentally sensitive areas and determine their associated values worth protecting. Use this information to determine appropriate land use activities for these areas and to prepare appropriate management tools.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Reexamine the County's floodplain management ordinance as to its adequacy for addressing land uses within these areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Acquire and distribute or prepare, as necessary, informational material concerning the dedication of conservation easements and the tax advantages available to property owners.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Prepare a cluster development provision for inclusion in all area zoning ordinances. Include criteria that identify the most appropriate locations and situations in which to apply the cluster development concept.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Prepare an open space and greenway master plan for all of Cumberland County.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Local governments in Cumberland County should establish additional tools, as well as a reliable, long term funding mechanism for the acquisition of open space to keep pace with area growth and development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Provide for low density zoning for areas outside the urban services area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Parks and Recreation	Designate the Lower Little River and other stream-ways as environmental corridors to be protected and developed as major recreation and open space areas for pedestrians.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Encourage more private sector development of leisure time activities such as movie theaters, bowling alleys, etc.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Develop a long-range parks and recreation plan.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Require the provision of open space areas in new development or a fee in-lieu thereof.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Utilize the open space network to link shopping, cultural, educational, workplaces, residential areas, and parks facilities together.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Utilize the Study Area's natural resources to spur and encourage economic development.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Incorporate the City/County Parks and Recreation Master Plan into the 2030 Growth Vision Plan by reference.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Develop and support park and recreation master plans for the Towns of Spring Lake, Hope Mills, and Eastover. Continue to support the Falcon and Wade Master Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Work with Fort Bragg on the development of the All-American Trail.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Work with the North Carolina Sandhills Cooperative Partnership and Fort Bragg to preserve land parcels that will provide recreation opportunities and also protect the continued viability of Fort Bragg.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Continue to leverage state dollars from a special program designed to protect military installations from incompatible development (House Bill 1264).	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Develop criteria for determining the adequacy of acreage to be accepted from developers for parks and/or open space. Establish routine procedures for deeding ownership of dedicated land to local government.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Authorize a mechanism by which developers with property on a planned pedestrian way may donate land and develop the trail as a means of meeting some or all of their open space requirements. Set appropriate standards for trail development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Parks and Recreation	Work with the State Parks Division in the development of the new state park in providing unique regional facilities not found in local parks.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Expand the Town of Spring Lake Edward Mendoza Memorial Park to include additional baseball fields and walking trails. Develop additional neighborhood parks to include playground units and picnic areas. Redevelop area around the Spring Lake Multi-purpose Community Center to include soccer and football fields.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Planning Practices	Develop specific detailed plans for targeted neighborhoods.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Planning Practices	Coordinate planning and zoning activities with other jurisdictions in the Area to insure future development patterns, transportation networks, and urban services and facilities are provided in an efficient manner.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Planning Practices	Seek out State and Federal programs that provide financial resources for infrastructure development.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Planning Practices	Reevaluate the General Plan for the Study Area every five years.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Planning Practices	Enhance the land use review communications to local governments to provide more in-depth information regarding the basis for RLUAC's recommendation and emphasizing the advisory nature of the recommendation.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Develop and implement an online land use case management system to streamline the workflow of receiving, reviewing, providing recommendation on, and tracking land use cases.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Perform regular reviews and updates to the areas of compatibility concern in coordination with Fort Bragg.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Implement a plan to regularly update compatibility and conservation data on the sandhillsgis.com mapping platform.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Work with other military communities in North Carolina, the NC Department of Military and Veterans Affairs, and legislative representatives from military communities to update and strengthen military land use coordination statutes.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Work with other military communities in North Carolina, the NC Real Estate Commission, local real estate advocacy trade groups and legislative representatives from military communities to update real property disclosure requirements.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Planning Practices	Include the presence of military training/operational impacts as part of the official real property assessment records maintained by the tax assessor in each county.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Local governments should incorporate military training impacts, compatibility factors, and critical environmental data into comprehensive plans.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Adopt military coordination overlays to ensure that required coordination occurs within the statutory area.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Adopt compatible use overlays – particularly for fixed compatibility/safety concerns: Accident Potential Zones, imaginary surfaces.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Improve quality and availability of local land use and infrastructure data (GIS).	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Work with local governments in the region to implement the recommendations of the 2007 light pollution study.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Adopt ordinances for the regulation and placement of small wireless antenna within municipal rights-of-way, including public safety criteria, and encourage NC department of transportation (NCDOT) to enact similar regulations in its administrative rules for NCDOT rights-of-way.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Expand compatibility reviews to include military airspace and training routes outside of the 5-mile statutory review area.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Enhance public outreach and awareness regarding compatibility issues related to military training and operational impacts.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Enhance RLUAC's organizational strengths and respected regional leadership role through the development and implementation of a long term strategic plan to guide the organization's growth, formalizing its role in providing land use coordination services in coordination with Fort Bragg, broadening its public outreach efforts, and building upon the long-term partnerships it has forged with governmental and nonprofit agencies that share its core mission.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Implement updated compatibility / conservation rating criteria for use in RLUAC land use reviews.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Perform regular reviews and updates to the areas of compatibility concern in coordination with Fort Bragg.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Continue the progress made in recent years with regard to improved planning coordination between Fort Bragg and Cumberland County.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 51

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Planning Practices	All local governments in Cumberland County should have appropriate representation on a joint county/municipal long range planning committee or other similar entity. The committee will jointly address regional issues such as transportation, the environment, and other subjects that cut across jurisdictional boundaries. Each local government would have the option of administering its own zoning, subdivision and similar current planning ordinances, as well as small area plans falling entirely within each government's jurisdiction.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 51
Planning Practices	Upon joining the joint planning committee, municipal influence areas (MIA's) for each participating municipality may be established. Each municipality's development standards for roads, storm drainage, sidewalks, etc. would apply in the newly established MIA for that municipality.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 51
Planning Practices	Adopt and implement land use and development regulations to address potentially incompatible development in areas of compatibility concern and update the extent of the application of these regulations as areas of compatibility concern change.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg and Military Land Use Compatibility Study, 2020, pg. 28
Planning Practices	Adopt and enforce regulations associated with the siting of small cell wireless facilities within rights-of-way under local government control that includes a discretionary review criteria that the facility may be denied a permit if it poses a hazard to aerial navigation.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg and Military Land Use Compatibility Study, 2020, pg. 28
Planning Practices	Adopt and implement land use compatibility regulations that prohibit the establishment of tall structures or other land uses that pose a hazard to aerial navigation within airfield imaginary surfaces low level flight corridors.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg and Military Land Use Compatibility Study, 2020, pg. 28
Planning Practices	Amend subdivision regulations to require the inclusion of a statement on final subdivision plats that references the potential for land within the subdivision to be subject to impacts from military training and operational activity within areas of potential compatibility concern.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 28

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Planning Practices	Adopt and implement regulations for formal coordination and notification of land use and development proposals that may have an impact on military training and operations within defined areas of compatibility concern, including any area within five miles of the installation boundary, regardless of the presence of a defined encroachment concern.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020 pg. 28
Planning Practices	Review current outdoor lighting regulations, and amend as necessary to incorporate standards that are designed to reduce the amount of background lighting to enhance night training on Fort Bragg and eliminate potential glare hazards for nighttime aviation operations.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 28
Planning Practices	Consider amending the zoning and subdivision ordinances to include a provision requiring a survey for critical wildlife habitat as part of development applications and permitting the clustering of development or alteration of standards to preserve critical habitats on development sites.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 28
Public Safety	Establish a routine schedule (i.e. every 3 to 5 years) for evaluating the technical components, area coverage, and staffing needs of the county's 911 system and emergency communications network.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Public Safety	Create an inventory of public buildings and facilities that may be suitable for the location of a community-policing substation. Compare these locations with high crime areas and potential patrol areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Public Safety	Purchase and equip one or more mobile law enforcement substations (trailers) that can be moved about the county in response to high crime locations.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Public Safety	Explore the technical feasibility and cost of enabling emergency vehicles to pre-empt traffic signal systems for faster response times.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Public Safety	Offer incentives (e.g. reduced trash collection fee) for neighborhoods to organize and participate in the Neighborhood Watch program.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Regional Coordination	Continue to participate as a member of the Regional Land Use Advisory Commission.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 26

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Regional Coordination	Actively participate in future updates to the Joint Land Use Study and other regional plans related to compatible growth around Fort Bragg.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Adopt standard operating procedures for the transmission of statutorily required land use and development proposals to RLUAC.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020 pg. 27
Regional Coordination	Where discretionary decisions are permitted with regard to land use and development proposals within areas of compatibility concern, incorporate input received from RLUAC regarding compatibility into the decision-making process.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Assist in regional efforts to enhance public awareness about compatible growth issues, including providing access to the current (and future) Joint Land Use Study document on the town's website.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Assist in the promotion of public notifications by Fort Bragg regarding training activities that exceed the level or type of typical training activities on the installation.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Share plans, data, and other relevant information with Fort Bragg and regional partners.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Establish formal protocols for the transmission of community complaints related to noise, aircraft overflight and similar training activity to Fort Bragg.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Work with Fort Bragg to identify opportunities to establish partnerships that provide mutual benefit to the community and installation.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Coordinate infrastructure improvement projects with Fort Bragg (such as road improvements, utility upgrades, and stormwater improvements) to ensure that potential external impacts and future plans are taken into account in the design and implementation of the projects.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Incorporate military land use compatibility information and the RLUAC compatible use protection rating system into the town's Comprehensive Plan to help inform land use and growth decisions.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Regional Coordination	Incorporate compatible growth factors into the development of infrastructure plans to ensure that utilities and transportation infrastructure do not increase the likelihood of encroachment by incompatible land uses into areas of compatibility concern.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Invite relevant Fort Bragg garrison staff to participate and provide input on technical matters related to compatible growth in the process of the development of land use and infrastructure plans.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 27
Regional Coordination	Extend assistance to other government agencies, such as Cumberland County Schools and the Public Works Commission, to assist them with siting facilities and developing long range plans that take compatible growth and encroachment concerns into consideration.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 28
Regional Coordination	Utilize the NC Wildlife Resources Commission Green Growth Toolbox data and planning guidance in future updates to local planning documents to help identify and protect critical wildlife habitats and other natural assets that have a nexus with military readiness and training.	Existing (From Previous Plans)	Town of Spring Lake Comprehensive Plan Supplement Fort Bragg JLUS, 2020, pg. 28
Residential	Provide and control the location, type, standards, and visual appearance of manufactured homes and manufactured home developments.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Residential	Review existing regulations and policies for cost cutting measures without jeopardizing the health, and safety of the citizenry.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Residential	Promote the development and maintenance of an adequate supply and variety of affordable housing to meet the needs of the elderly and handicapped.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Residential	Encourage quality high-density residential development in and near the Central Business District or other areas where adequate public facilities are available.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Residential	Examine area zoning ordinances concerning provisions that would allow for accessory housing such as carriage houses and granny flats in new residential areas. (i.e. mother-in-law suites)	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Examine area zoning ordinances concerning new provisions that would encourage the development of housing suitable for senior citizens or disabled persons and consider removing provisions that might discourage the same.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Residential	Create incentives for infill development on sites with urban services already in place.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Establish that new developments requiring the expansion of schools, fire stations, utilities, roads and parks should contribute to the cost of building such facilities.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Establish design criteria for neighborhood services convenient to nearby residential areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Examine area zoning ordinances concerning provisions governing the placement and design of day care facilities in residential areas. Approval of such facilities in residential areas should require that standards be met to ensure compatibility.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Identify areas that would benefit from a special area plan. Rank them in order of priority, including which area appears most interested in getting involved in such an effort.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Re-examine standards for manufactured home parks and manufactured home placements as to their adequacy.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Re-examine subdivision regulations to discourage single-family lots and individual driveways from fronting on and having direct access to major roadways.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Transportation	Provide a network of streets and highways, mass transit, bicycle trails, greenways, and sidewalks to allow for the efficient movement of people and goods throughout the Study Area.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Control street and driveway access along major thoroughfares to enhance their efficiency.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Support and expand the bus transit system, including bus pull-offs and shelters in the Study Area.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Support the long-term potential for light rail transit service connecting the Spring Lake Area to Fort Bragg, Pope Air Force Base, the City of Fayetteville, and Cross Creek Mall.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Develop a network of pedestrian facilities such as sidewalks, nature trails, greenways, bicycle trails, etc. to shopping, residential areas, recreation, governmental, and cultural facilities.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Transportation	Upgrade and improve the existing minor street network within the Town of Spring Lake as an impetus for revitalized and infill development.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Realign Chapel Hill Road with McKenzie Drive at North Bragg Boulevard and upgrade Chapel Hill from North Bragg Boulevard (NC 24/87) to Lillington Highway (NC 210).	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Upgrade Ruth Street from North Main Street to Graham Street.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Extend Lake Tree Street to Ruth Street.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Extend Chapel Hill Road east to McCormick Road, upgrade McCormick Road, and extend it to Murchison Road (NC 87) at the NC 87/24 crossover at the stoplight. Tie the entrance to W.T. Brown Elementary School to the extended McCormick Road.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the Lower Little River from the Bragg Estates Subdivision to McCormick Bridge Road.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the tributary that runs from the abandoned railroad right-of way through Lake Tree to Tank Creek (Could utilize the major power line easement that traverses the area from Graham Road to the substation on West Manchester Road.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the tributary that runs from Spring Lake to the Lower Little River.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the abandoned railroad right-of-way from just north of Vass Road to the Veteran's Cemetery on Murchison Road.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the tributary that runs from the Lower Little River to Spring Lake Middle and Manchester Elementary Schools and eventually to McCormick Road Extension.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along the existing and realigned Chapel Hill Road from North Bragg Boulevard (NC 87) To Lillington Highway (NC 210).	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks on both sides of Main Street from North Bragg Boulevard (Cedar Point area) to South Bragg Boulevard.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along the extension and upgrading of McCormick Road from Lillington Highway at Chapel Hill Road intersection to South Bragg Boulevard. And at the NC 87/24 crossover at the stop light.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Ruth Street from Main Street to the proposed greenway/pedestrian trail along the abandoned railroad right-of-way.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Transportation	Provide sidewalks along both sides of Bragg Boulevard from Murchison Road to the Deerfield Subdivision.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along both sides of Lillington Highway from Bragg Boulevard To Chapel Hill Road.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Pine Tree Lane from Lillington Highway (NC 210) to Spring Avenue.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Spring Avenue from Bragg Boulevard to McCormick Road (Chapel Hill Road Extension) and from Bragg Boulevard to Main Street.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Wilson Avenue, S. Sixth Street, and Fourth Street.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along McNeil Street from Chapel Hill Road to Rose Street and along Rose Street from McNeil Street to Bragg Boulevard.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Second Street from Bragg Boulevard to Lake Street.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Re-examine the regional transportation plan in light of the impending dramatic growth of Fort Bragg due to BRAC and Army Modular Force.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Continue to support the currently adopted area-wide Bicycle and Pedestrian Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	In keeping with currently adopted Bicycle and Pedestrian Plan, include bike lanes as part of street construction standards.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Reexamine area development standards to evaluate the need for improved pedestrian systems (sidewalks, greenways, etc.) in new residential developments.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Seek funding sources, such as Enhancement Grants, to provide sidewalks and street furniture, lighting, etc. to improve pedestrian-oriented areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Reexamine area development standards to require bus shelters or, at a minimum, bus pull offs in new higher density residential and commercial developments served by two or more bus routes.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Transportation	Seek funding sources to establish commuter-rail passenger service.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Continue to support development standards that require parking lot connections and shared driveway access for commercial developments whenever possible.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Local Streets — One connection along a collector should be in place every 750 to 1,500 feet. There are cases that will necessitate a variation in this guideline. Approval for these cases will be the responsibility of the Village Engineer and State Division Engineer who will consider traffic impacts, land access, property rights, and environmental conditions.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Collector Streets — One public street intersection along a collector or an arterial should be in place every 1,500 to 3,000 feet in a suburban context and every 750 to 1,500 feet in the context of more developed areas or the central business district. As determined by the Town Planner, variations in spacing requirements will depend on traffic impacts, land access, property rights, and environmental conditions.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Use the future collector street network as a tool to review proposed development projects and plans as they locate and design future collector streets.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Amend the collector street network to include new streets as they are identified during the development review process.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Work with the development and real estate community to increase public awareness of future collector street connections through enhanced signage.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Provide temporary turnaround accommodations for collector street stub-outs to allow access by maintenance and emergency vehicles; right-of-way needed for these turnarounds would revert back to property owners once the connection is made.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Require that new developments reserve right-of-way for, and in some cases construct, future collector streets.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Consider adopting policies and dedicating funding to help construct traffic calming measures on existing collector streets that become connected to new collector streets.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6

1.5 Existing Conditions: Previous Plan Recommendations

RECOMMENDATIONS			
Topic	**Action**	**Status**	**Source**
Transportation	Require all new development to provide connections or stub-out streets in each of the four cardinal directions (where applicable).	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Investigate implementation of a connectivity index or adoption of specific guidance in local ordinances in order to facilitate the use of the planning recommendations above. This step will help depoliticize the process of establishing connections in a development while also providing developers with clear guidance on how to proceed.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Well Managed Growth and Development	Jointly adopt and print a development standards booklet describing in both text and illustrations, the standards established under Action 2.1 of the Cumberland County 2030 Growth Vision Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16
Well Managed Growth and Development	Establish specific criteria in area zoning ordinances for approving higher density development. At the same time, create one or more large lot zoning districts as well as a density CUD within the City of Fayetteville's zoning ordinance for application where environmental constraints or other conditions may warrant their use.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16
Well Managed Growth and Development	Identify and adopt incentives for encouraging infill development on sites where urban services are already in place.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16
Well Managed Growth and Development	Continue to work with Fort Bragg on the development of land use policies and requirements for the use of properties abutting the base. Begin with the Joint Land Use Study (.i.e. buffers) and move forward from that study.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16
Well Managed Growth and Development	Create development standards for application within all local government jurisdictions in Cumberland County. Involve all interested public and private sector interests in the creation of the standards as follows: - Urban Development Standards for existing urban areas and properties within the Urban and Urban Fringe Areas. Include exceptions for environmentally sensitive or constrained sites. - Rural Development Standards for properties not in an incorporated area and not within the Urban or Urban Fringe Areas. - Small Town Development Standards as may be necessary to accommodate particular small town areas. - Historic Area Development Standards for exceptions to more modern standards that would destroy the character of older areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16

2. Community Engagement Results

Community engagement is one of the most important parts of the planning process and throughout the creation of this plan the community was provided opportunities for input. Input was collected through in person meetings, as well as through the online website designed for this project.

The following section serves as documentation for community engagement efforts and input results. The section is not exhaustive of all materials used for the collection of community ideas and desired outcomes.

Many outreach efforts were utilized to connect with residents during the planning process. For the kick off meeting, residents within the plan area received a postcard notification prior to the meeting, encouraging their attendance. Along with the post card, Town of Spring Lake residents also received notice of the upcoming meeting in their town issued water bill. This effort was in attempt to not only reach property owners, but renters as well. Links to the plan area website with materials were also published in a press release on the County website, as well as through local news outlets advertising the event. Online social medial platforms were utilized to spread word about the meeting including Nextdoor and Facebook.

DRAFT

2.1 Community Kickoff Meeting

The Spring Lake Area Land Use Plan kickoff meeting was a two-hour open house from 6pm—8pm, designed to share and gather information with area stakeholders. The event was attended by over 100 people who interacted with posters and activities on topics including land use, housing, economic development, public services, and quality of life. Attendees had an opportunity to fill out a values survey, giving us key insight on what they consider the most important topics for the Spring Lake Area. The purpose of the meeting was to get community members excited about this project, explain the land use planning process, and identify area strengths, weaknesses, and priorities.

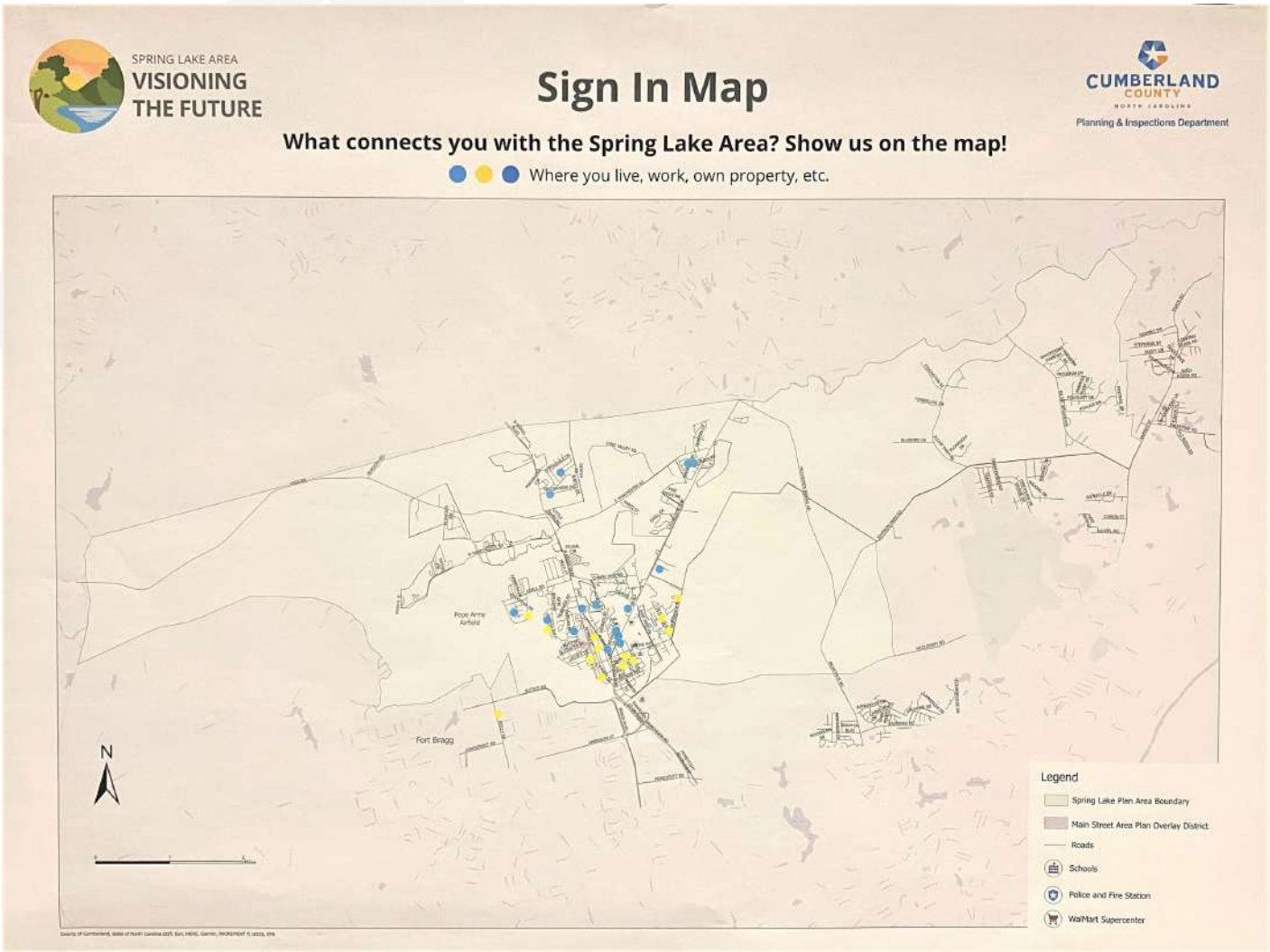
The following pages are posters that were utilized at the meeting. See table below for comprehensive list of posters.

Kick off Meeting Poster: Table of Contents

2.2.1	Sign in Map
2.2.2	About Land Use Planning Informative Poster
2.2.3	Community Strengths and Weaknesses Map Activity
2.2.4	SWOT Analysis Activity
2.2.5	Area Population Informative Poster
2.2.6	Area Housing Informative Poster
2.2.7	Area Population Activity Poster
2.2.8	Area Residential Density Activity Poster
2.2.9	Area Business and Economic Informative Poster
2.2.10	Area Commercial, Industrial, and Downtown Land Use Informative Poster
2.2.11	Area Economic and Downtown Development Activity Poster
2.2.12	Area Public Services Quality of Life Activity Poster
2.2.13	Area Visioning the Future Activity Poster

2.2 Kick off Meeting Posters

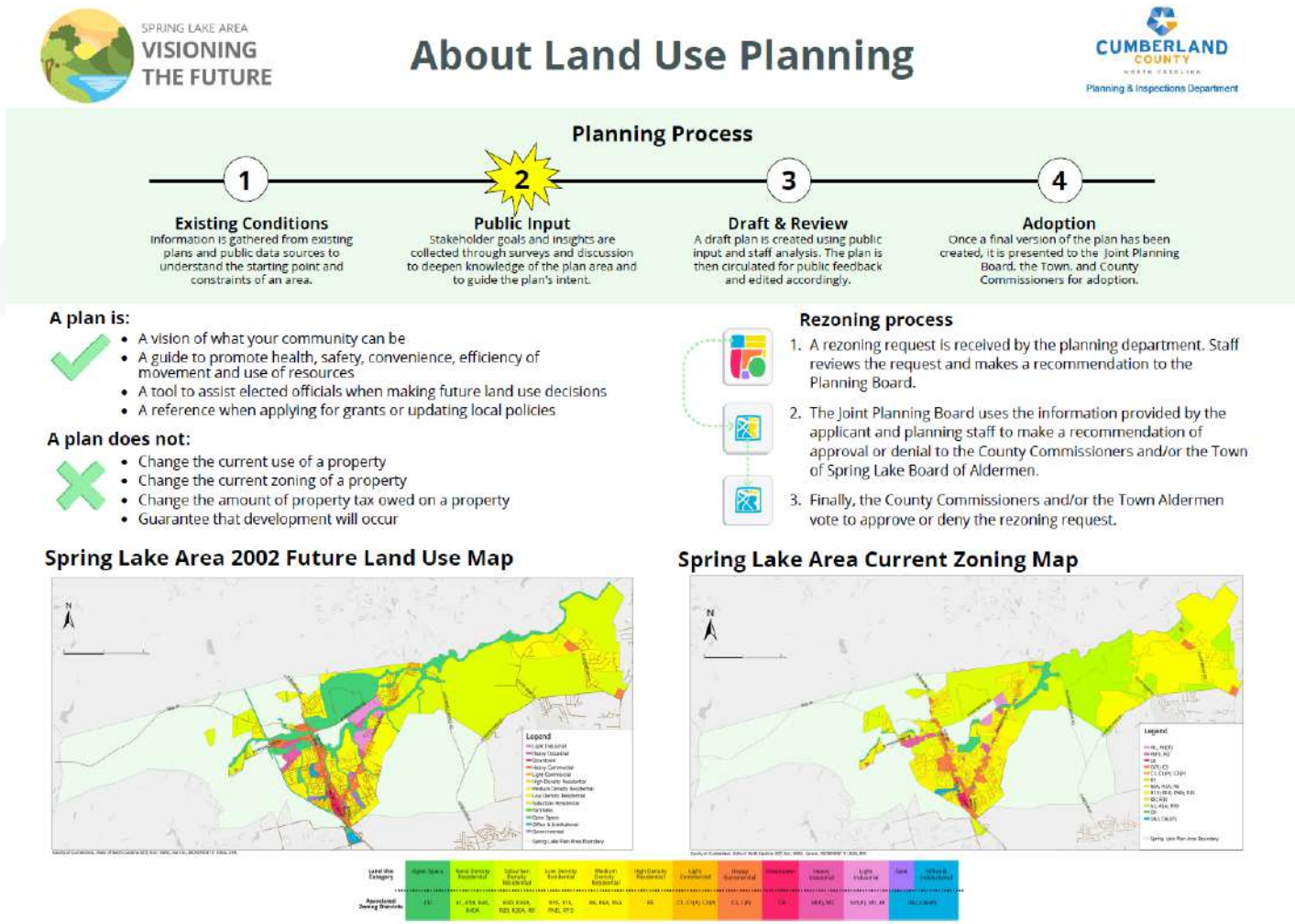
2.2.1 Sign in Map



Upon arrival to the kick off meeting, citizens were asked to place a sticker on a map of the Spring Lake Plan area that connects them to Spring Lake. The yellow and blue dots represent their response.

2.2 Kick off Meeting Posters

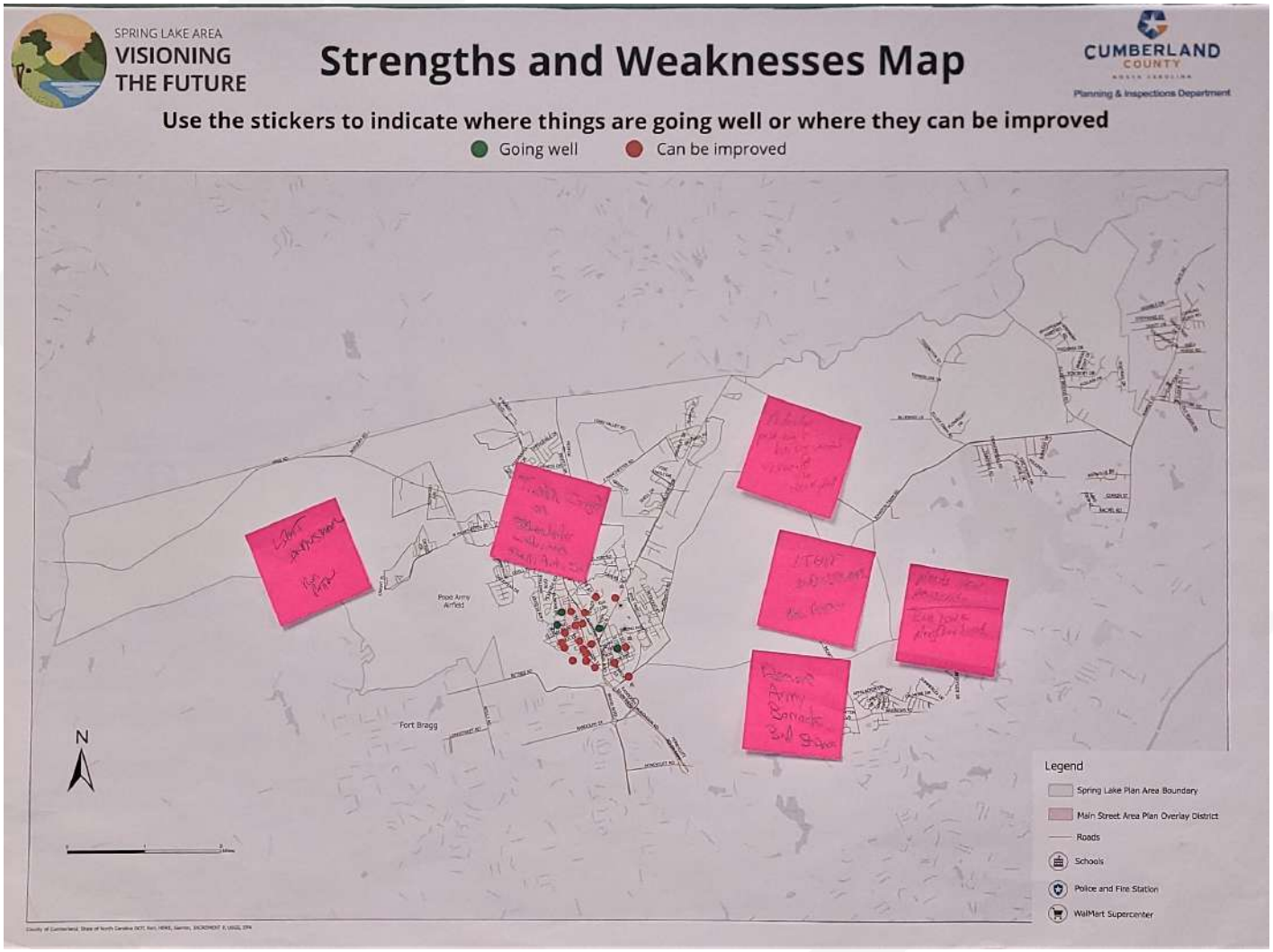
2.2.2 About Land Use Planning Informative Poster



Station 1. About Land Use: This station described key terms and concepts about land use and land use plans. The 2002 Future Land Use Map from the current land use plan was also compared with the current zoning map.

2.2 Kick off Meeting Posters

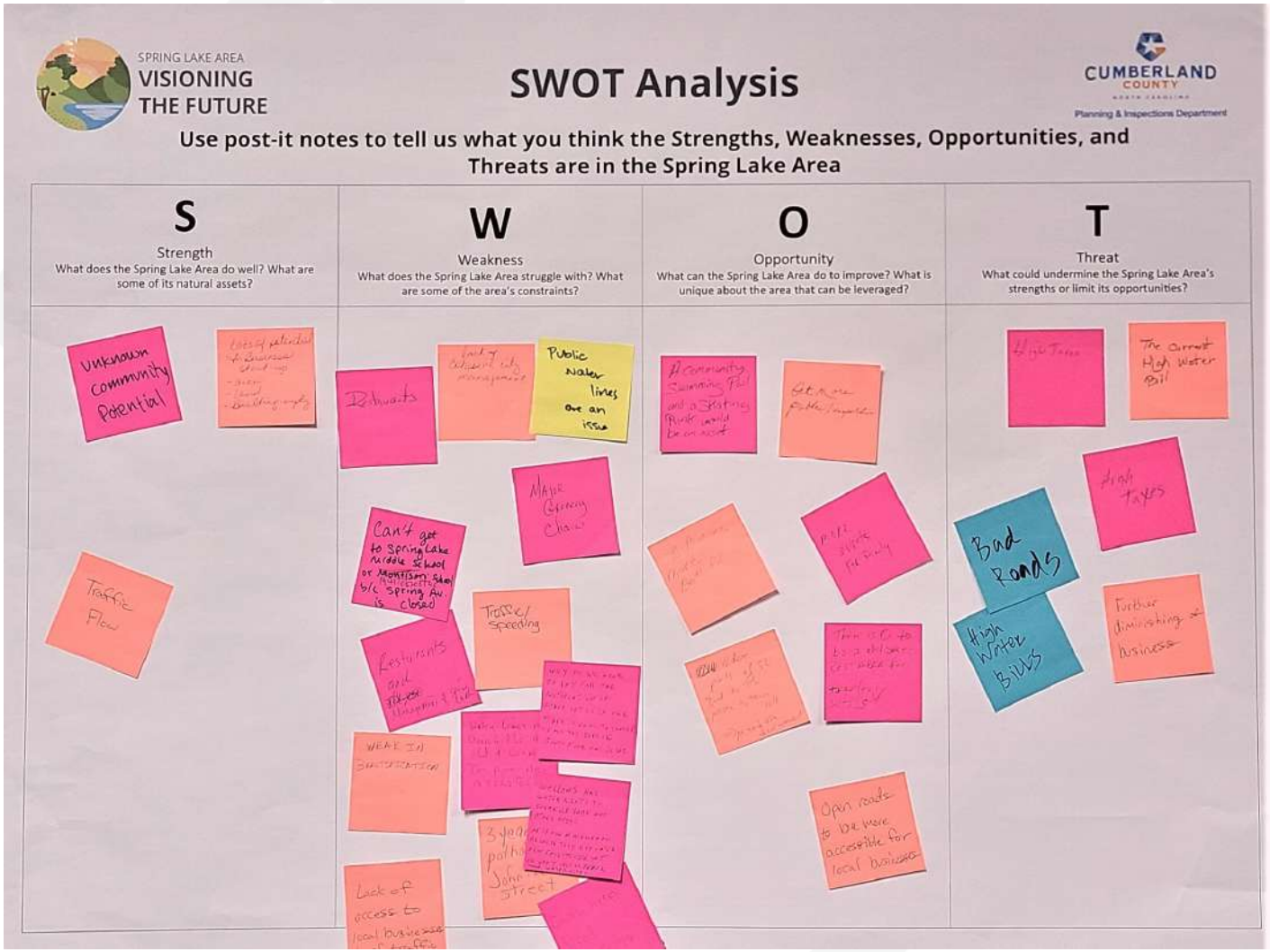
2.2.3 Community Strengths and Weaknesses Map Activity



Station 1. About Land Use: At this station, participants were asked to mark areas where land use was going well in green, and where land use could be improved in red. Post-it notes were also used to give feedback.

2.2 Kick off Meeting Posters

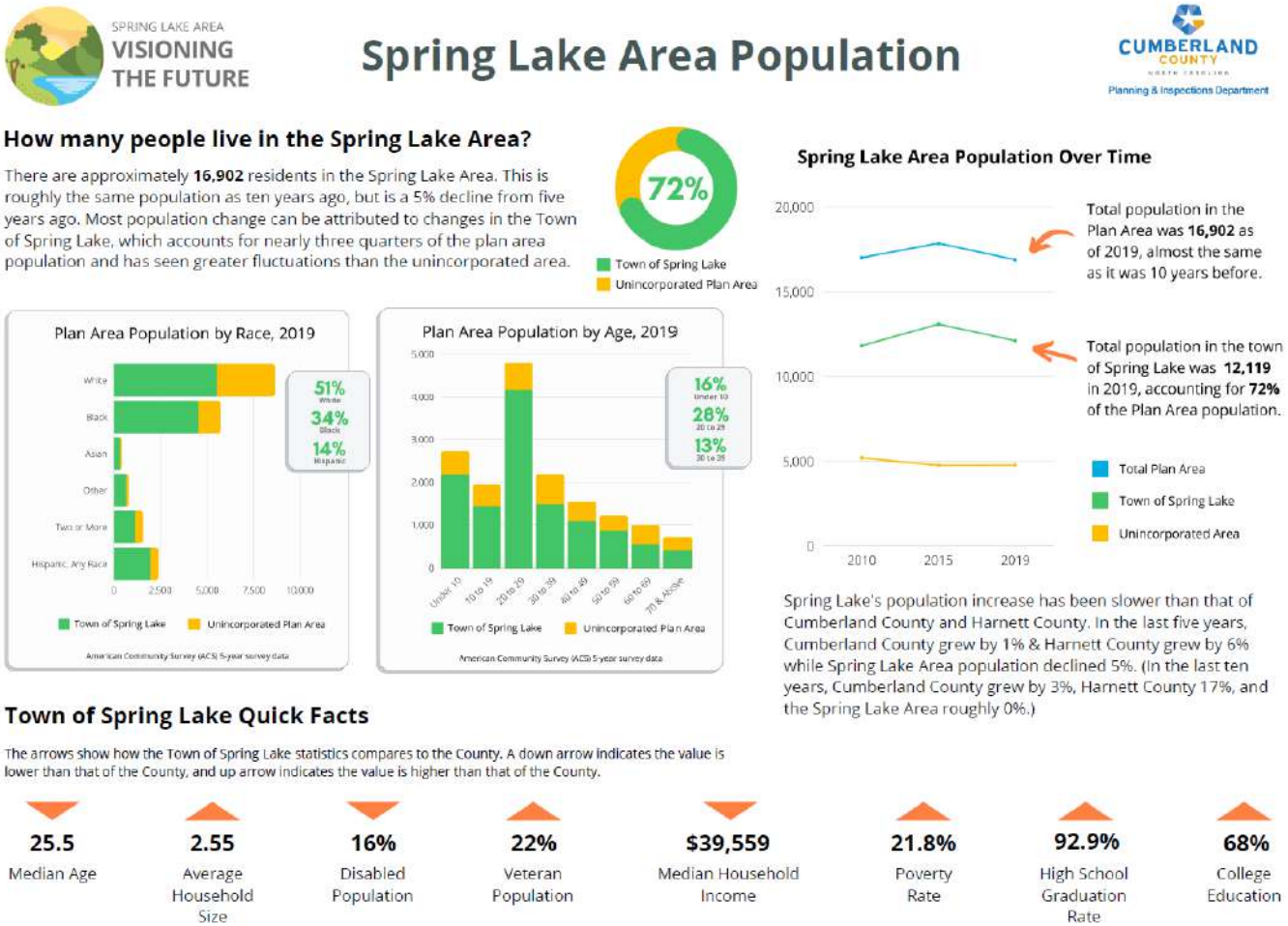
2.2.4 SWOT Analysis Activity



Station 1. About Land Use: At this station, participants were asked to leave post-it notes in the Strength, Weakness, Opportunity, and Threat categories describing current conditions in the Spring Lake Area.

2.2 Kick off Meeting Posters

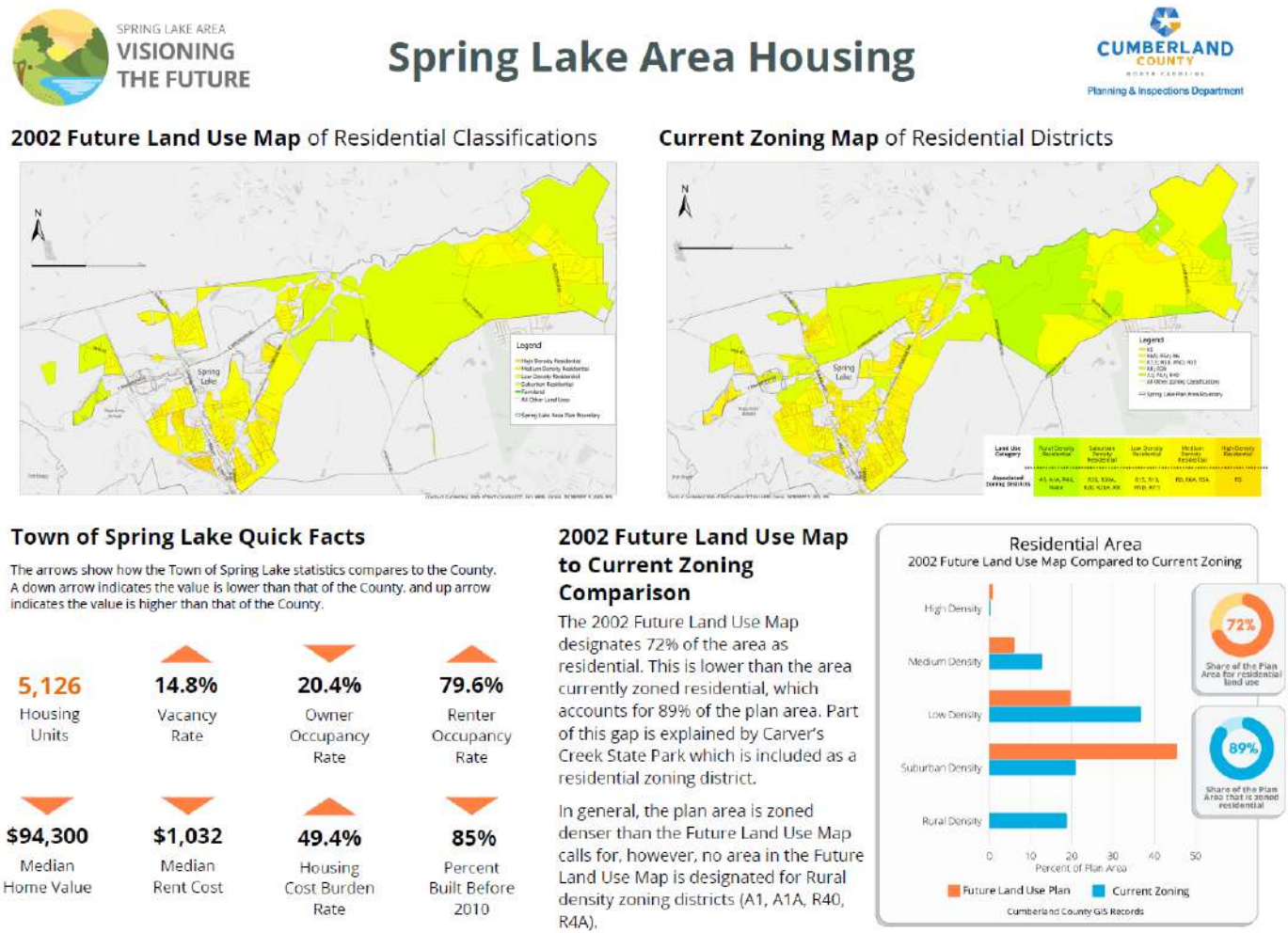
2.2.5 Area Population Informative Poster



Station 2. Population and Housing: The population and housing station provided area statistics on the residents, housing, and residential land use in the Spring Lake Area. This poster utilized 2019 ACS 5 Year Estimates.

2.2 Kick off Meeting Posters

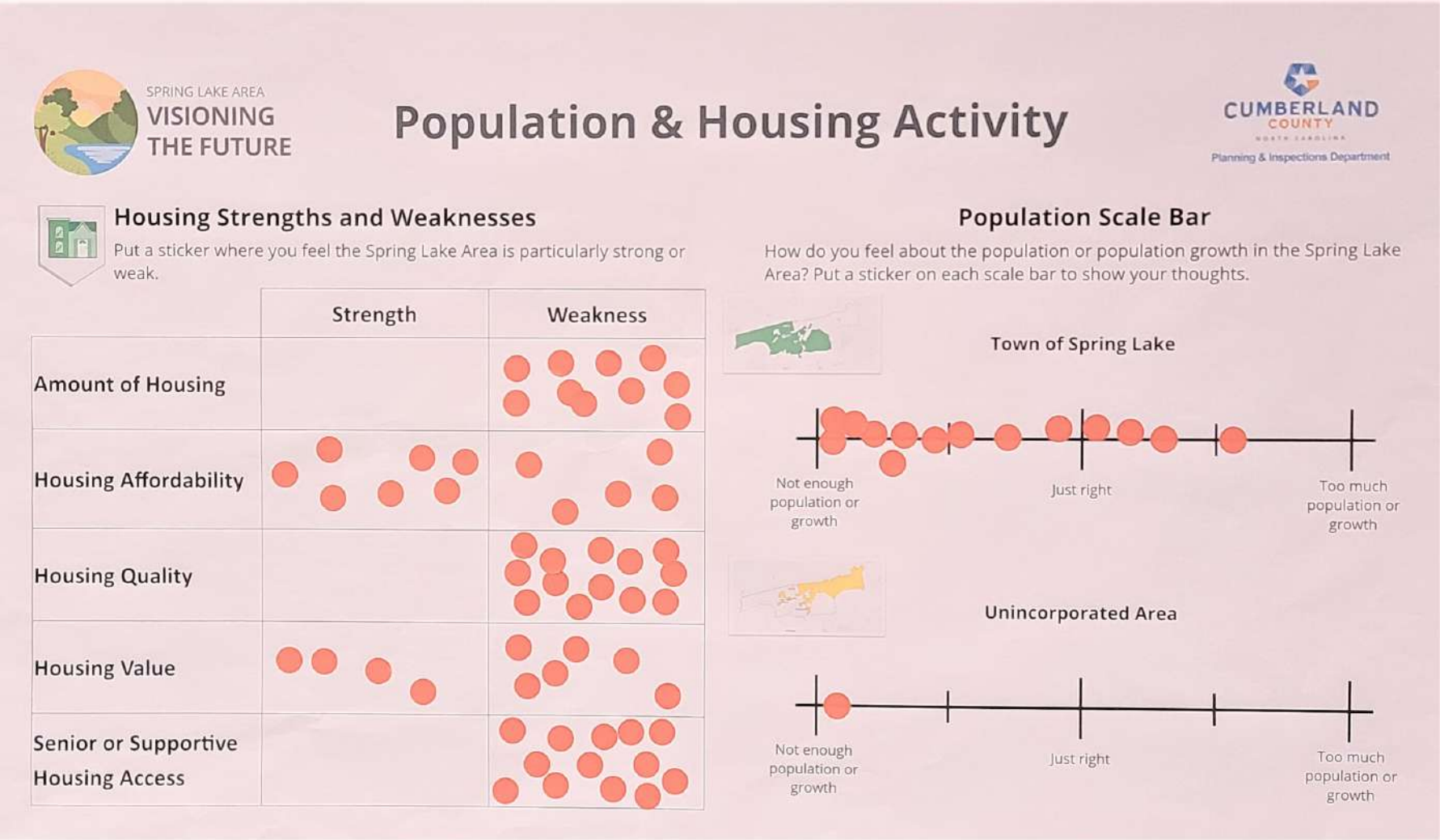
2.2.6 Area Housing Informative Poster



Station 2. Population and Housing: The population and housing station provided area statistics on the residents, housing, and residential land use in the Spring Lake Area. This poster utilized 2019 ACS 5 Year Estimates.

2.2 Kick off Meeting Posters

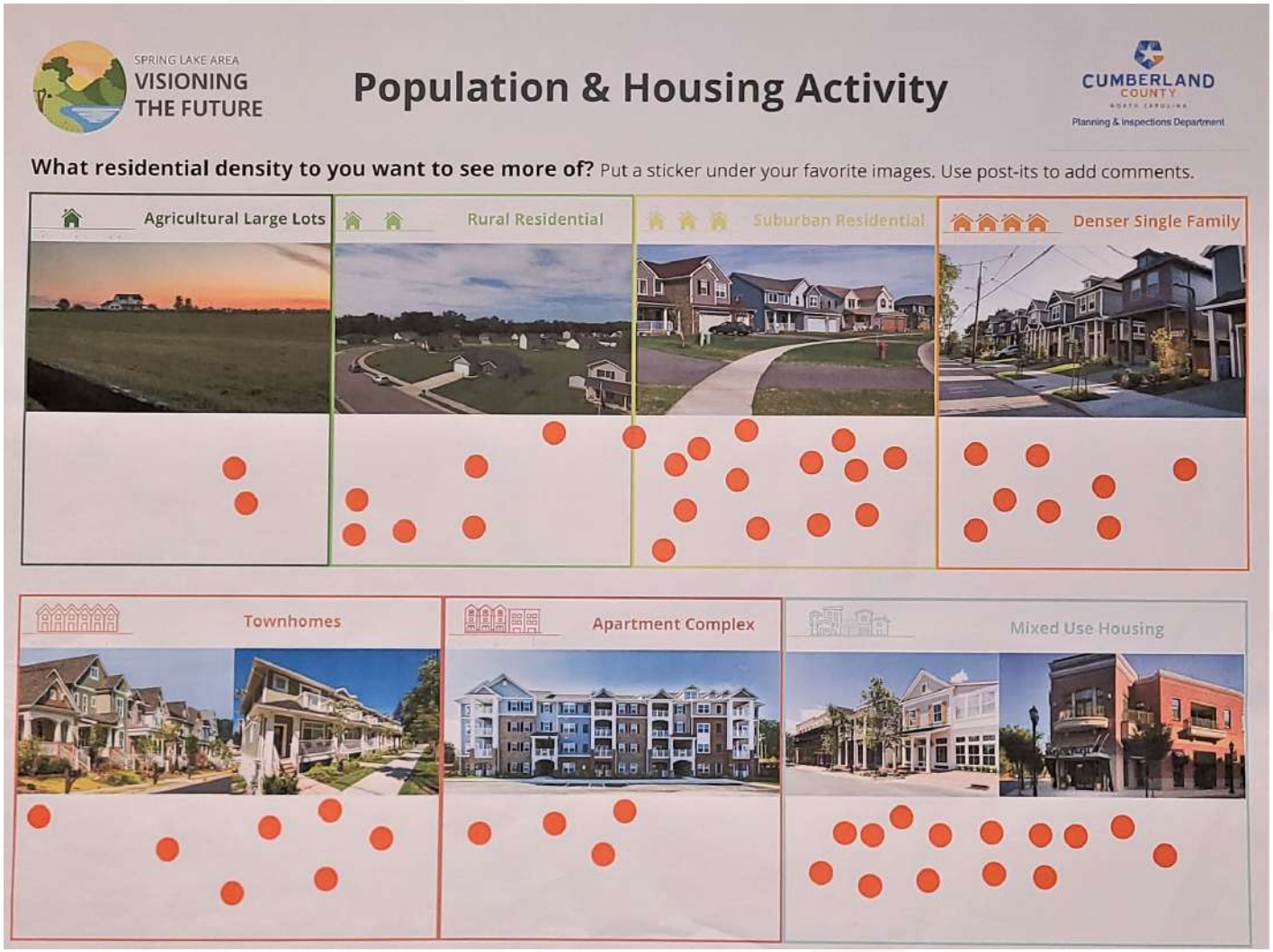
2.2.7 Area Population Activity Poster



Station 2. Population and Housing: Activities at this station included a scale bar question about population in town limits and the unincorporated plan area. It also included sticker voting on the strengths and weaknesses related to housing.

2.2 Kick off Meeting Posters

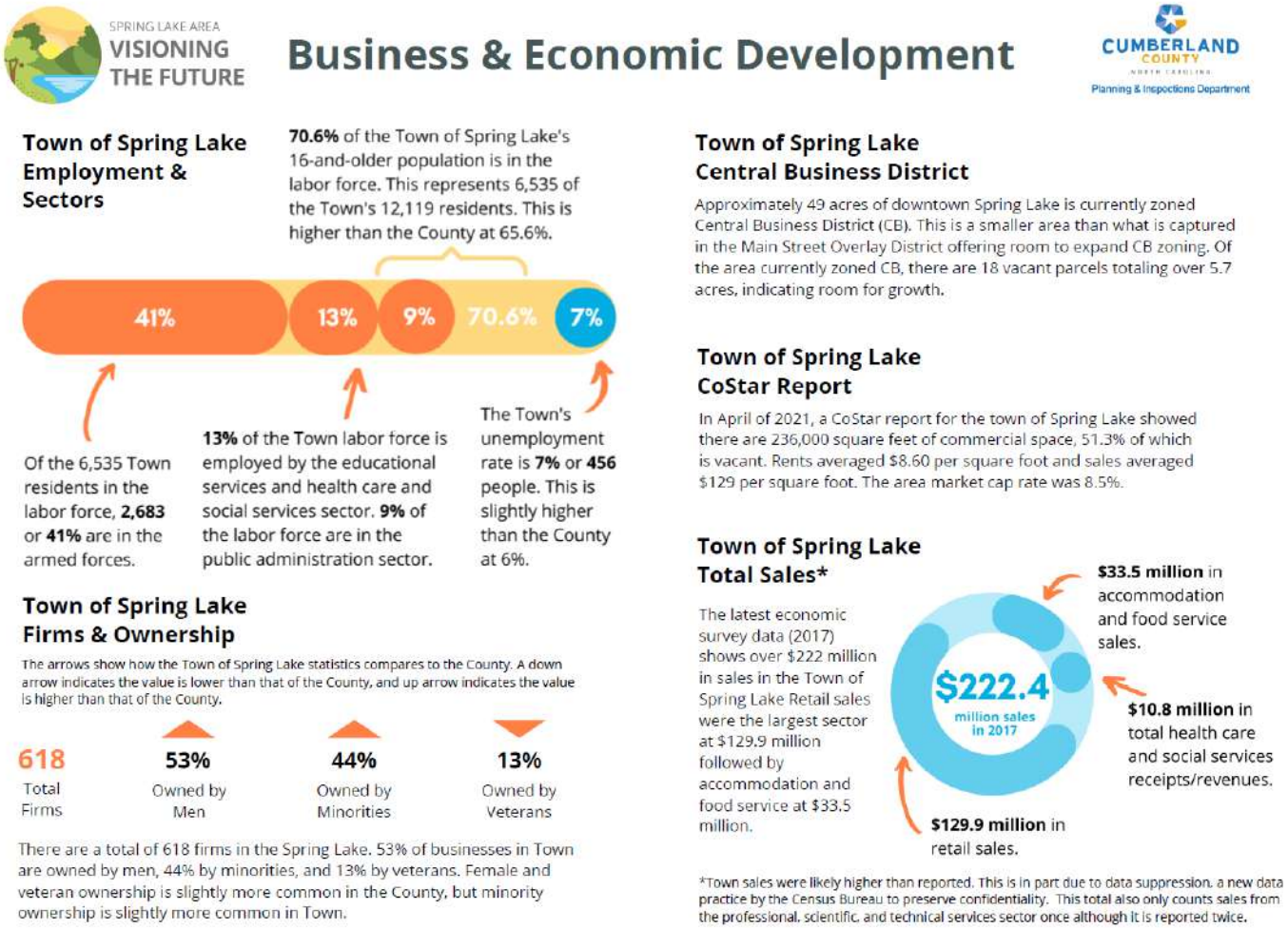
2.2.8 Area Residential Density Activity Poster



Station 2. Population and Housing: Activities at this station included sticker voting on images of different residential densities and types of housing.

2.2 Kick off Meeting Posters

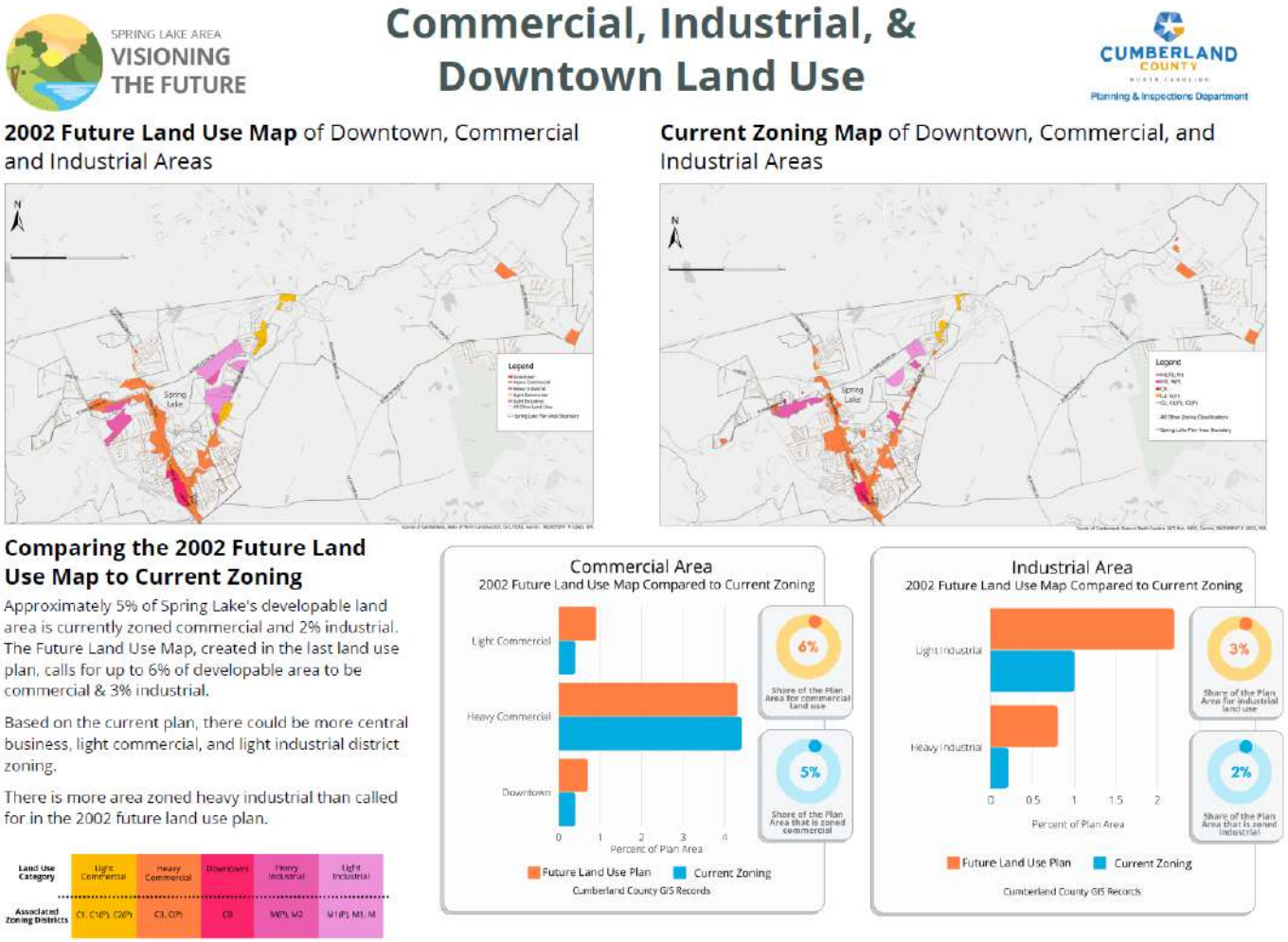
2.2.9 Area Business and Economic Informative Poster



Station 3. Business, Economic, and Downtown Development: The business, economic, and downtown development station provided area statistics on the industries, sales, and commercial and industrial land uses in the Spring Lake Area. This poster utilized 2019 ACS 5 Year Estimates.

2.2 Kick off Meeting Posters

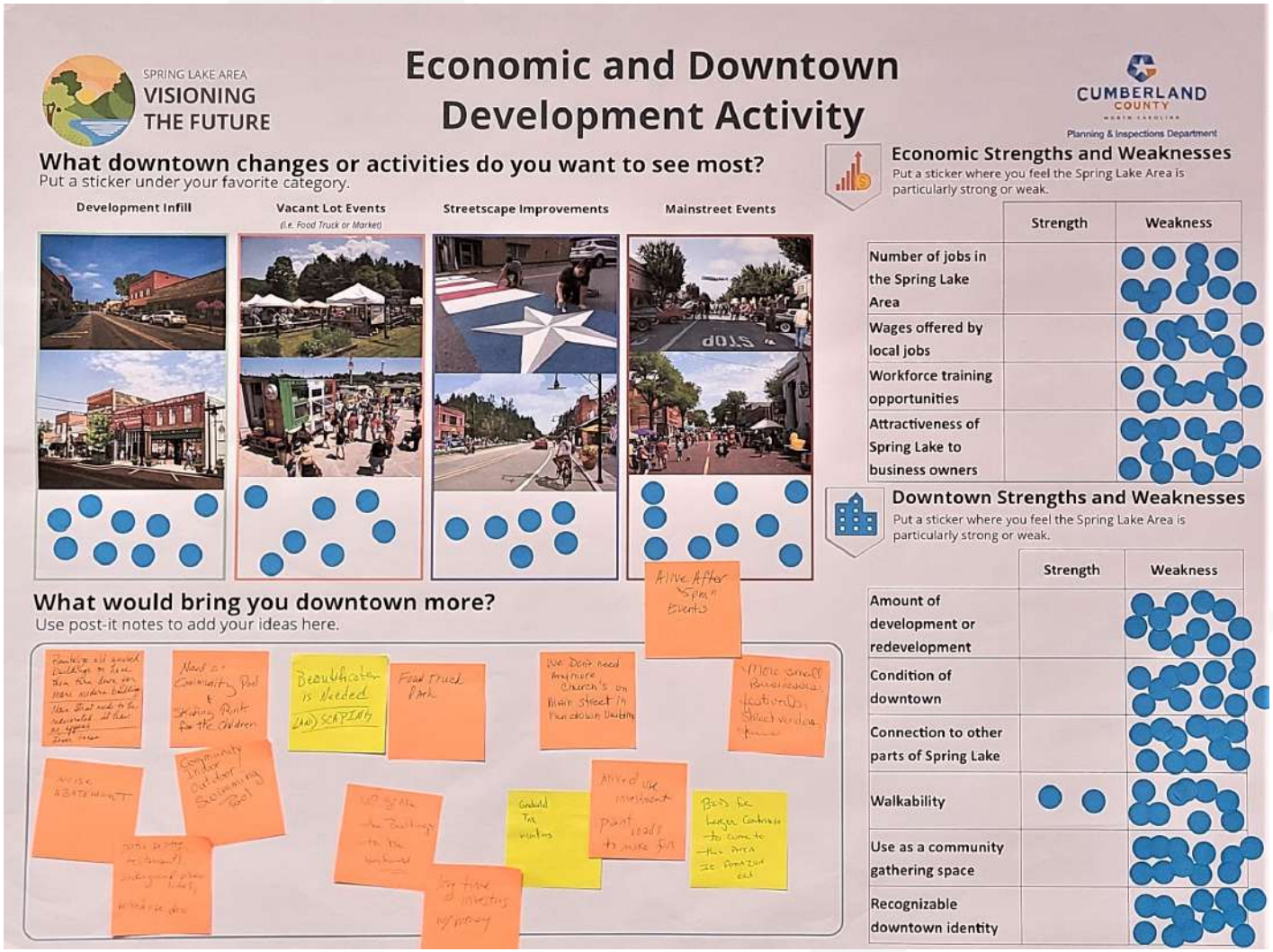
2.2.10 Area Commercial, Industrial, and Downtown Land Use Informative Poster



Station 3. Business, Economic, and Downtown Development: The business, economic, and downtown development station provided area statistics on the industries, sales, and commercial and industrial land uses in the Spring Lake Area. This poster shows the distribution of commercial and industrial zoning and land uses across the Plan Area.

2.2 Kick off Meeting Posters

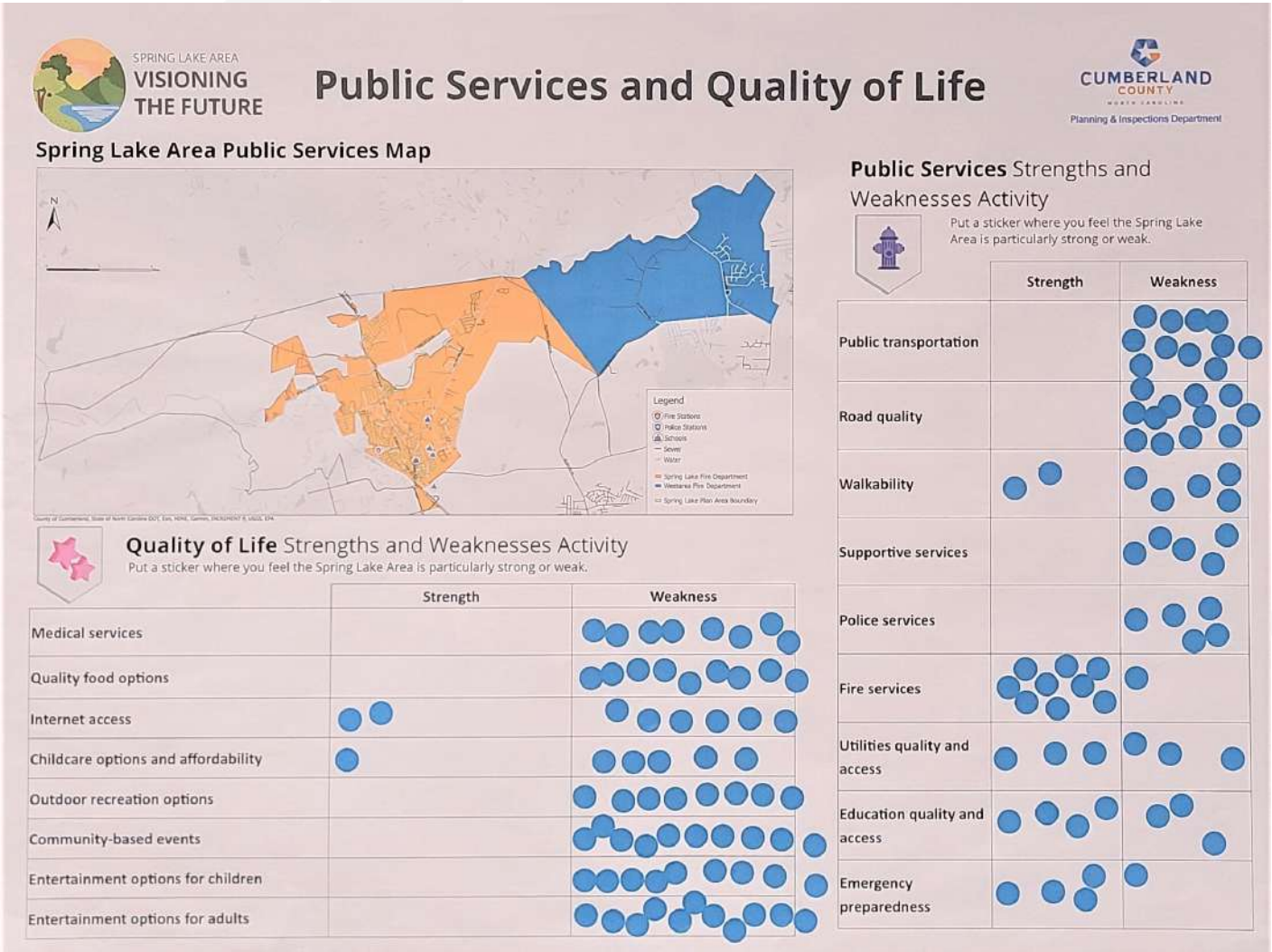
2.2.11 Area Economic and Downtown Development Activity Poster



Station 3. Business, Economic, and Downtown Development: Activities at this station included a picture voting question about possible Main Street events and improvements, strengths and weakness questions about area economics, and a comment box about downtown.

2.2 Kick off Meeting Posters

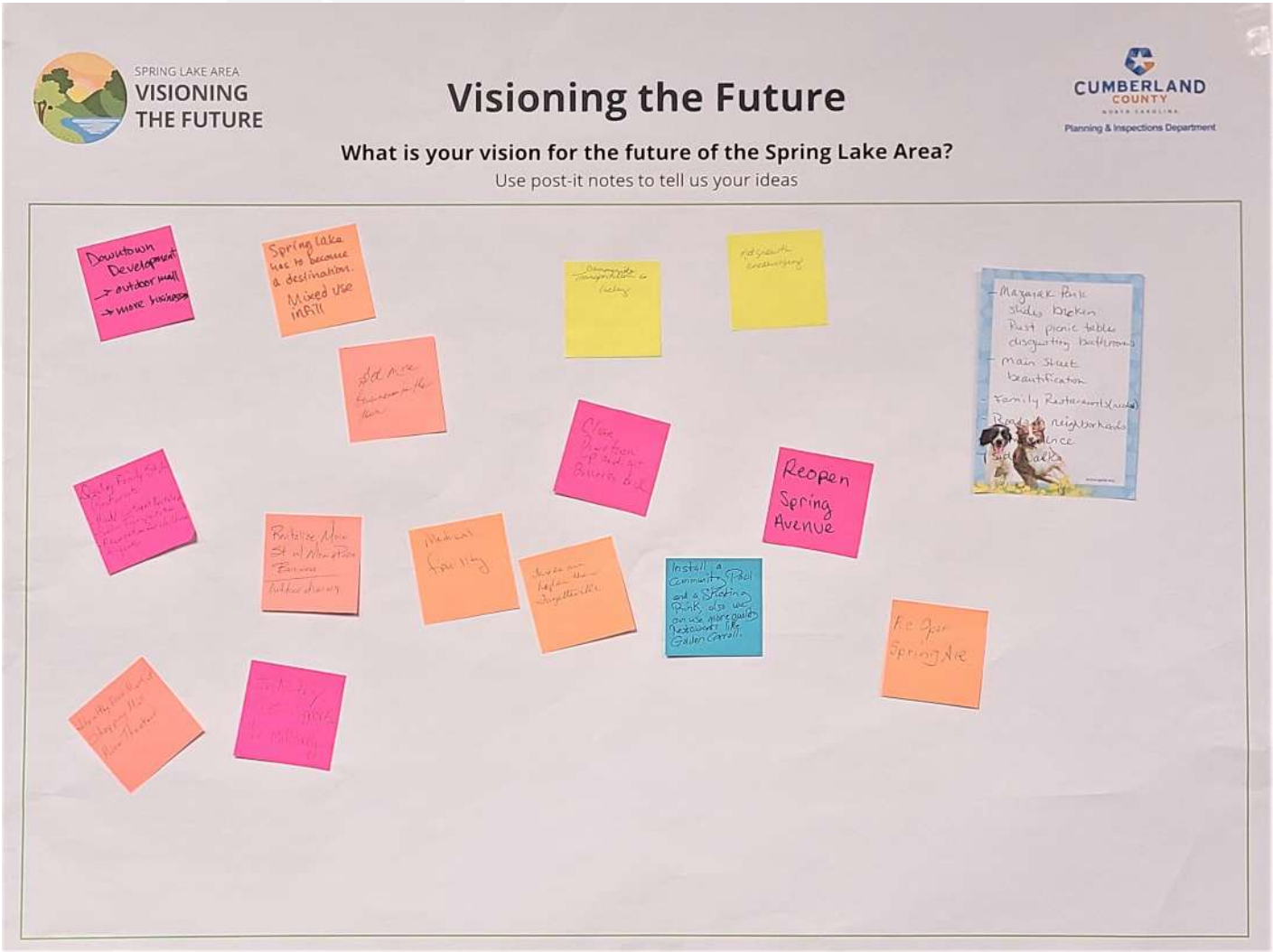
2.2.12 Area Public Services Quality of Life Activity Poster



Station 4. Public Services and Quality of Life: The public services and quality of life station was primarily activity-based. This station asked participants to determine whether certain public services and quality of life amenities were viewed as a strength or a weakness in the plan area.

2.2 Kick off Meeting Posters

2.2.13 Area Visioning the Future Activity Poster



Station 5. Visioning Station: The visioning the future activity was an opportunity for community members to describe their vision for the future of the Spring Lake Area. Many comments had specific suggestions arounds topics of recreation, revitalization, economic development, and increasing quality food access.

2.3 Values Survey

In the public input phase of the planning process, a 10 question values survey was conducted. Participants were encouraged to fill out this survey at the public kickoff meeting, as well as online through the Spring Lake Area Land Use Plan website. The survey allowed for written response and question involving the ranking of options from most important to least important. At the end of the survey, demographic information was collected in order to assess how the results compared to the general breakdown of the plan area. 36 Responses were collected while the survey was live, written responses can be found below.

Spring Lake Area Plan—Values Survey

Question 1: What do you like the most about the Spring Lake Area? Describe your ideas here.

- Great schools brought me here. Relatively close to Raleigh but quiet keeps me here.
- Love our location and love the diversity of the population. I feel this area has so much potential. I've lived here 27 years and have had great hopes for our town.
- I was born and raised here, returned to the family home after I retired from MD and NC.
- Location- Big plus for a veteran starting a new family with local work and education opportunities.
- The close proximity to city life and all the city has to offer while still being somewhat "small town". Filled with mostly locals, however, there is a mix of different cultures that makes life interesting.
- Spring Lake has not grown.
- That it is a smaller city outside of Ft. Bragg that doesn't congest the Fayetteville area.
- It's proximity to Fort Bragg, the largest military installation. The city's diverse population.
- We moved here in August for a work transfer. They area is nice and I do like the quiet in regards to not having a lot around in regards to stores etc. however, we do need more then Walmart, fast food, and food lion. I don't want to see a mall but target, a different grocery store, and some restaurants (more like twisted grape or copper cricket) would be wonderful!
- Away from the busy life of down town Fayetteville
- Proximity to Fort Bragg. Not located in "big city" - like the relaxed, country feel.
- I like the combination of small town close knit community with community members from all across the globe.
- Military brought me to the area, bought a home and stayed
- Moved here April 2021 from Boston, MA. Love the 11-acre property our family purchased
- I own property
- Two biggest deciding factors that brought me to Spring Lake are proximity to Fort Bragg and my church, Spring Lake Memorial Missionary Baptist Church.
- Small community, and I grew up here!
- I like the business opportunity potential for this area. I love the pride of the community.
- I was born and raised here, this is home. I am disappointed in its growth or lack thereof. Where are the businesses? What happened to Main Street?
- I like how it used to be quiet. I wish it was back to being quiet. Now, people seem to be in contest of who can be more annoying. The police don't care about noise ordinances during the day.
- At the heart, Spring Lake is a small town. I have a long family history in Spring Lake, but more so I stayed because I see the potential. Spring Lake is positioned outside of Fort Bragg, and sees the workforce travel through from Harnett, Lee and Moore counties. Our proximity to Fort Bragg is a positive. What makes us unique is the opportunity that Spring Lake has. We can start fresh. We need planning and vision to get there. I see Spring Lake as a walkable connected community with the actual Spring Lake pond as a focal point surrounded by green space, area for concerts, parks and soccer fields, Main Street with thriving mixed use businesses/housing and multicultural restaurants with outdoor patio dining and maybe a brewery, the area from 3rd to Grogg as mixed use development, medical facilities and restaurants. We need density in some areas to maximize our small town, but more green space as well to create the quality of life. We are more than a super highway driving through.
- I moved to the Sandhills in part because of the beautiful and unique longleaf pine ecosystem
- I was born and raised in Spring Lake. Spring Lake has earned its place on the map by its proximity to Fort Bragg.

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 2: What things do you wish were different in the Spring Lake area? Describe your ideas here.

- Ramsey street is a nightmare sometimes. Not many grocery choices.
- Need better leadership. I feel like there has been lack of vision and poor management of resources. Disappointed in loss of many businesses in recent years.
- 1. NC DOT made it so difficult to get to the restaurants and gas stations on the side of Circle K, subway, arbys, McDonalds. etc.
  2. There appears to be no Economic Development plans in place. More business' are leaving vs coming in.
  3. The sitting Mayor and Aldermen have no financial knowledge, skills, abilities since the taxpayer fund balance has been totally depleted under their watch. The burden is on the backs of the citizens.
- The appearance. And the stigma associated with that. Since my father's passing 9 years ago I have spent money to upgrade the property I own in town. And I still have some left to do and hope to complete those soon. I do not like the fact that it is a "breakfast/lunch" destination. And as long as we're made up of dilapidated low grade housing that will never change. I do not like the fact that we are a town with outrageous tax rates yet we're broke. There is no excuse for that and if the missing money isn't found the voters need to clean house.
- The things I wish were different in the Spring lake area would be
  1. Local Government
  2. Beautification of Spring lake
  3. Need people with a VISION!
- Traffic issues have several problems. Lack of accountability with taxpayers money. Just the way it looks ,trash on roadside, some areas looked blighted by neglect. Public safety.
- That there were less tenement homes and outdated housing areas as well as the lack of activities for anyone of any age to do. Housing has become a black and white condition in the town. You have nicer and then you have not nice. There is no in between. There is nothing for anyone to do other than some outside ball courts and a waling trail. Also, Main Street is an absolute embarrassment. I am worried when family from out of town comes and they see it.

  We need more employment opportunities other than food establishments. Factories or production businesses are needed that can utilize the workforce that we have and provide a better wage which in turn will provide for a better community.
- wish for more business accessible to the community.. . doctors offices, restaurants, churches, department stores, A MALL WITH BUSINESSES .
- There should be more affordable, non-public funding housing in the area. Not just for military salary but for civilians as well
- The downtown area needs a dramatic improvement, current real estate owners must be for ed to invest in upkeep of the deteriorated buildings.
- To many fast food places, gas stations and food lions!
- Not enough National name brand stores close enough
- Main Street is not maintained; no local businesses to support; need additional restaurants and shopping to prevent us from having to spend our money in Fayetteville.
- Spring Lake need a traffic bypass to relieve traffic on NC 210/87/and another grocery store other than Walmart
- I wish there were more infrastructure improvements. Sidewalks, green space (trails, parks, etc.) and landscaping to reduce hard surfaces on Main Street. We need a, no kidding, designated business district that is welcoming and dynamic.
- More family outings areas. Skate park, museum, etc.
- Upgrade the appearance of existing houses (they wrote but crossed out "and businesses.")
- Clean up the trash on main roads
  Follow through with hosting family events for the town
  Abandoned trailers
  Fill the available rental space on 210.

QUESTION CONTINUED ON NEXT PAGE

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 2: What things do you wish were different in the Spring Lake area? Describe your ideas here. (continued)

- Hotels for travelers, military families, entertainers etc. There should be a hotel row!! :)
- The flow of traffic: between 7:00am and approx. 3:30 pm DAILY, traffic becomes backed up and is a terrible problem. Delays/backups happen around the Manchester/Bragg Blvd Intersection, congestion goes as far North up 87 as the Shell Gas Station and as far South down Bragg Blvd as Autozone.
- Main Street needs beautification, renew the parks
- I would like to see more transportation options to go from Spring Lake to Fayetteville, and back. I would like to see Main Street revitalized.
- Love my home, but nothing is happening here. We need a theater, bowling, skating, stores, activities, etc.
- Vibrant Downtown
  More Apartment/Condo Development
  More Restaurant Options
  Movie Theater
  Bowling Alley
  GO Kart Track
- That the police would care about trespassers. Telling people that "trespassing is not a crime" encourages more unrest in the community. I thought part of their job was to keep the peace, not just care about jailable offenses.
- We have several things to work on in Spring Lake. We need to work on our town with fresh eyes. Main Street could become a thriving mixed use development with green space to the actual Spring Lake to the municipal complex off Ruth Street. The entire area that is low income housing currently needs to be redeveloped for soccer fields, mixed use development and park space. It would be a game changer! Same with the area from 3rd Street to Grogg Street. I can see that as mixed use development, medical facilities and other as a focal point in Spring Lake. We need to clean up the crime ridden, low income housing and start new. We have a middle school, three elementary schools and higher education, but have a need for preschools and a high school. Our parks need an overhaul too. Create a quality of life and people will come. We need to open Spring Avenue back up and reconnect our town more than the bridge provides.
- I would like to see a more vibrant, concentrated, walkable "downtown" area and more local businesses. I would also like to see growth contained and not sprawl so much into the adjacent countryside.
- Our taxes are the highest in the county, but there is nothing to show for them. I'd like to see an attitude change in town hall. There is not much accountability for anything. We hear excuses all of the time. We expect our leaders to be above board and not lie during the election to be something else a few days later. I'd like to see town leaders stand up to NCDOT and actually understand the plans they are presenting so they can say no. The same with our schools. We've allowed people like Tom Brooks get their way while the rest of the town suffers. We are currently a thorough fare without proper schools and the town leaders allowed it to happen in exchange for landscaping.

Question 3: What is your vision for the future of the Spring Lake area? Describe your ideas here.

- upscale grocery and restaurant. Maybe family entertainment: movie theater, mini golf/arcade
- More small businesses with increased shopping, dining and entertainment options. More charm with things like outdoor dining and more pedestrian friendly areas. Develop empty land near the municipal building and behind Lillian Black school with Southern Living style houses. Need to attract higher income individuals which will attract more businesses.
- Increase the land use, to attract viable businesses, provide employment opportunists for the citizens and lessen the tax base on the citizens.
- An entrance which shows quality. Modern housing and restaurants. A main street full of shops, nice restaurants, and quality housing. Somewhere you're not afraid to go after dark.
- Medical facilities or outlets or clinics from local hospitals as well as more housing that is affordable and safe. Industrial parks with technology based businesses or manufacturing facilities. Also a skateboard park or theatre or something that will bring people in from other areas to spend the day and spend their money.

QUESTION CONTINUED NEXT PAGE

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 3: What is your vision for the future of the Spring Lake area? Describe your ideas here. (Continued)

- My vision for the future of Spring Lake would be a thriving and appealing Main Street,
  a cleaner Spring Lake, Infrastructure, removal of dilapidated homes, apartments & mobile homes. I would like to see better housing opportunities for the working poor.
  Flow of traffic and traffic congestion, more pedestrian crosswalks, better lighting on the main highways, renewable energy resources, natural gas, etc., Quality Dine In Restaurants with outside dining, Better Transportation, Better Quality of Life (More to do for the kids and adults), Sidewalks, More businesses, Green Initiatives and more environmental & sustainability initiatives, Dog parks, Bike Trail, and A local Newspaper
- CLEAN RESIDENTIAL AREAS, PARKS, CLEAN COMMUNITY. RECREATION AREAS. . BRIDGES, CONSTRUCTED TO AVOID FLOODING ,
- That Spring Lake can be a nice suburb area outside of Fayetteville and Ft. Bragg that sees significant economic growth.
- I do see a vibrant community in the future if we force the current landlord to invest and contribute to beautification of the community. We also need affordable housing opportunities for 1st time home owners
- Improved parks that are inclusive for all ages and abilities that are well maintained. , A splash pad, Retail stores such as target, Lowe's, etc.
- Places like Target and Chick fil a closer
- Vibrant Main Street; more restaurants, coffee shops, etc. -- like Southern Pines.
- Better looking business buildings better fire/police central building/location and either clean up or get rid of unlivable housing
- The Spring Lake I would like to see is an economically stable, aesthetically pleasing community of diverse and engaged citizens.
- Still learning history of the town, want to know more before I learn/know what could be.
- Development of affordable housing, Development of hotels, Development of entertainment (movie theater, outdoor theater), Methods to bring in tourists and revenue
- Community Pool for everyone to enjoy, Skating Rink for adults and children, More restaurants like Golden Corral
- I would like to see more small business development.
- Revitalization, Redevelopment, Decreasing taxes
- I want to see Spring Lake grow into the size of current day Sanford. A Large community farmers market, large expansion of the Spring lake FTCC campus, Movie theater, downtown with a few midrise buildings. Possibly an indoor Aquatic Center with a few water slides.
- I keep seeing that large ~15-acre property at the edge of Spring Lake and keep thinking it would be the perfect place for a Lowe's.
- We need to reclaim our small town vibe. If we see ourselves as a small town, not a bedroom community, but on our own, we will be able to better develop housing, businesses and a quality of life. We need to work on our town from the inside out so that people will want to stop. I'd love to see more green space, mixed use development, better schools and medical facilities. We also have a great opportunity for redevelopment. We could be the best little patriotic town with events, small businesses and mixed use housing. We have the apartments. We have established neighborhoods. If we start to create more density along with green space in the older areas of town, we will be able to create the quality of life that our town deserves. We need to get rid of the low income housing, the trailers and the empty buildings and concentrate on schools, parks, quality of life. Right now, there isn't much for a resident to enjoy. We need thriving parks and a full schedule of events and activities.
- I would like for Spring Lake be a great place to shop and dine with unique opportunities. I would like to not have bad traffic on the major roadways. I would like there to be plentiful hiking and outdoor recreation opportunities. I would like Spring Lake to be seen as a leader in energy and natural resource conservation. Possibly most importantly, I would like to see the Town protect the Little River and avoid having homes and businesses that are vulnerable to flooding from the river.
- I'd like to see medical facilities here more than one or two doctors. I'd like to see Main Street have thriving businesses and outdoor dining. I'd like to see the older parts of Spring Lake get bulldozed down and better housing and businesses go in. I'd like to see Spring Lake become more than it is. Move out the crime, low income housing and the race talk and start over.

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 4: Which Housing 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.

- Increasing home values
- Increasing housing affordability
- Encouraging new housing development
- Supporting redevelopment of existing housing
- Increasing senior and supportive housing options

Because this question was a ranking question, each rank was given a number (Most important being 5, Least Important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Housing							
Label	Most Important (5)	Somewhat Important (4)	Neutral (3)	Somewhat less Important (2)	Least Important (1)	Total	Weighted Average Percentage
Home Values	13	5	6	6	3	118	24.13%
Housing Affordability	7	8	6	2	9	98	20.04%
New Housing	7	7	4	4	10	93	19.02%
Housing Redevelopment	5	6	10	7	5	98	20.04%
Senior Supportive Housing	1	7	6	13	5	82	16.77%

Question 5: Which Business and Economic Development strategies do you think should be prioritized? Rank the options below based on how you value them from most important to least important.

- Attracting new businesses
- Increasing Jobs
- Workforce education and training
- Improving access to business financing
- Improving access to personal financing

Because this question was a ranking question, each rank was given a number (Most important being 5, Least Important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Business and Economic Development							
Label	Most Important (5)	Somewhat Important (4)	Neutral (3)	Somewhat less Important (2)	Least Important (1)	Total	Weighted Average Percentage
New Businesses	28	5	0	1	0	162	32.53%
Increasing Jobs	4	12	9	4	3	106	21.29%
Workforce Development	2	6	11	6	9	88	17.67%
Business Financing	0	7	8	7	10	76	15.26%
Personal Financing	0	4	4	14	10	66	13.25%

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 6: Which Downtown Development strategies 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.

- Encourage new development
- Encourage redevelopment
- Hosting community events
- Improving walkability and pedestrian access
- Improving signage
- More branding and advertising

Because this question was a ranking question, each rank was given a number (Most important being 6, Least Important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Downtown Development								
Label	Most Important First Answer (6)	Second Answer (5)	Third Answer (4)	Fourth Answer (3)	Fifth Answer (2)	Least Important Sixth Answer(1)	Total	Weighted Average Percentage
New Development	10	12	7	3	1	4	163	22.48%
Redevelopment	11	9	3	3	3	4	142	19.59%
Community Events	3	5	6	8	8	4	111	15.31%
Walkability Ped Access	11	6	6	5	3	3	144	19.86%
Improving Signage	0	2	2	10	9	11	77	10.62%
More Branding & Advertising	0	1	10	5	10	8	88	12.14%

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 9: Which Public Services 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.

- Encourage new development
- Encourage redevelopment
- Hosting community events
- Improving walkability and pedestrian access
- Improving signage
- More branding and advertising

Because this question was a ranking question, each rank was given a number (Most important being 6, least important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Public Services								
Label	Most Important First Answer (6)	Second Answer (5)	Third Answer (4)	Fourth Answer (3)	Fifth Answer (2)	Least Important Sixth Answer(1)	Total	Weighted Average Percent-age
Community Development	7	3	8	5	7	4	122	17.33%
Safety Services	12	9	2	5	2	3	147	20.88%
Traffic Management	5	7	6	6	3	6	119	16.90%
Public Transportation	3	1	9	5	5	10	94	13.35%
Education Quality	6	13	3	4	5	3	138	19.60%
Utilities Access	1	1	5	8	11	7	84	11.93%

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 8: 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.

- Quality food access
- Medical services
- New park amenities
- Entertainment options for adults
- Retail options
- Public art
- Park maintenance
- Access to parks
- Entertainment options for kids
- Internet options
- Childcare access and affordability

Because this question was a ranking question, each rank was given a number (Most important being 11, least important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Quality of Life													
Label	Most Important First Answer (11)	Second Answer (10)	Third Answer (9)	Fourth Answer (8)	Fifth Answer (7)	Sixth Answer (6)	Seventh Answer (5)	Eighth Answer (4)	Ninth Answer (3)	Tenth Answer (2)	Least Important Eleventh Answer (6)	Total	Weighted Average Percentage
Medical Services	10	2	3	1	4	2	2	1	5	2	2	240	10.87%
Retail Options	7	3	4	3	3	4	2	1	2	3	2	240	10.87%
Entertain Kids	4	6	4	6	3	3	2	3	0	1	1	252	11.41%
Entertain Adults	3	4	8	1	3	1	2	4	6	1	0	226	10.24%
Quality Food Access	5	4	5	6	0	5	1	1	0	5	2	239	10.82%
Public Art	0	0	0	2	1	4	5	1	4	5	11	109	4.94%
New Park Amenities	1	7	2	6	0	3	6	2	4	1	1	218	9.87%
Childcare Access & Affordability	2	2	2	2	4	2	2	6	5	2	4	173	7.84%
Park Maintenance	0	2	5	2	4	1	6	7	2	1	3	184	8.33%
Internet Options	0	4	0	1	6	3	2	5	1	8	3	160	7.25%
Park Access	2	0	1	3	5	5	3	2	4	4	4	167	7.56%

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 7: Of all the categories presented in Questions 4-8, which are most important to you? Rank the options below based on how you value them from most important to least important.

- Public Services,
- Housing
- Business and Economic Development
- Downtown Development
- Quality of Life

Because this question was a ranking question, each rank was given a number (Most important being 5, least important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

All Key Categories							
Label	Most Important First Answer (5)	Second Answer (4)	Third Answer (3)	Fourth Answer (2)	Least Important Fifth Answer (1)	Total	Weighted Average Percentage
Housing	2	6	9	7	10	85	16.77%
Business & Economic Development	5	11	9	5	3	109	21.50%
Downtown Development	5	8	6	5	9	94	18.54%
Public Services	4	5	7	9	9	88	17.36%
Quality of Life	18	4	3	7	2	131	25.84%

2.3 Values Survey

Spring Lake Area Plan—Values Survey

Question 10: What else should be a focus of the plan? Describe your ideas here.

- Better traffic flow along highway 87, providing left turn availability going towards Fort Bragg.
- WE NEED ECONOMIC DEVELOPMENT that can utilize the workforce we have or offer to train the workforce to do the jobs they offer. MEDICAL parks or an industrial park!!!
- SPRING LAKE IS A HISTORIC LITTLE TOWN
- Improving pedestrian accessibility/adding and repairing sidewalks on 210. (Please)
- Public Safety for all.
- Road repair is in need of a kickstart, Transportation between Spring Lake and Fayetteville, More business development, there's too many empty store fronts, Need more sidewalks and pedestrian infrastructure, Address homelessness in the town
- Redevelopment should be the focus of our plan. We should look at our older areas of town with fresh eyes. Getting rid of the post WWII houses and looking at those areas for green space, mixed use development, medical facilities, etc. would be huge for our town. We need to focus on cleaning up our town from the inside out. We need a quality of life, not just being a stop for fast food or gas.
- Natural resource conservation including protection of flow and water quality in the Little River and ensuring that Carver's Creek, Fort Bragg, and other landowners are able to continue controlled burning to enhance wildlife populations and reduce risk of catastrophic wildfires.

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2.3 Values Survey

Spring Lake Area Plan—Values Survey

- *Survey Response Demographic Breakdown:*

Race & Ethnicity				
Label	Respondent ID Number	Percentage	Plan Area	Over (-Under) Representation
White	18	56%	43%	13%
Black	11	34%	40%	-6%
Hispanic	2	6%	14%	-8%
Asian	0	0%	-	-
Hawaiian & Pacific Islander	0	0%	-	-
American Indian and Alaskan Native	0	0%	-	-
Other	1	3%	3%	0%

Age				
Label	Respondent ID Number	Percentage	Plan Area	Over (-under) Representation
19 or under	0	0%	25%	-25%
20 to 24	0	0%	11%	-11%
25 to 34	5	14%	21%	-7%
35 to 44	9	26%	10%	16%
45 to 54	7	20%	11%	9%
55 to 64	6	17%	11%	6%
65 to 74	6	17%	7%	10%
74 and above	2	6%	3%	3%

Typical Household Income				
Label	Respondent ID Number	Percentage	Spring Lake*	Over (-under) Representation
Less than $15,000	0	0%	15%	-15%
$15,000 to $24,000	3	11%	8%	3%
$25,00 to $34,999	3	11%	13%	-2%
$35,000 to $49,999	2	7%	23%	-16%
$50,000 to $74,999	10	36%	24%	12%
$75,000 to $99,999	6	21%	11%	10%
$100,000 to 149,999	3	11%	3%	8%
$150,000 to $199,999	1	4%	3%	1%
$200,000 or more	0	0%	1%	-1%

**For Household income, staff had to complete a comparison for representation on Town of Spring Lake numbers alone as opposed to the plan area. ACS data does not report on the Block Group level which is what was utilized for the plan area.*

2.4 Draft Plan Review Session Recap

Meeting hosted at Spring Lake Town Hall, 300 Ruth Street
10 a.m. to 7 p.m.
Thursday April 28, 2022

Takeaways

- 42 people attended, primarily in the first half of the day.
- Vision and goals were well received
- The edits that were suggested were additions to the recommendations. Many of these were determined by staff through conversations/prompting of attendees.
- Positive feedback about the recommendations
- Little to no feedback on the Flex Areas from residents. Staff and steering committee like it. Resident reactions to the notion of flexibility to promote development was positive.
- No feedback on the clarity/usability of the plan.
- Any negative feedback was directed to town leadership.
- Concerns about when results would be seen.
- Curiosity about what can be expected in the future in residents' immediate area.
- Residents seemed to be mostly new faces. Maybe also a whiter, older crowd than the Kickoff meeting.
- Not many business owners attended
- Many concerns and criticisms were focused on traffic, walkability, road expansion
- Mixed feelings about mobile homes in response to recent rezoning. Some are for high quality mobile home development. Some do not want any mobile homes. Some are fine with the developments in theory but do not trust the development will be properly managed or maintained and other question the ability to "maintain" mobile homes in the long term at all. Concerns about flooding in the area were also mentioned.

Suggested Edits

- Put road names on the maps
- Wayfinding signs branded to Spring Lake --branding in general (community appearance)
- Work with Fort Bragg to get Spring Lake listed on the sign when leaving the base, signs currently say Sanford only. (This might be more to do with Spring Lake being to both the north and south of the sign in question).
- Add a pedestrian bridge
- Foreclosure information should be more accessible to manage/enforce/prevent nuisance properties.

Suggested Edits, Cont.

- Reduce the number of use-by-right districts of storage areas
- Make Smoke Shops a special use
- Consider making mobile homes a conditional zoning or update the mobile home park development standards to match the desire of the town
- Make sure flooding issues are not completely explained away by the dam
- Other Comments
- Additional emphasis on the desire for child-friendly activities
- Additional support was voiced for activities on Main Street
- Need for additional medical services, grocery shopping options and restaurants was emphasized
- Desire for elected officials to be more involved with the community and stand up to the DOT
- Excessive speeding on Manchester Rd.
- Target practice of range off Manchester Rd. too close to residence, nuisance noise and bullet found in siding of house
- Bike and pedestrian bridge can be achieved with overhang extension of the Poe St bridge.
- Foreclosed properties in Overhills (and other areas of Spring Lake) are difficult to manage due to the challenge of finding an accountable party
- Need for a light at the 210 and McCormick Bridge Rd.
- Desire to widen Manchester Rd mentioned
- Desire to direct Manchester Rd south around the Overhills subdivision before connecting with Lillington Highway. (An extension of Marvin Lucas Pkwy would require a bridge over the Little River)
- Desire to see the growth Sanford has experienced
- Too many storage areas in the area
- High share of renters in the Overhills Subdivision leads to less well-maintained homes
- Overhills water pressure is low

3. Reference Maps

Reference Maps: Table of Contents

Map #	Title
3.1	Plan Area Parcels Map
3.2	Plan Area Roadway Map
3.3	Plan Area Aerial Imagery Map
3.4	Adjacent Harnett County Land Use Map
3.5	Water and Sewer Utility Line Map
3.6	Plan Area Rezoning Case History Map
3.7	Plan Area Flood Zone and Wetlands Map
3.8	Plan Area Hydric Soils Map
3.9	Plan Area Conserved Parcels Map
3.10	Mainstreet Overlay District Map
3.11	Plan Area NCDOT STIP Proposed Projects Map
3.12	RULAC Joint Land Use Study Compatible Use Projection Rating Map for Spring Lake Area
3.13	RULAC Joint Land Use Study Red-Cockheaded Woodpecker Active Foraging Areas
3.14	RULAC Joint Land Use Study Wildlife Connectors
3.15	RULAC Joint Land Use Study Aviation Noise Zones
3.16	RLUAC Joint Land Use Study Airfield Imaginary Surfaces Map
3.17	RLUAC Joint Land Use Study Accident Potential Zones

Link to the Cumberland County GIS Data viewer: https://cumberlandgis.maps.arcgis.com/apps/webappviewer/index.html?id=a6ea68995c2349e9a177366288589be7

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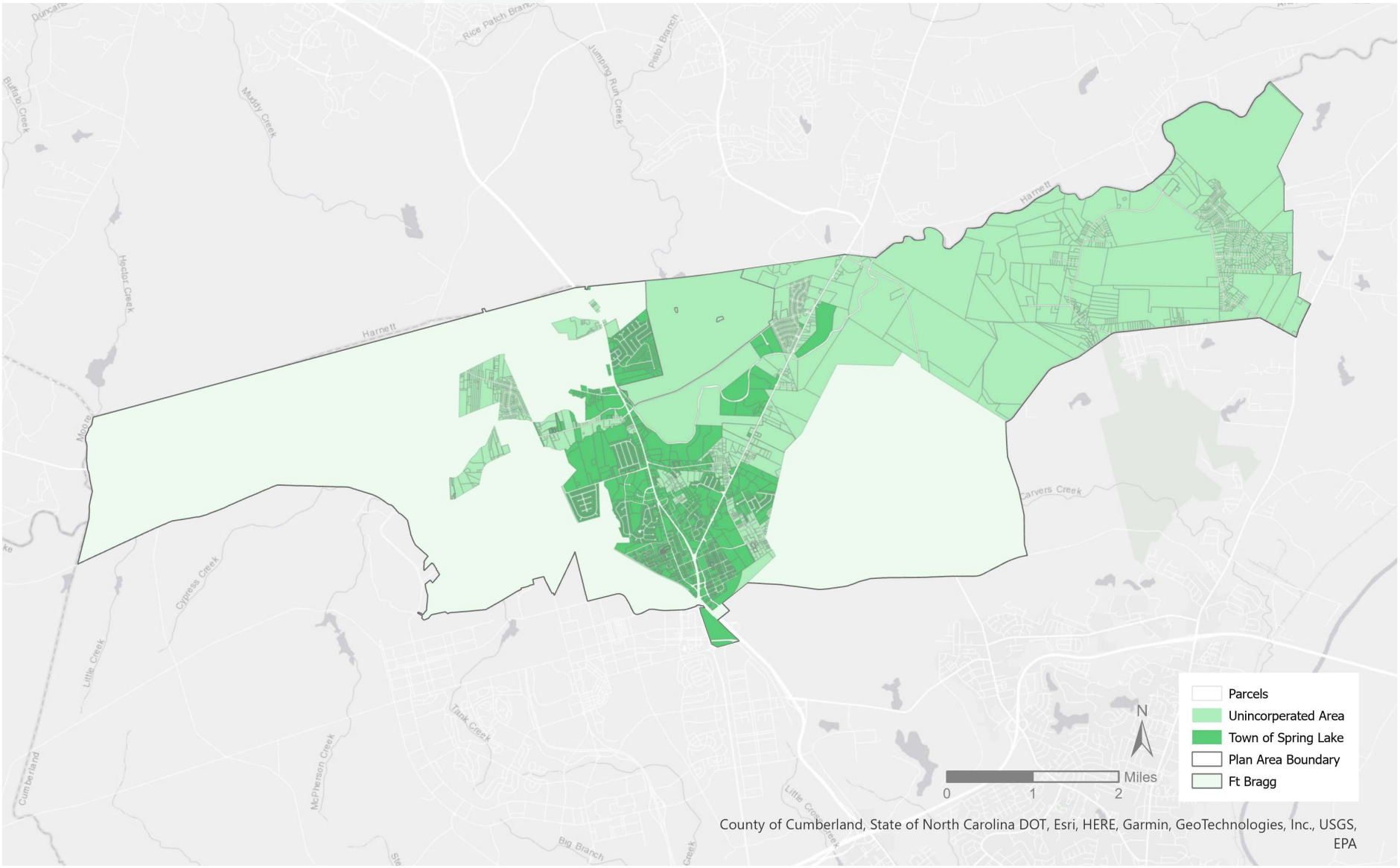
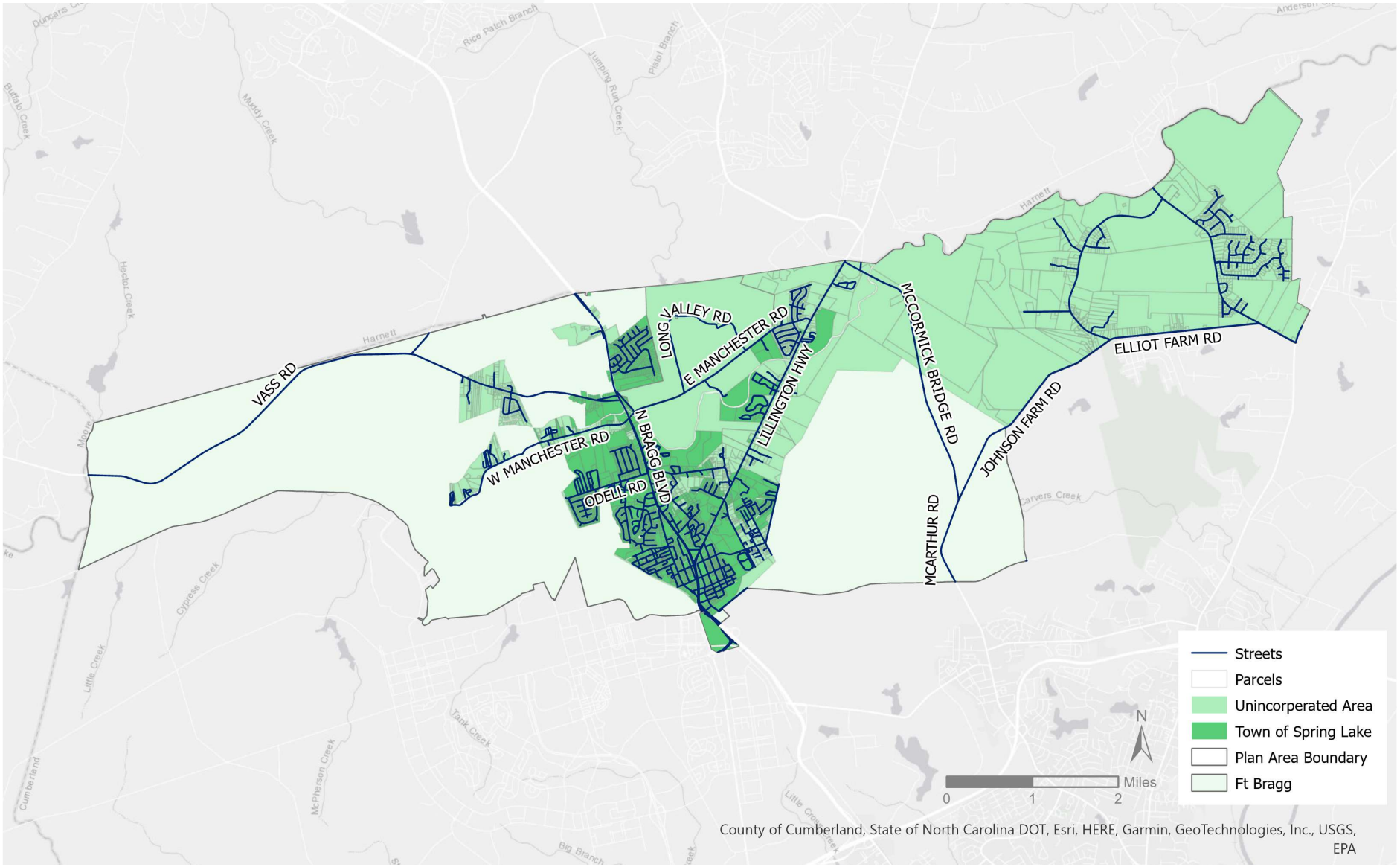
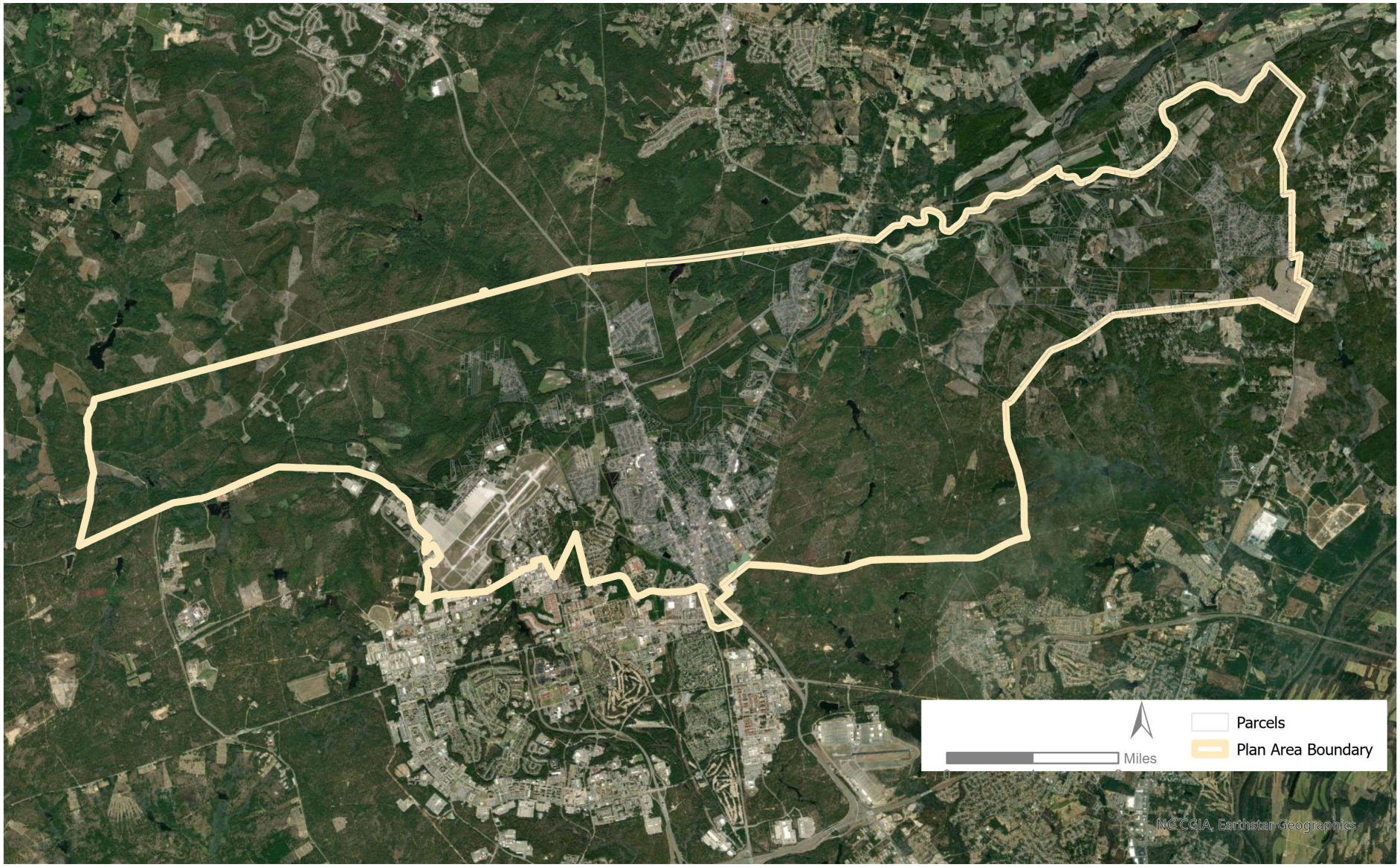
3.1 Area Parcels Map



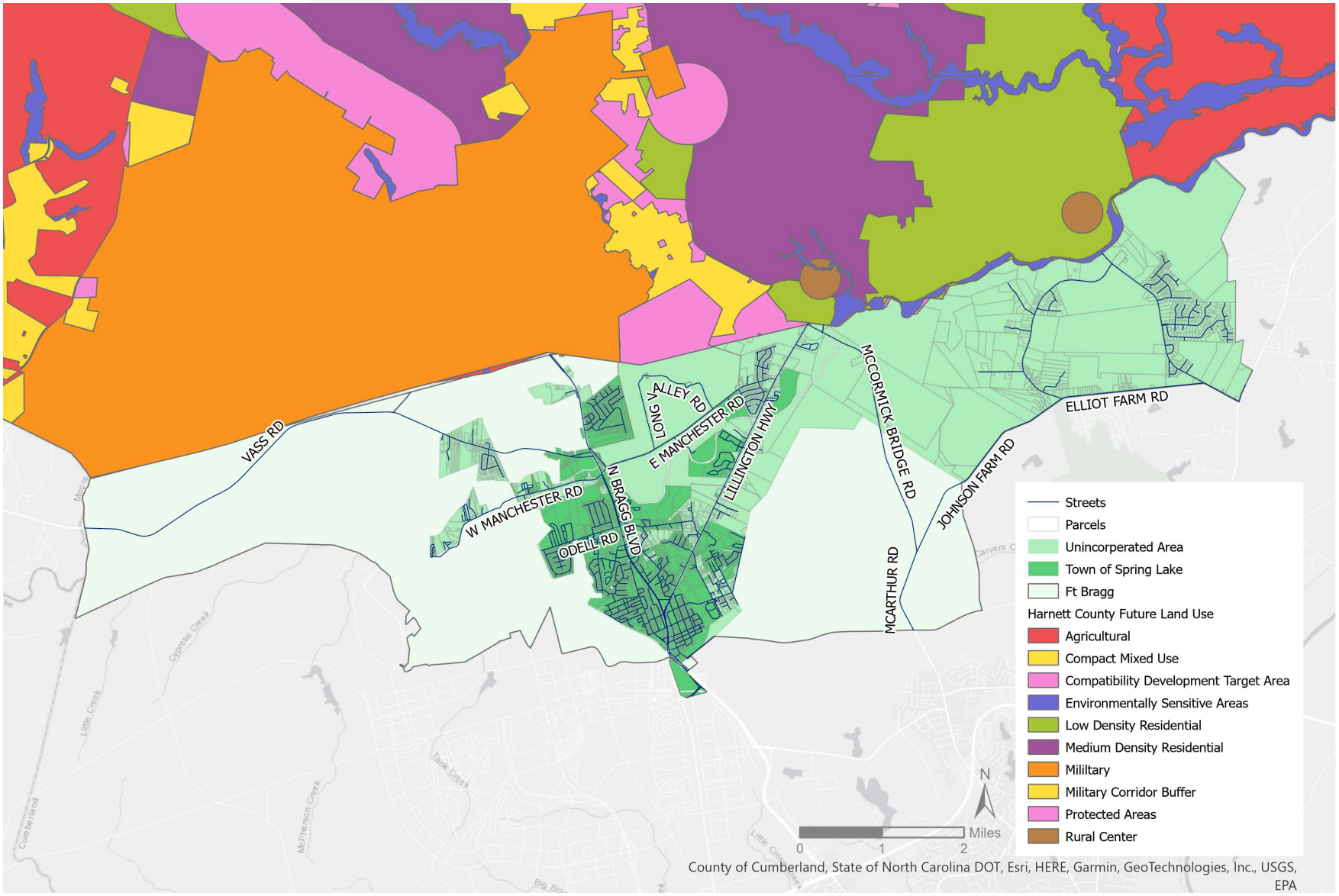
3.2 Area Roadway Map



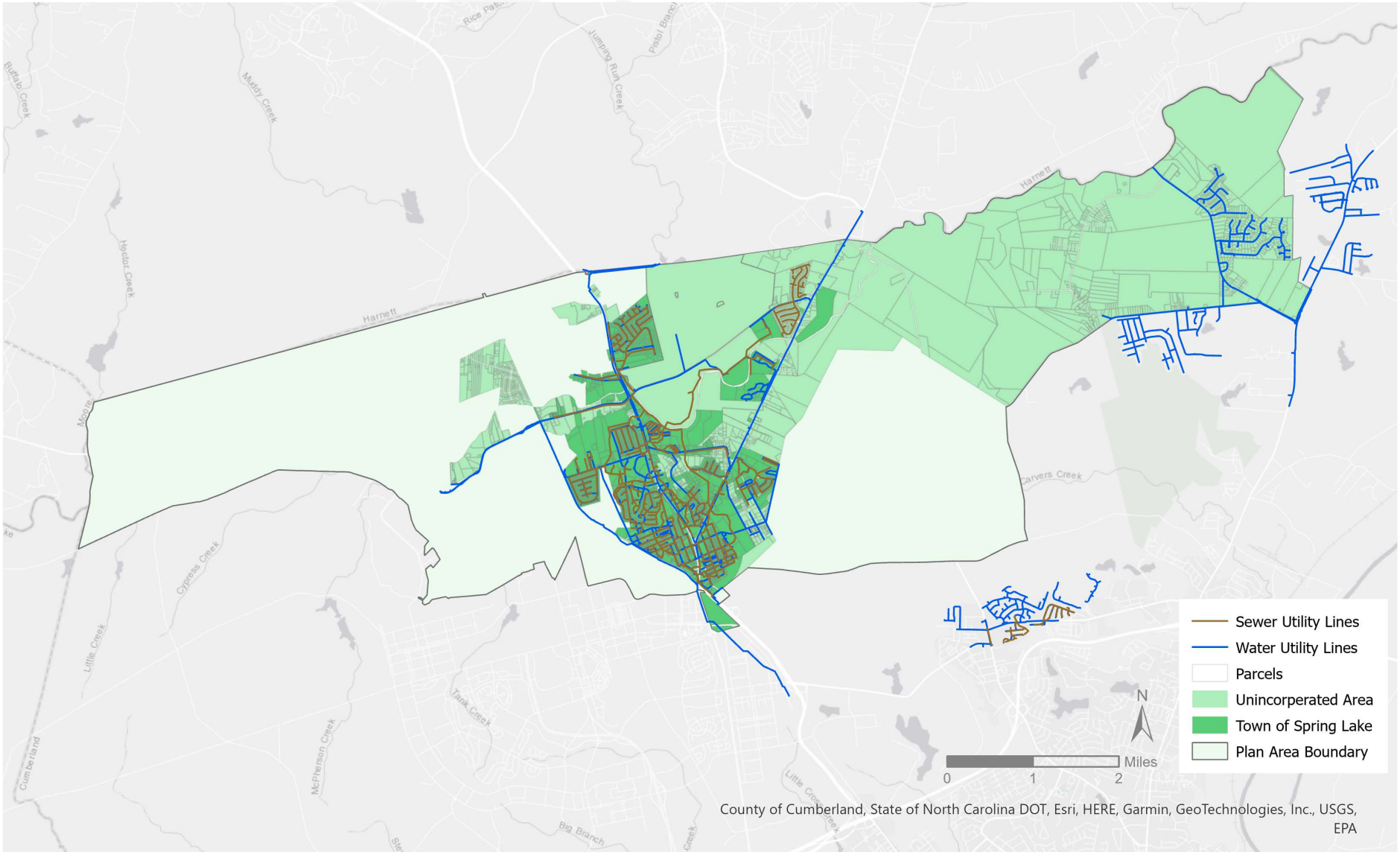
3.3 Plan Area Aerial Imagery



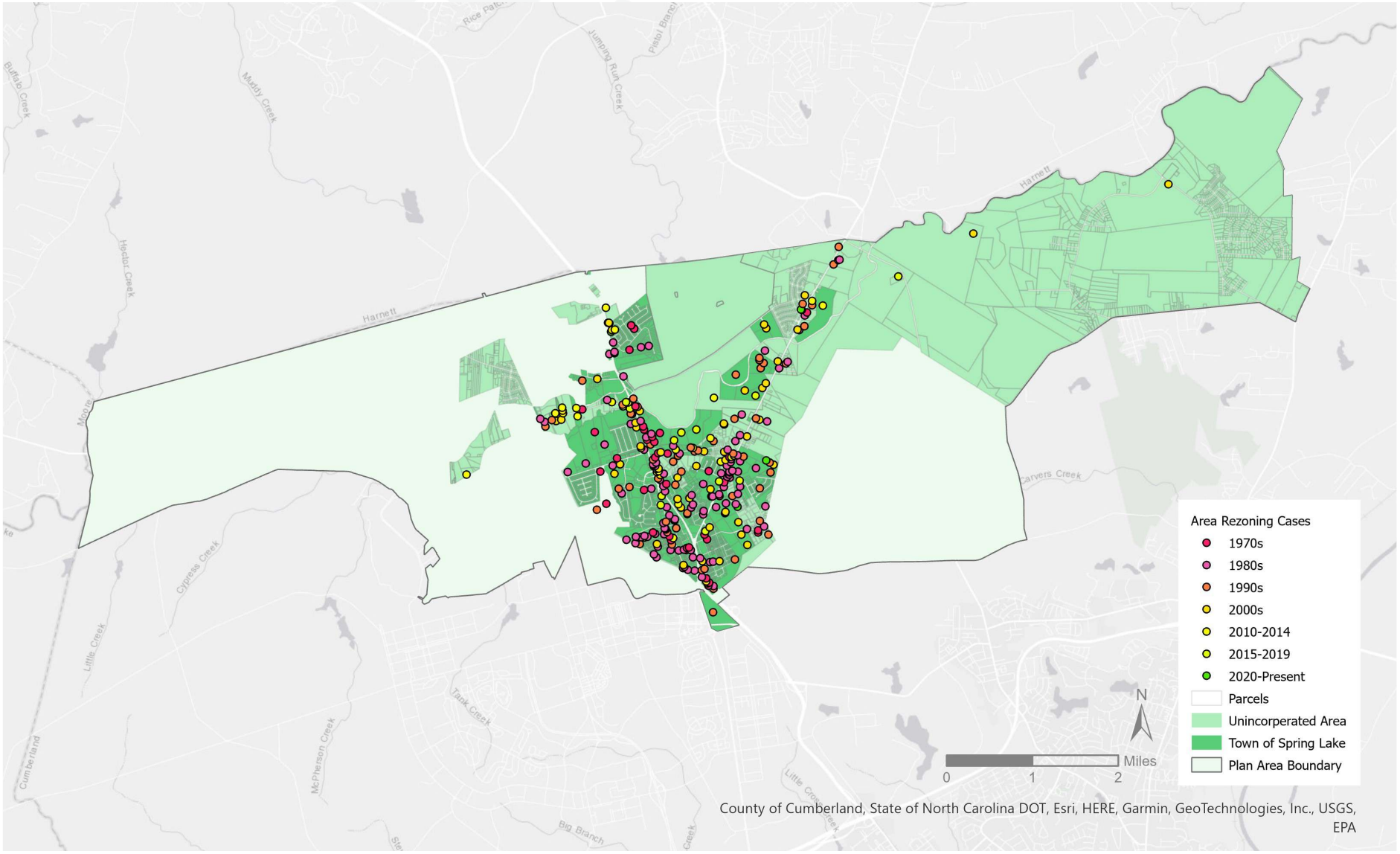
3.4 Adjacent Harnett County Land Use



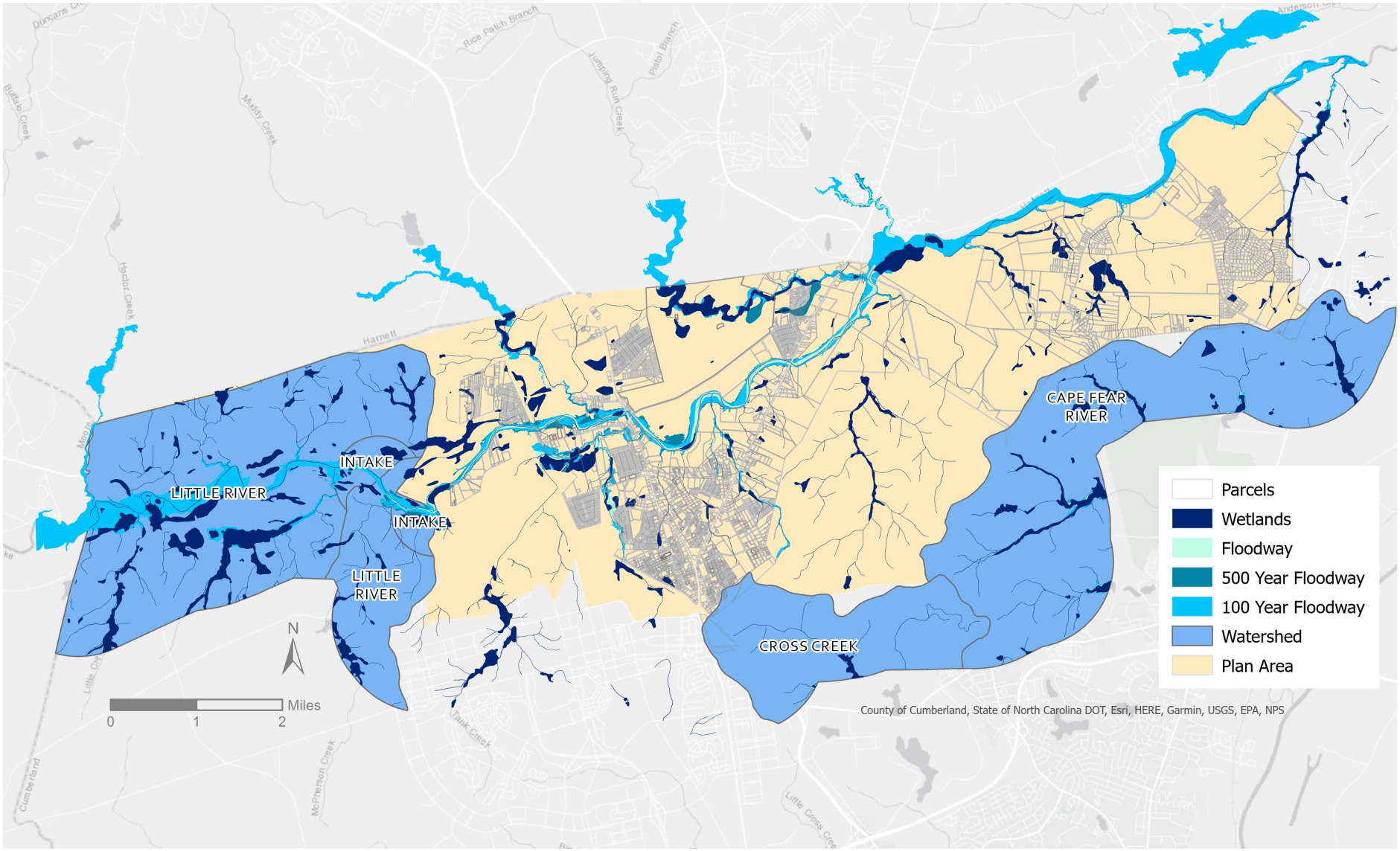
3.5 Water and Sewer Utility Lines in Plan Area



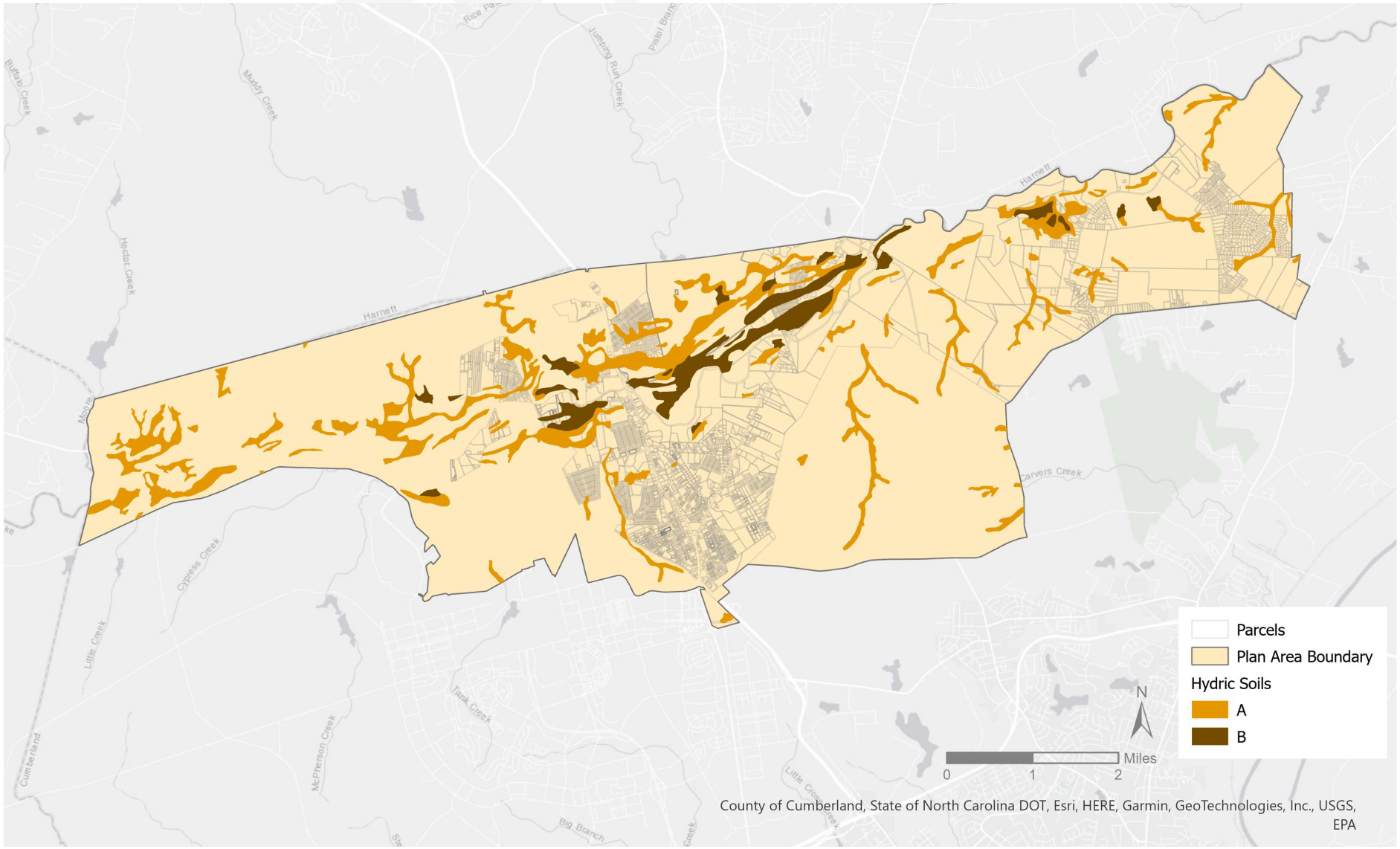
3.6 Area Rezoning Cases with a 1 Mile Buffer



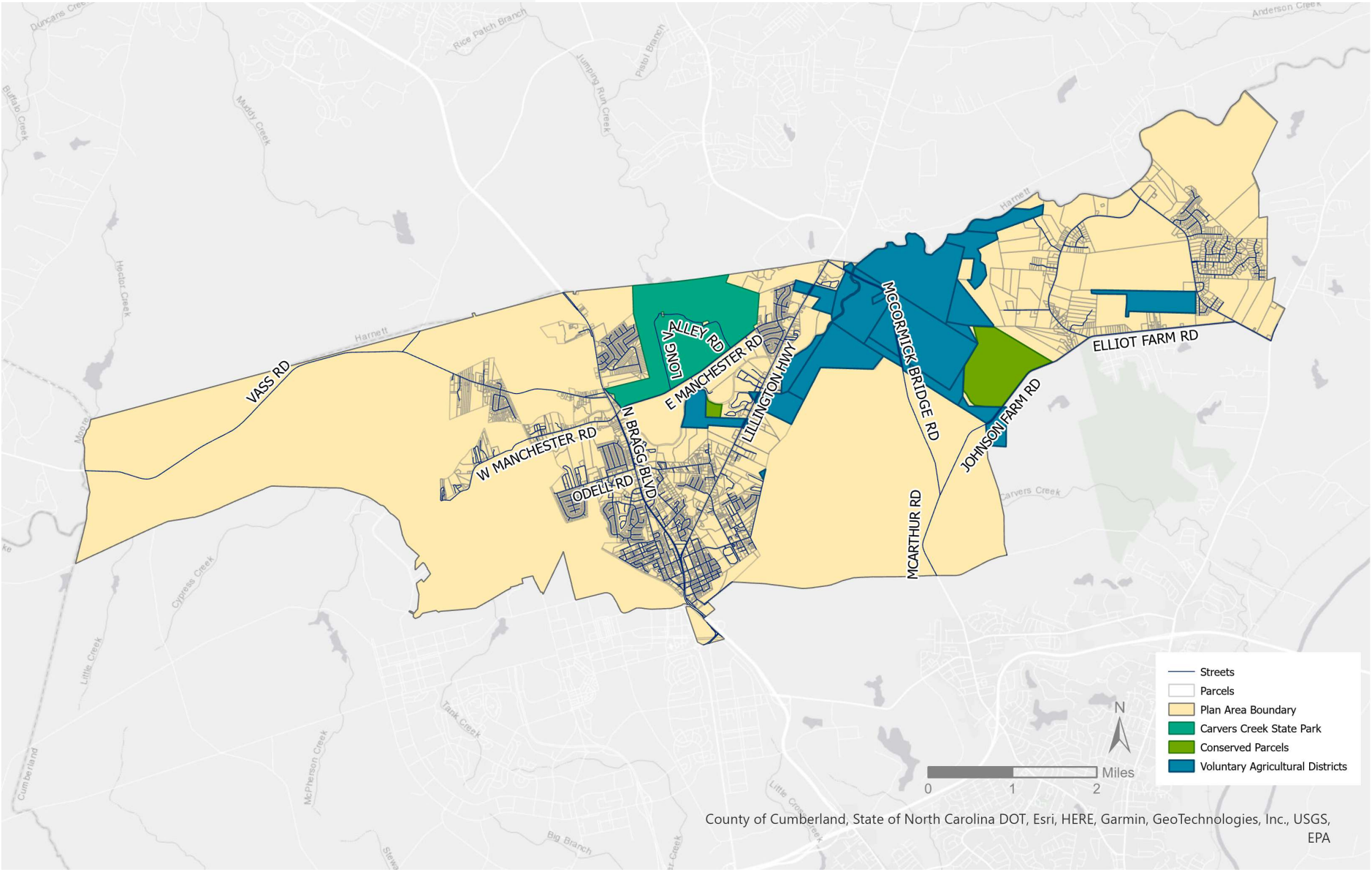
3.7 Area Flood Zone, Watershed and Wetlands



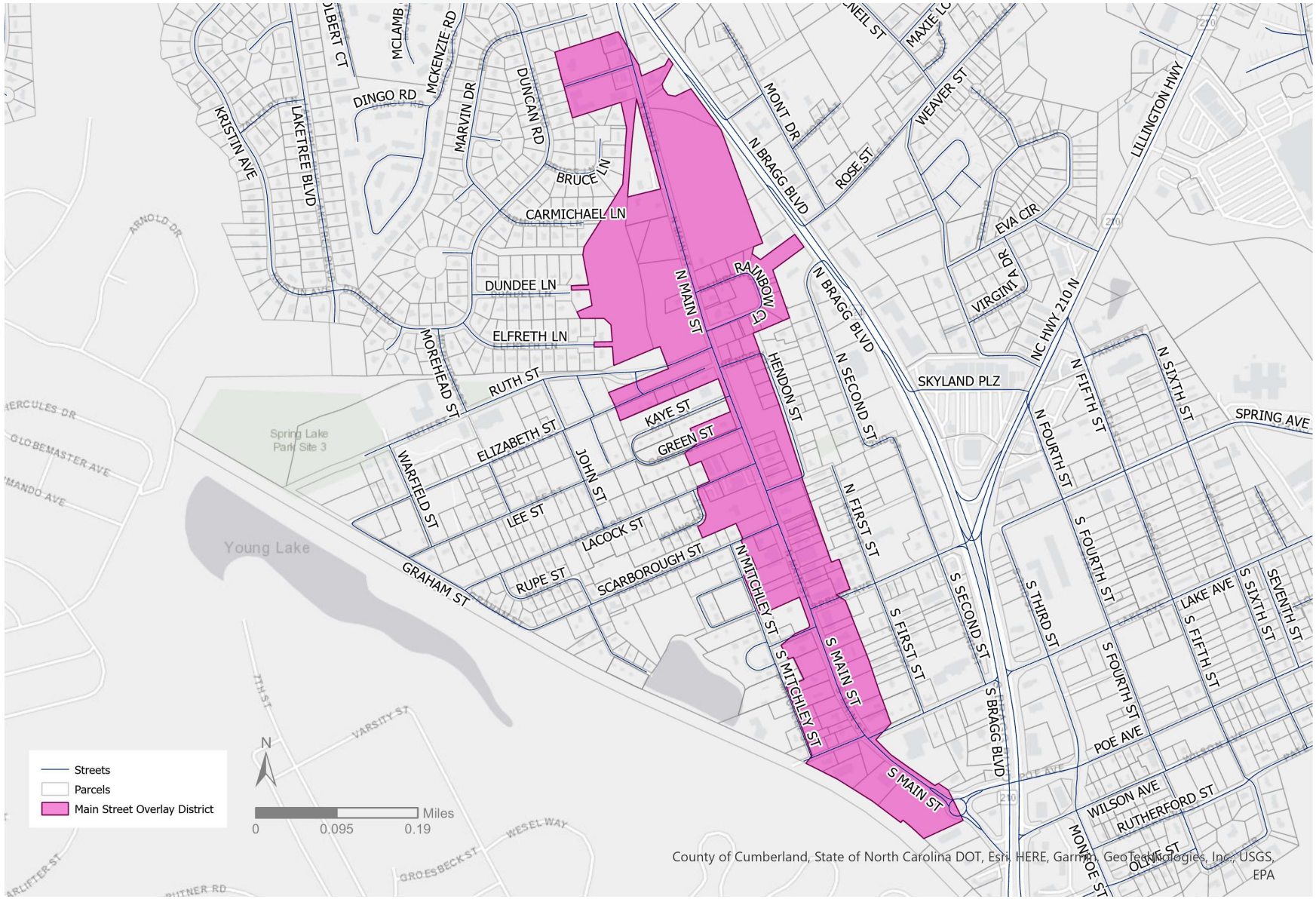
3.8 Hydric Soils



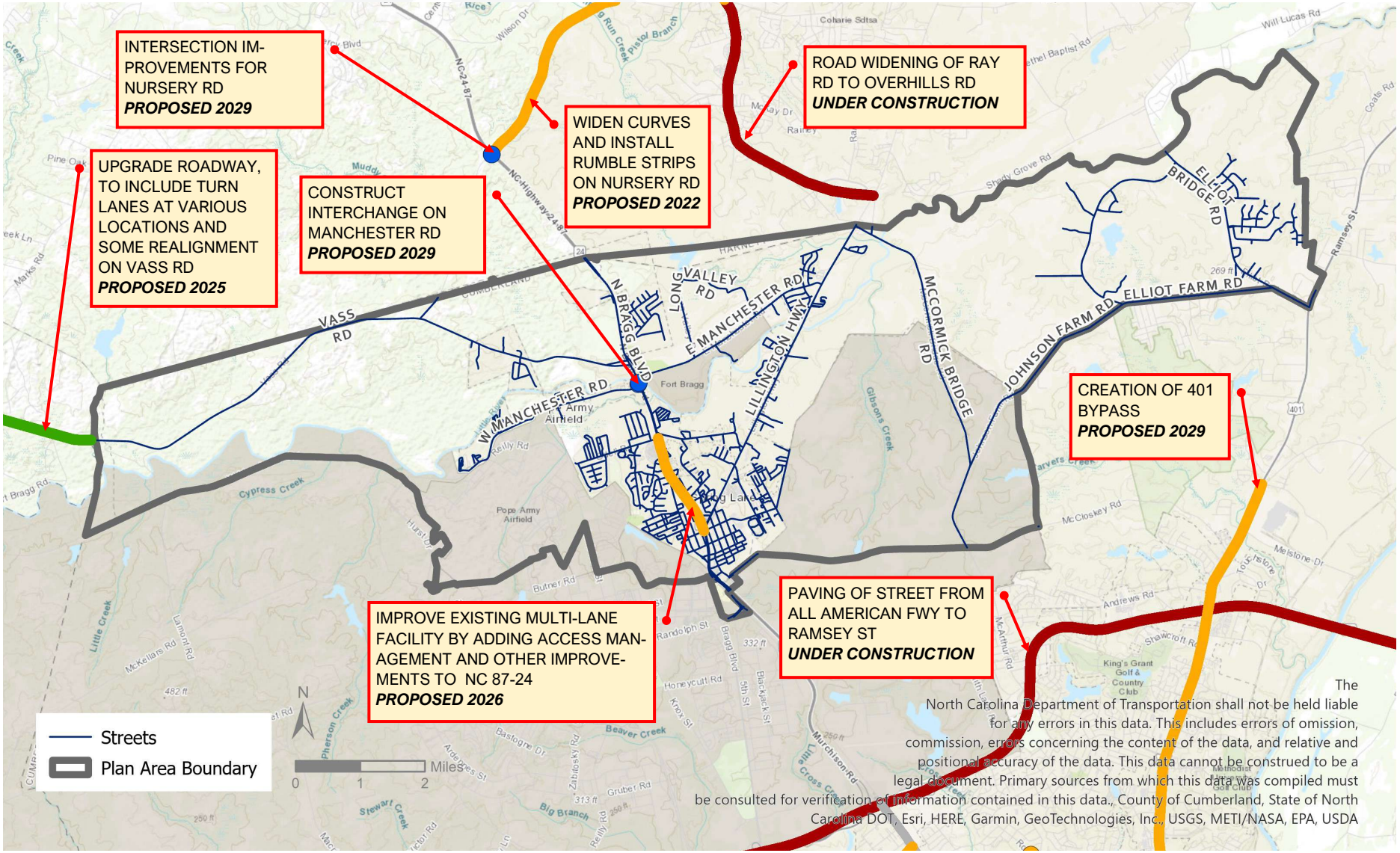
3.9 Conserved Parcels



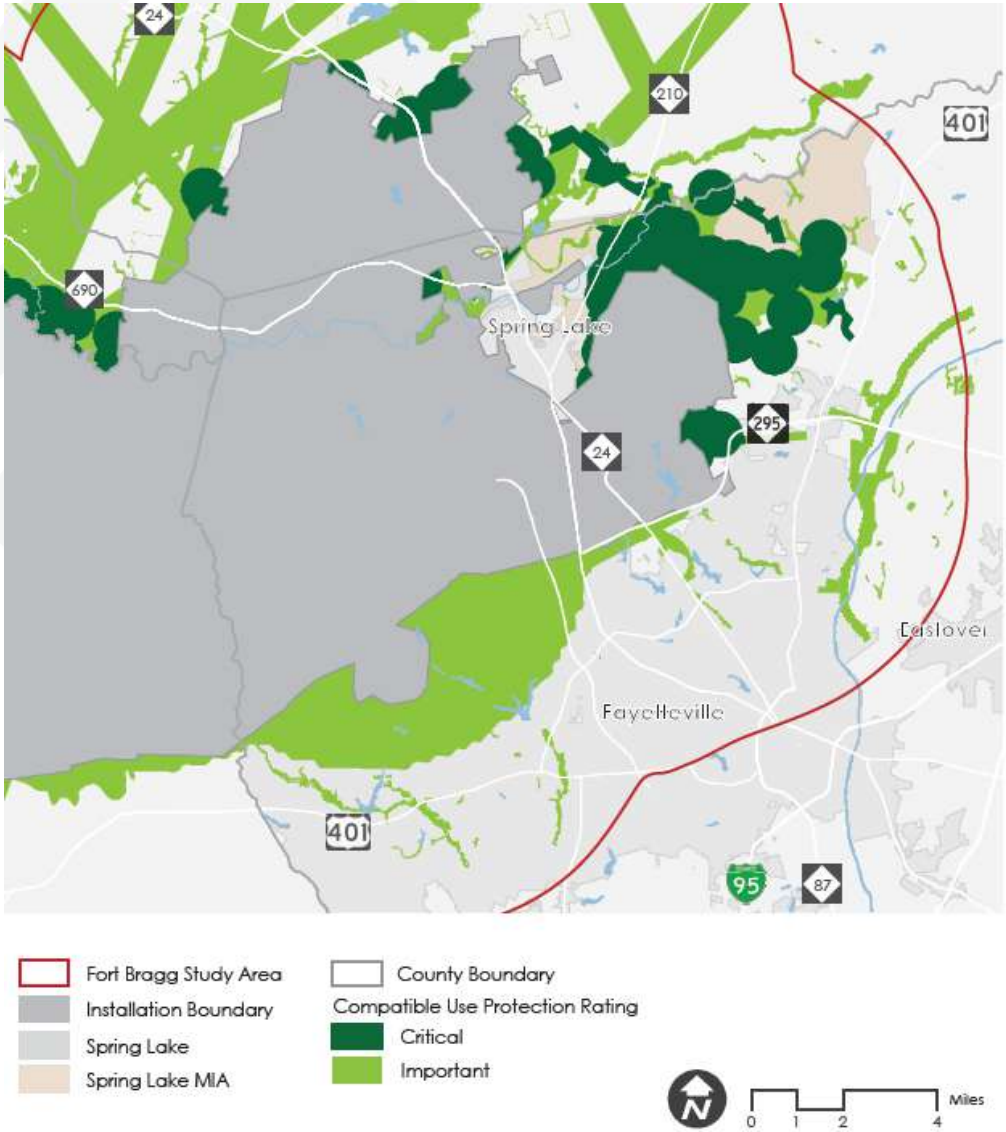
3.10 Mainstreet Overlay



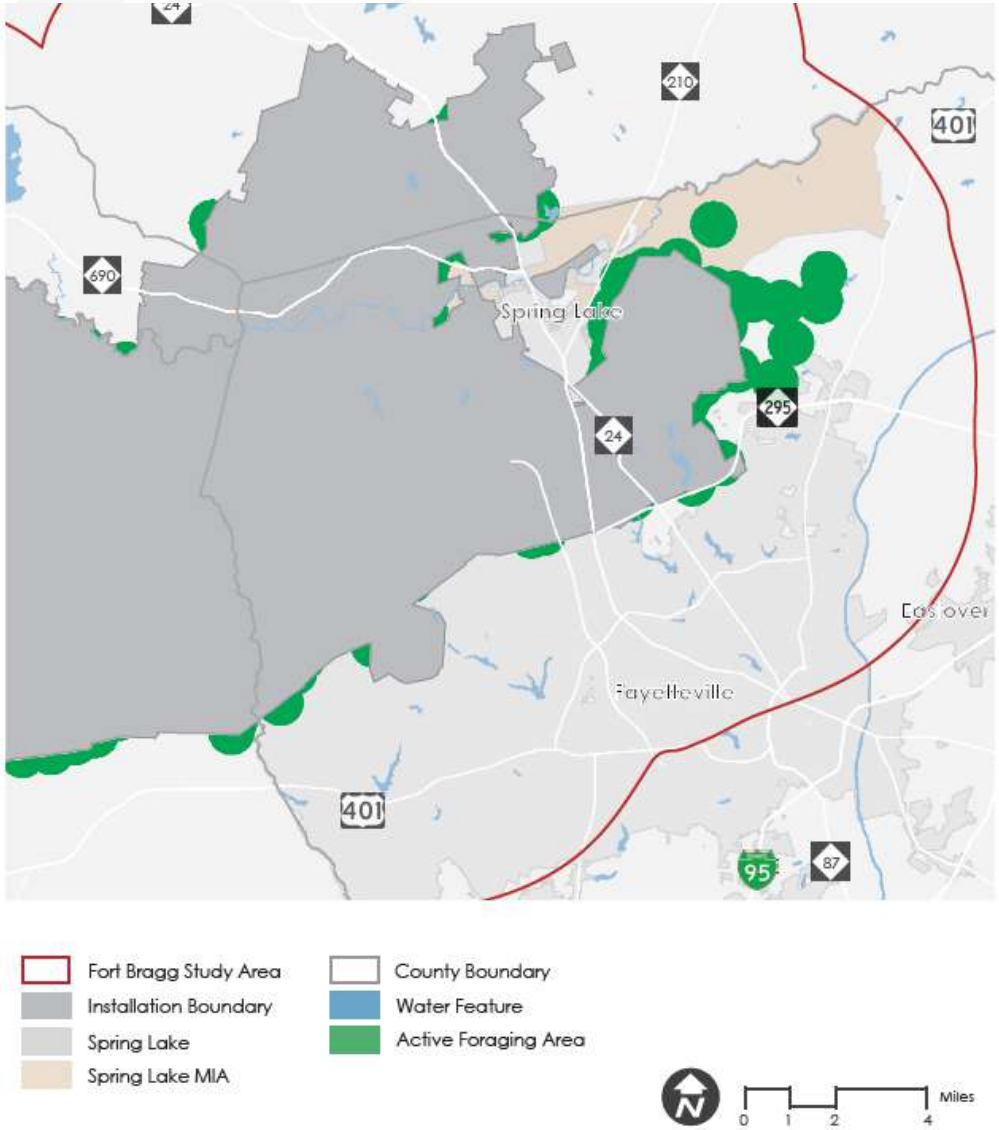
3.11 NCDOT STIP Proposed Projects for the Plan Area 2020-2029



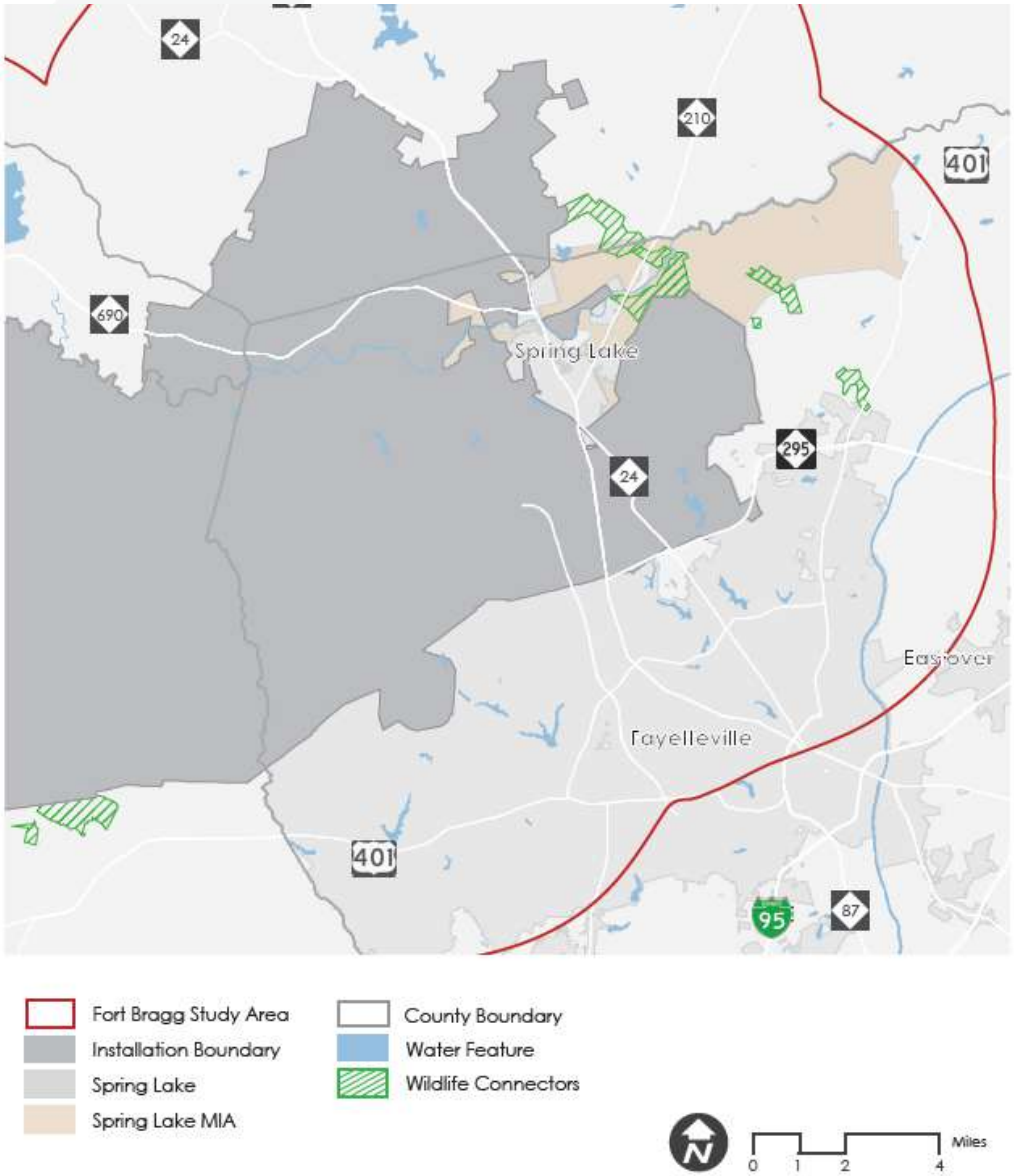
3.12 RLUAC Joint Land Use Study Compatible Use Projection Rating Map for Spring Lake Area



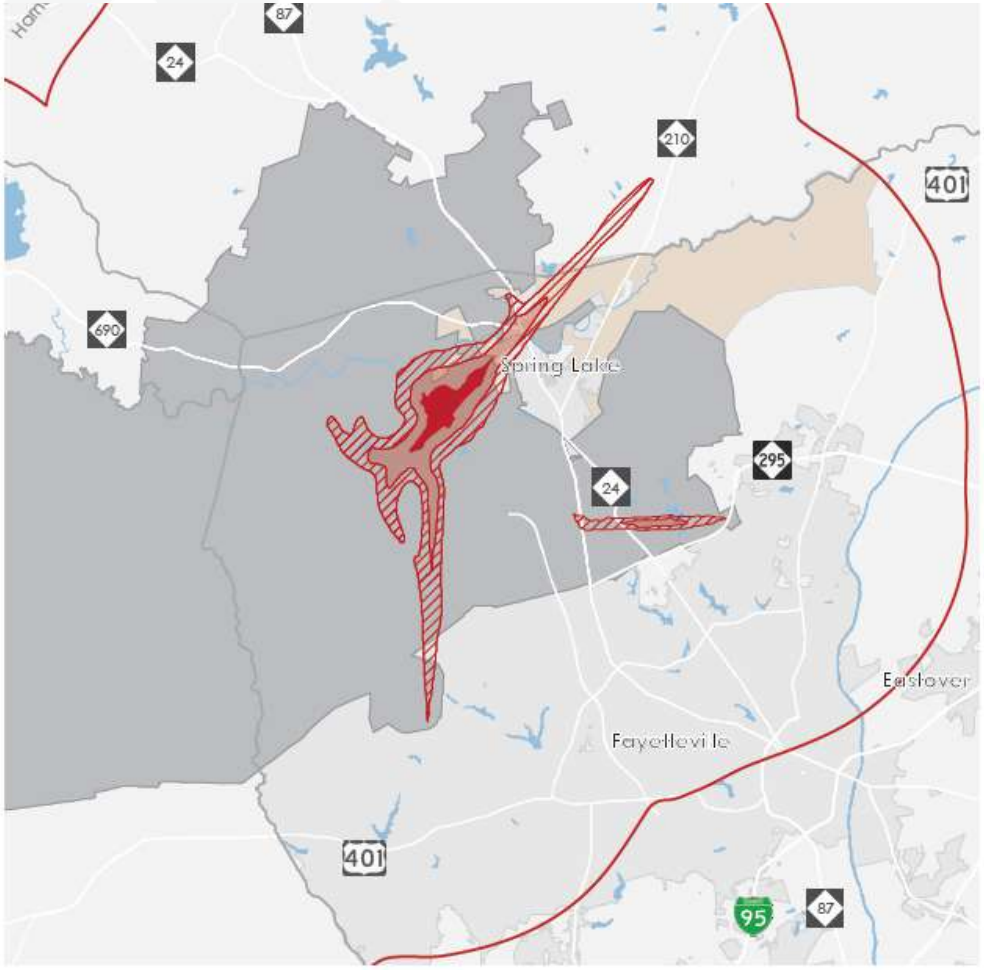
3.13 RLUAC Joint Land Use Study Red-Cockheaded Woodpecker Active Foraging Areas



3.14 RLUAC Joint Land Use Study Wildlife Connectors

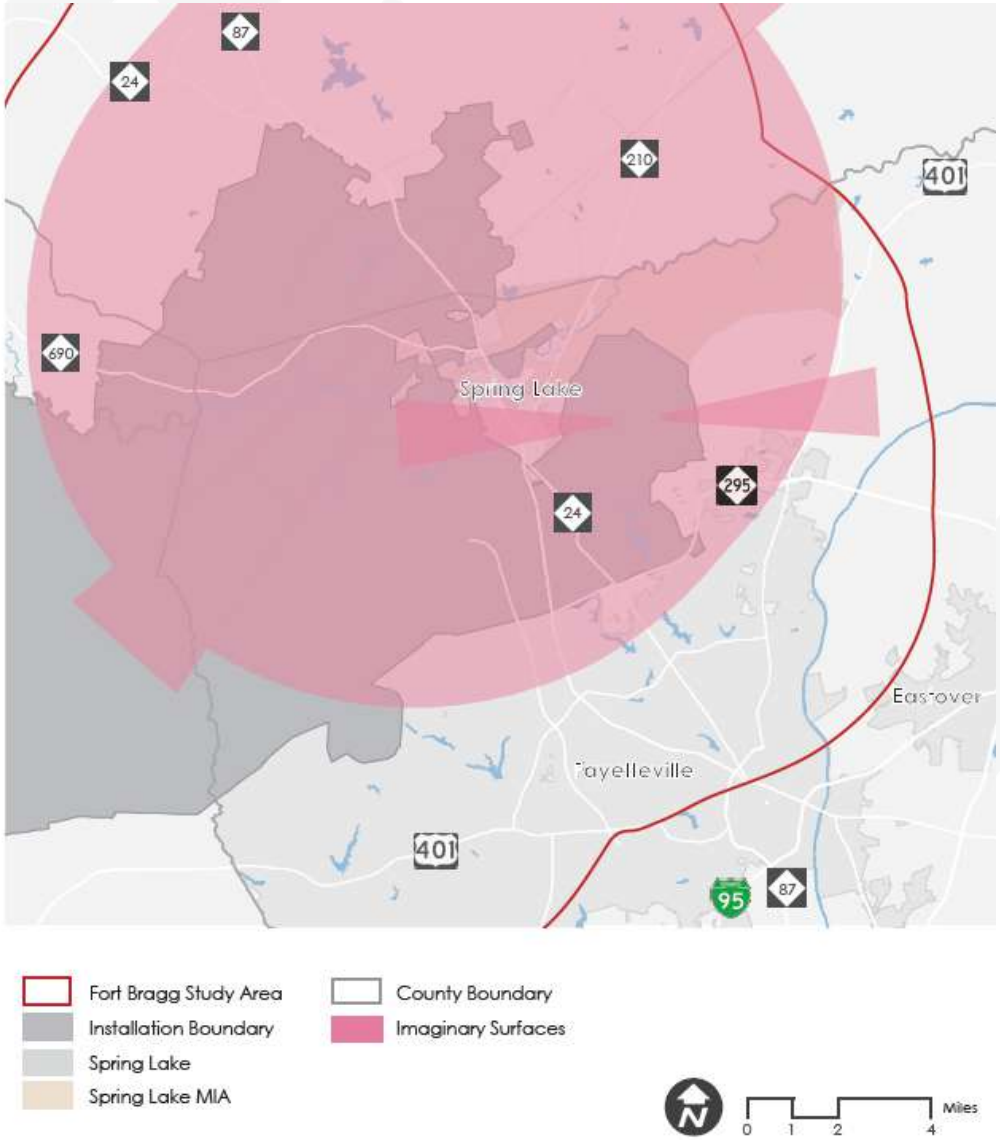


3.15 RLUAC Joint Land Use Study Aviation Noise Zones

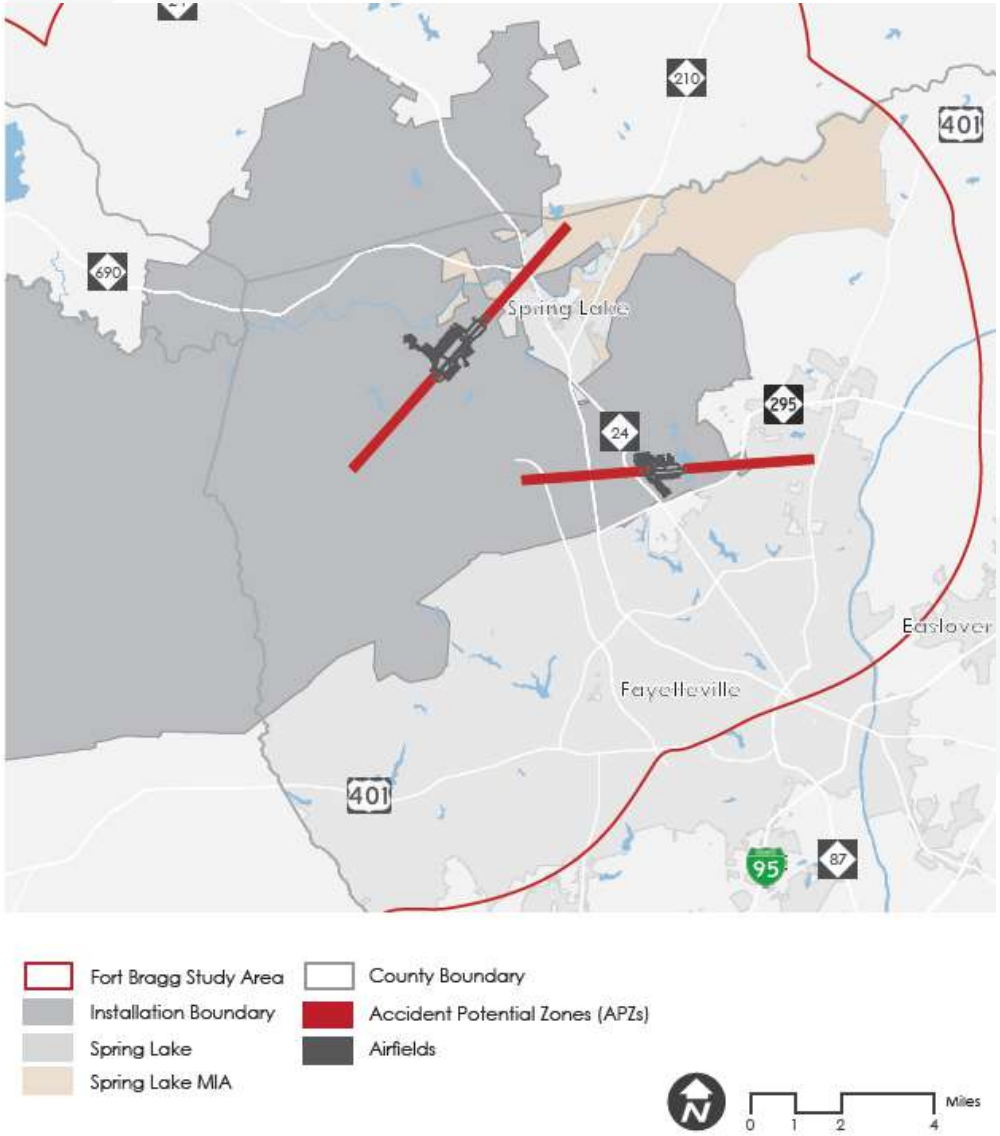


Fort Bragg Study Area
Installation Boundary
Spring Lake
County Boundary
75+ dB DNL
65 to 75 dB DNL

3.16 RLUAC Joint Land Use Study Airfield Imaginary Surfaces Map



3.17 RLUAC Joint Land Use Study Accident Potential Zones



4. Legislative Language

Legislative language guides operations and procedure at the state and 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 their code of ordinances. The planning staff references North Carolina General Statute 160D when providing services for the County and towns under the joint planning board agreement, and the planning staff utilizes the local ordinances when assessing planning related matters, such as a subdivision, rezoning, plat recording, etc. The following are resources planning staff referenced for this plan.

1. **N.C.G.S. Chapter 160D**: Chapter 160D of the North Carolina General Statutes consolidated city- and county-enabling statutes 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

2. **Cumberland County Zoning Ordinance:** The Zoning Ordinance establishes zoning regulations in Cumberland County, North Carolina, and provides for the administration, amendment and enforcement of this ordinance and defines the duties and powers of a Board of Adjustment in accordance with the provisions of the North Carolina General Statutes. 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. This ordinance applies to all unincorporated parcels within Cumberland County.

   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

3. **Cumberland County Subdivision Ordinance:** The 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/docs/default-source/planning-documents/ordinances/county/completed/county-subdivision-ordinance-chapter-160d-(revision-bocc-adoptedversion-62121)3fb308d7e5a74e2a821aa32ebcd95d3e.pdf?sfvrsn=791446c3_4

4. **Spring Lake Code of Ordinances:** The Spring Lake Code of Ordinances includes chapter 36—Subdivisions, and Chapter 42– Zoning, both of which regulate development and real property in town limits. This ordinance applies to all incorporated parcels with in the Town Limits of Spring Lake.

   Link to the Spring Lake Code of Ordinances: https://library.municode.com/nc/spring_lake/codes/code_of_ordinances

This section also includes examples of updates to legislative language, as well as resolution language for recommendation and adoption by governing boards.

4.1 NC General Statutes Legislative Language for Comprehensive Planning

Updated General Statues

N.C. General Statutes 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).)

4.2 Zoning Descriptions

Town of Spring Lake
CD—CD Conservancy District. This conventional zoning 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 department.

Cumberland County :

CD—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.

County 2/24/2022:

R30—A district designed primarily for single-family dwelling units with a lot area of 30,000 square feet or above.

R30A—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—A district designed primarily for single-family units with a lot area of 20,000 square feet or above. (Amd. 2-21-06)

R20A—A district designed primarily for single-family units and Class A manufactured homes with a lot area of 20,000 square feet or above. (Amd. 2-21-06)

Spring Lake:

RR—A district for traditionally rural use with lots of 20,000 square feet or above. The principal use of the land is for low-density residential 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 a healthful environment.

County 2/24/2022:

RR—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. (Amd. 01-19-10, Amd. 04-18-11)

4.2 Zoning Descriptions Continued

Town of Spring Lake

R15—A district designed primarily for single-family dwelling units with a lot area of 15,000 square feet or above.

R10—A district designed primarily for single-family dwellings on medium-sized lots with area of 10,000 square feet or above.

PND—A district for the planned development of various residential densities concurrent with neighborhood-oriented uses in a single project.

Cumberland County

R15—A district designed primarily for single-family dwelling units with a lot area of 15,000 square feet or above.

R10—This dormant district shall correspond to R7.5 Residential District. (Amd. 11-20-06)
R7.5—A district designed primarily for single-family dwellings on lots with a lot area of 7,500 square feet or above. (Amd. 11-20-06)

PND/CZ—A district designed for the planned development of various residential densities concurrent with neighborhood-oriented uses in a single project. (Article VII)

Town of Spring Lake

R6—A district designed for a mix of single- and multi-family dwellings.

R6A—A district designed for a mix of single- and multi-family dwellings including the use of mobile homes in mobile home parks only.

R5A—A district designed primarily for multi-family housing with a maximum of 13.5 dwelling units per net acre.

Cumberland County

R6—A district designed for a mix of single- and multi-family dwellings.

R6A—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—A district designed primarily for multi-family dwelling units with a maximum density of 13 ½ dwelling units per net acre. (Amd. 02-19-08)

Town of Spring Lake

R5—A district designed primarily for multi-family dwelling units with a density greater than that allowed in R-5A.

Cumberland County

R5—A district designed primarily for multi-family dwelling units with a maximum density of 29 units per acre, dependent upon the type of development. (Amd. 02-19-08)

4.2 Zoning Descriptions Continued

Town of Spring Lake

C-1—*Local Business District.* This conventional zoning 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 any arterial street and generally surrounded by residential areas.

Cumberland County

C1(P) - 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) - 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. (Amd. 02-19-08)

C(P) - This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient 34 June 20, 2005 County Zoning Ordinance w/ Amendments through March 15, 2021 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. (Amd. 02-19-08)

Town of Spring Lake

C-3—Heavy Commercial District. This conventional zoning 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 effect on surrounding lands and is limited to those areas of mixed commercial activity which lie adjacent [to] or at the intersection of major arterials and those areas which exhibit a highly mixed composition of commercial land uses.

C(P) - The intent of this conventional zoning district is to assure the grouping of buildings on a parcel of land so 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.

HS(P) - This conventional zoning district is designed for commercial establishments serving transients using only the major highway systems traversing the county. The range of retail and service uses in this district are restricted to those essential to the traveler and therefore, by nature, are inhibiting the generation and potential congestion of local traffic. The district is customarily located near the intersection of limited access facilities and major arterial streets. Plan approval is a requirement for developments proposed for the district.

4.2 Zoning Descriptions Continued

Town of Spring Lake

CB—This conventional zoning district is intended to preserve and enhance the original downtown area as a compact, viable and convenient location for a wide variety of commercial and office uses. Residential uses are permitted only in conjunction with a mixed use building or mixed use development, and shall be located to the rear or on the second floor of or above any structure. To preserve the compactness of the area and to lessen congestion the display, sales and storage of goods is conducted entirely within enclosed buildings. The yard requirements are based generally on the pattern of existing development so as to minimize dimensional disparities and to preserve the continued usefulness and essential character of the existing buildings located in the downtown area. In order to promote coordination and the compatible intermixture or residential and commercial development, this district is a planned district and site plan review is required for every development, re-development or change-in-use.

[Note: Mixed use buildings and mixed use developments are currently allowed in the Spring Lake ordinance.]

Town of Spring Lake

O&I—This conventional zoning 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 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.

Cumberland County

O&I(P)—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. (Amd. 04-18-11)

Town of Spring Lake:

DD/CD—The purpose of this district is to promote and encourage the preservation of open space 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. (See section 42-141.)

Cumberland County:

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) (Amd. 04-18-11)

4.2 Zoning Descriptions Continued

Town of Spring Lake

M-1(P)—This conventional zoning district is designed for a wide variety of light industrial operations involving manufacturing, processing, and fabrication of material; operations involving wholesaling and bulk storage; accommodating a limited range of administrative offices, institutional and commercial services; a variety of research and development uses; and certain public assembly and recreational uses with all operations conducted entirely within a structure. The general intent of the district is to prohibit residential 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. Access and compatibility with the surrounding uses are the most important location criteria for the light industrial districts. In addition, by allowing a wide range of permitted uses, this district is intended to accommodate the development of "flex space" arrangements, where at the time of initial site plan approval the developer can establish different combinations of allowable uses on a site over time. For assurance of conformance to the standards established by this ordinance [chapter], this district should only be considered for tracts of land five acres or greater in size and staff level site plan approval is required for any change in use.

Cumberland County

M1(P) - 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. (Amd. 02-19-08)

Cumberland County

M(P) - 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. (Amd. 02-19-08, Amd. 09-16-08)

Town of Spring Lake

M(P) - This conventional zoning district is designed primarily as a restricted industrial and wholesale area which by location and design is compatible with surrounding or abutting residential, commercial, or light industrial areas. The general intent of this district is to permit uses confined to service, wholesaling, manufacturing, fabrication and processing activities that can be carried an in an unobstructed manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. The district is customarily located between other industrial areas and residential uses or in locations which are served by major roads but are not feasible for other industrial districts because of proximity to residential uses. To promote the essential design features within the M(P) District, plan approval is a requirement.

4.2 Zoning Descriptions Continued

Town of Spring Lake

M-2—This conventional zoning district is designed primarily for basis 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 use. The general intent is to encourage the continued use of certain lands 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 contract with the general public and those not involving the same of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests, and other person who are within the district with an industrial activity.

Town of Spring Lake

MXD/CD—The purpose of this district is to encourage innovative development on a conditional zoning basis by providing use flexibility while maintaining quality design standards tempered with proper controls regarding buffering, landscaping, open space designation, density and other conditions. (See section 42-139.)

Cumberland County

MXD/CZ—. 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 35 June 20, 2005 County Zoning Ordinance w/ Amendments through March 15, 2021 regarding buffering, landscaping, open space designation, density and other conditions. (Article VI)

4.3 Example Density Grid

NOTES:

*** Required**	**1 Public Water Required**
- Optional	**2 Public Water and Sewer System Required**

	Lot Width	Front Yard	Rear Yard	Side Yard	Corner Side Yard	Open Space	Street Trees	Public Utilities	Sidewalks	Required Perimeter Buffer
A1/ A1A- Zoning										
≥ 2 acres minimum lots	100’	50’	50’	25’		0%	-	-	-	-
≥ 40,000 sq. ft. minimum lots	100’	30’	35’	15’		10%	-	-	-	-
≥ 30,000 sq. ft. minimum lots	100’	30’	35’	15’		20%	-	-	-	*
≥ 20,000 sq. ft. minimum lots	100’	30’	35’	15’		30%	*	1	-	*
R-40/R-40A Zoning										
≥ 40,000 sq. ft. minimum lots	100’	30’	35’	15’		0%	-	-	-	-
≥ 30,000 sq. ft. minimum lots	100’	30’	35’	15’		10%	-	-	-	*
≥ 20,000 sq. ft. minimum lots	100’	30’	35’	15’		20%	*	1	-	*
R30/ R30A Zoning										
≥ 30,000 sq. ft. minimum lots	100’	30’	35’	15’		0%	-	-	-	-
≥ 20,000 sq. ft. minimum lots	100’	30’	35’	15’		10%	*	1	-	-
≥ 15,000 sq. ft. minimum lots	75’	30’	35’	15’		20%	*	2	*	*
RR Zoning										
≥ 20,000 sq. ft. minimum lots	100’	30’	35’	15’		0%	-	1	-	-
≥ 15,000 sq. ft. minimum lots	75’	30’	35’	15’		10%	*	2	*	*
≥ 7,500 sq. ft. minimum lots	75’	30’	35’	15’		20%	*	2	*	*

RESOLUTION OF ADOPTION

SPRING LAKE AREA LAND USE PLAN

COUNTY OF CUMBERLAND

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 Statues; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Spring Lake Area Land Use Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth, change, and development within the Spring Lake Study Area; and

WHEREAS, the Plan is subject to future re-evaluation or 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 Spring Lake Area Land Use Plan

On this _____ day of _____, 2022.

BY: _____

Glen Adams, Chairman

BOARD OF COUNTY COMMISSIONERS

ATTEST: _____

Candice White, Clerk to the Board

DRAFT

SPRING LAKE AREA VISIONING THE FUTURE

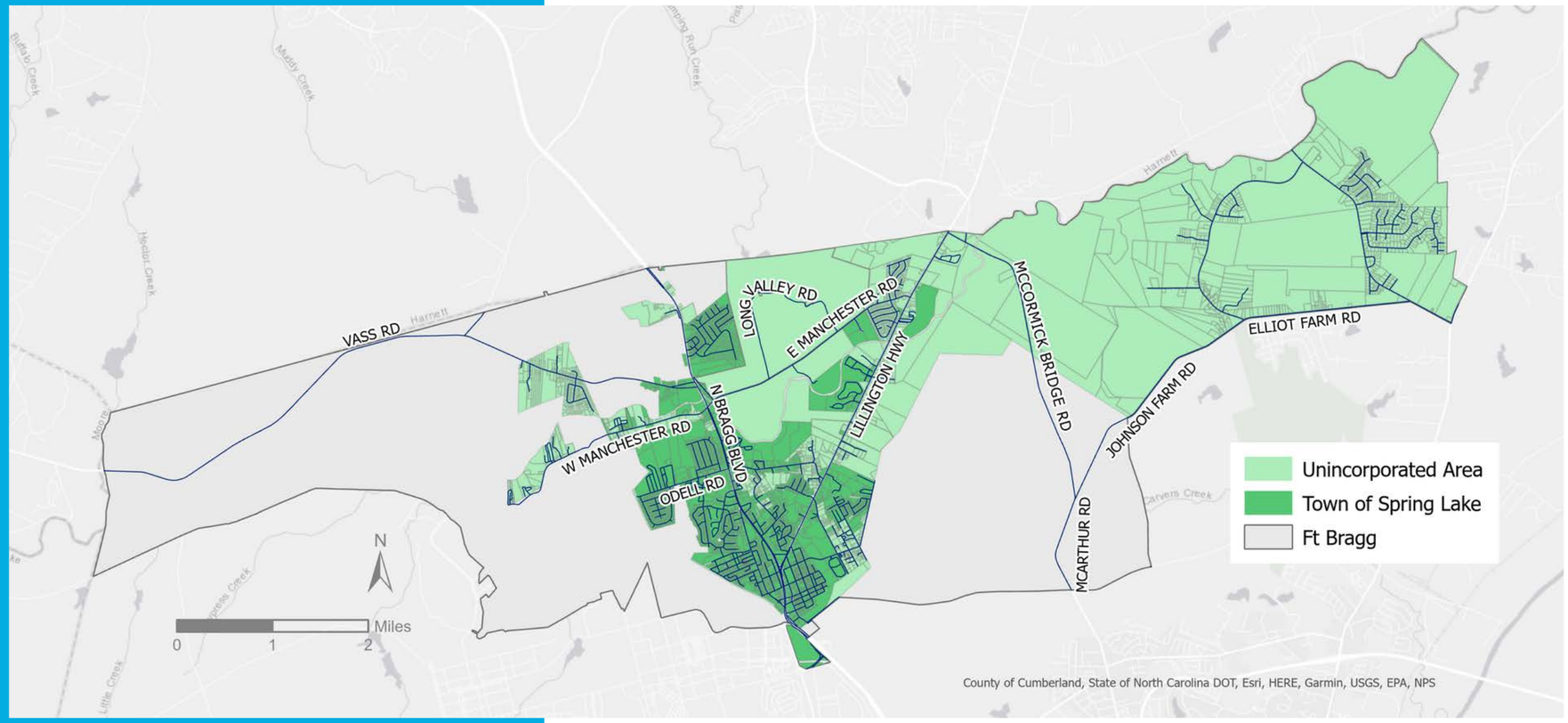
Land Use Plan, 2022

CUMBERLAND COUNTY
NORTH CAROLINA

Date Presented:
July 19, 2022

Spring Lake Plan Area

- Located in the northwest portion of the County
- Large portion of plan surrounded by Fort Bragg
- Approximately 12,500 acres of the County
- Population of approximately 12,199 people
- Suburban in nature



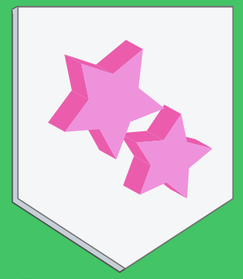
Vision & Goals

"A destination not a drive-through"

The Spring Lake Area Plan envisions a future where there is a thriving Main Street, high quality housing, economic opportunity, activities for families and residents, and a sense of community.

Goals were developed around 5 major themes:

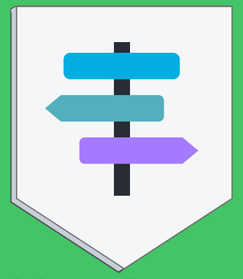
Housing



Community Activities

Sense of Place

Economic Development



Main Street

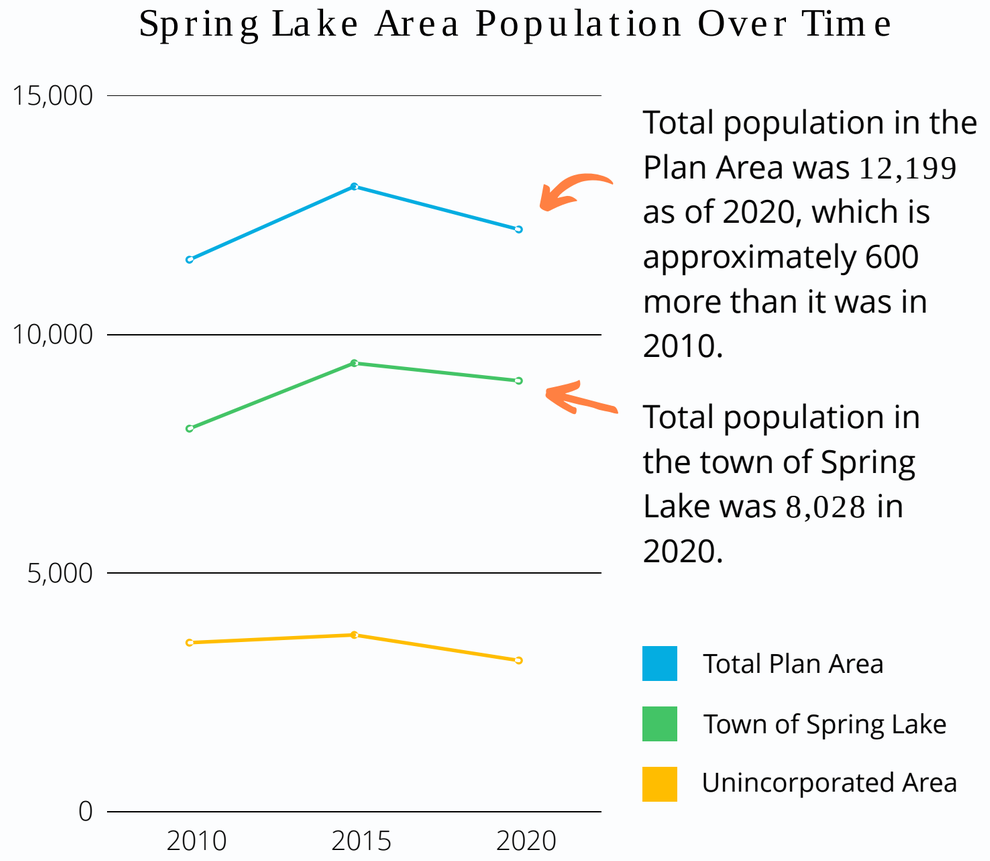
TODAY SECTION

Existing Conditons, Engagement Results, & Online Outreach

SPRING LAKE AREA
VISIONING
THE FUTURE
Land Use Plan, 2022

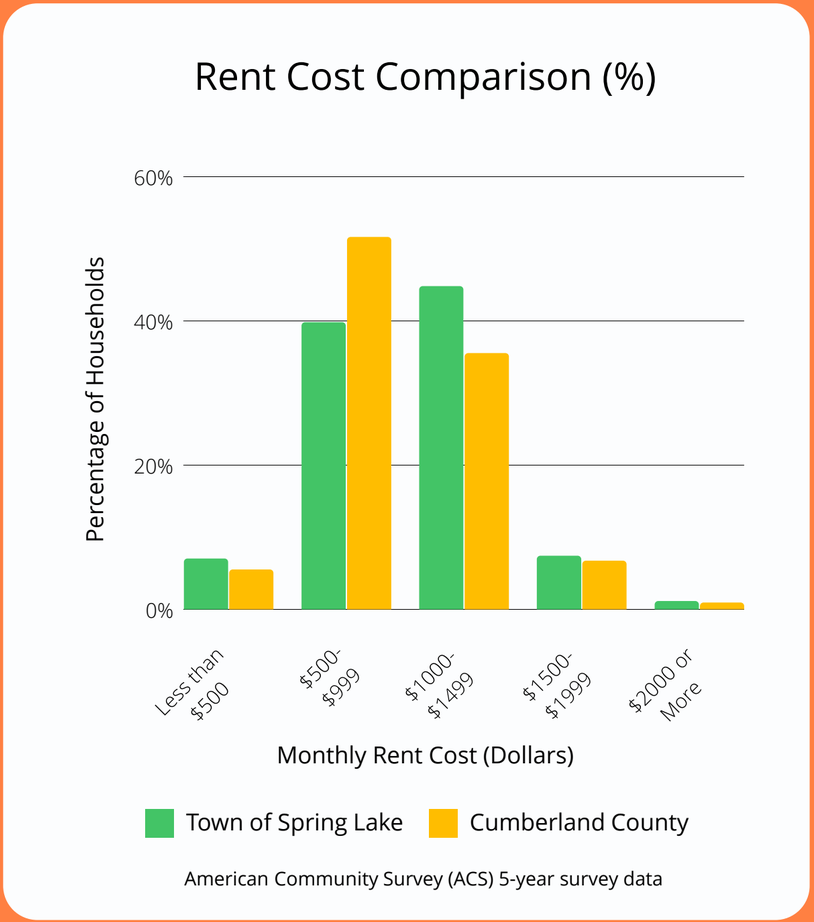
Population Demographics

- Town of Spring Lake makes up 74% of the plan area population
- The plan area is relatively young: ages 20-29 is the most populous age bracket, followed by ages 30-39.
- The plan area is 43% White, 40% Black, and 14% Hispanic of any race. The Town is more diverse than the total plan area at 37% White, 44% Black, 13% Hispanic of any race.



American Community Survey (ACS) 5-year survey data

Housing Demographics

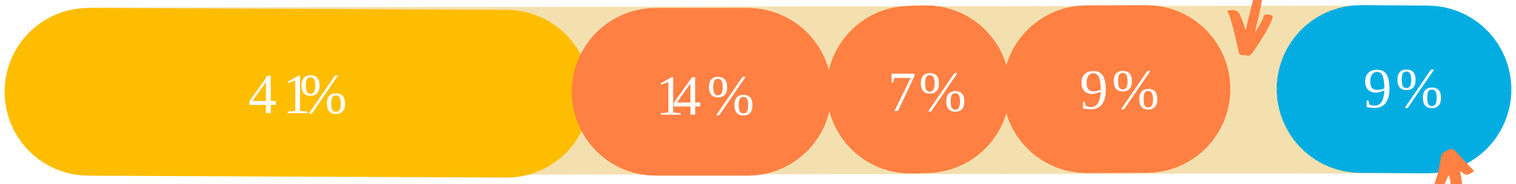


- There are approximately 5,963 residential units in the Spring Lake Plan Area, 86.7% of them were occupied as of 2020
- 79.1% of units in Town are renter occupied
    - County renter occupancy rate is at 48%

Economic Development & Labor Demographics

Town of Spring Lake Labor Trends

68.6% of the Town of Spring Lake's 16-and-older population is in the labor force. The light orange bar represents the total labor force



Of the 6,432 Town residents in the labor force, 41% are in the armed forces

Of the civilian labor industries, the largest concentration of employees includes social services/health care/education (14%), retail trade (7%) and public administration (9%)

The Town's unemployment rate is approximately 9% which is slightly higher than the County at 7.8%

- Majority of commercial activity in Plan Area occurs within the Town
- Armed Forces make up 41% of the Town labor force
- The Town unemployment rate is at 9% which is higher than the County at 7.8%

Public Engagement

May 2021 - Steering committee of 13 members was created and convened on a monthly basis through May 2022.

September 1, 2021 - Plan Area website published for virtual engagement opportunities, including values survey.

September 30, 2021 - Community Kickoff Meeting held; over 100 attendees.

December 2021 - Online values survey closed; 35 responses collected.

January 13, 2022 - Area stakeholders were identified and convened through meetings held at Spring Lake Town Hall; over 40 attendees.

April 14, 2022 - Draft Plan was published on County Planning Website and Plan Area Website.

April 28, 2022 - Public drop-in draft review session was held at Spring Lake Town Hall; 42 attendees.

Engagement Results

Plan Pages #28-32

S (Strengths)	W (Weaknesses)	O (Opportunities)	T (Threats)
• Significant community potential • Abundance of potential for businesses to come in with presence of vacant land and buildings • Traffic flow (People can get through town fairly quickly) • Proximity to Fort Bragg and city life • Quiet, small-town feel • Diverse community • Community pride • Natural resources and beauty of local parks and trails • Lunch food scene	• Lack of restaurants and outdoor dining • Lack of grocery options • Lack of retail options • Lack of nearby medical facilities • Lack of cohesive city management • Traffic and speeding issues • Connectivity issues • Inability to keep local businesses • Lack of access to local businesses due to traffic and built environment • Dilapidated street infrastructure • Poorly managed water lines • Beautification standards • No economic development plan • No vision • High taxes • Not enough high quality housing	• Expansion to community facilities such as a community swimming pool or skating rink • Bring back public transit • Need town beautification efforts • Provide more family events • Redevelopment opportunities for older portions of Spring Lake (3rd —7th Street; Main Street to Town Hall) • More amenities for travelers could be provided • Opportunity to improve infrastructure to attract local business	• High taxes • High water bills • Bad roads • Utility access • Diminishing of business base • Increasing traffic congestion • Deteriorating housing • Deteriorating park amenities • Flooding risk • Vacant properties • Lack of accountability • Trash accumulation on roadsides and vacant lots • No beautification standards for future development

Engagement Results

The success of the engagement process is based on the volume, diversity and attitude of engagement received.
Feedback was positive, indicating a growth in understanding of planning concepts, intent and limitations.

Many specifics in the Vision and Goals came from community suggestions in online surveys and engagement sessions:

- Family-oriented entertainment
- Thriving Main Street
- Transportation and connectivity improvements
- Capitalize on existing food scene

100+ Attendees at the Community Kickoff Meeting

35 Values Surveys completed

3,000 Words to answer open-ended questions

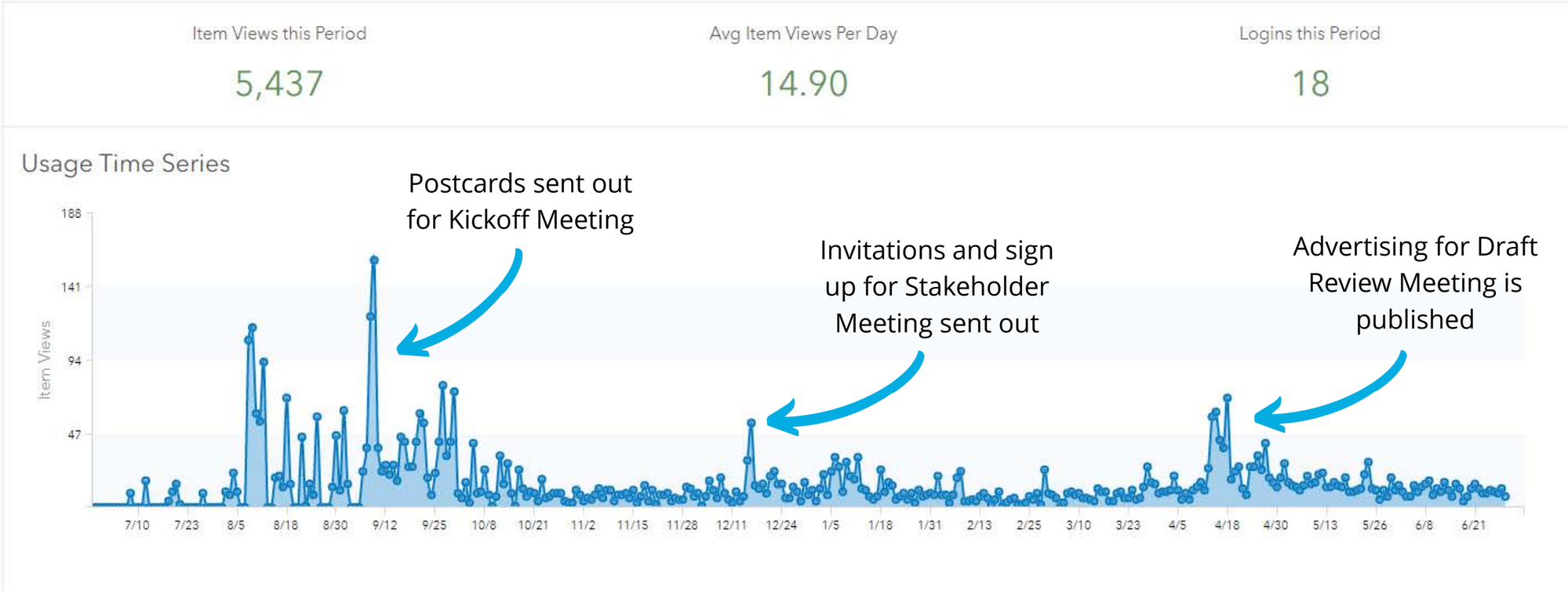
41 Attendees across 4 Stakeholder Meetings

42 Attendees at drop-in Draft Plan Review Session

Plan Pages #15, #28-32, #108-131

Online Outreach

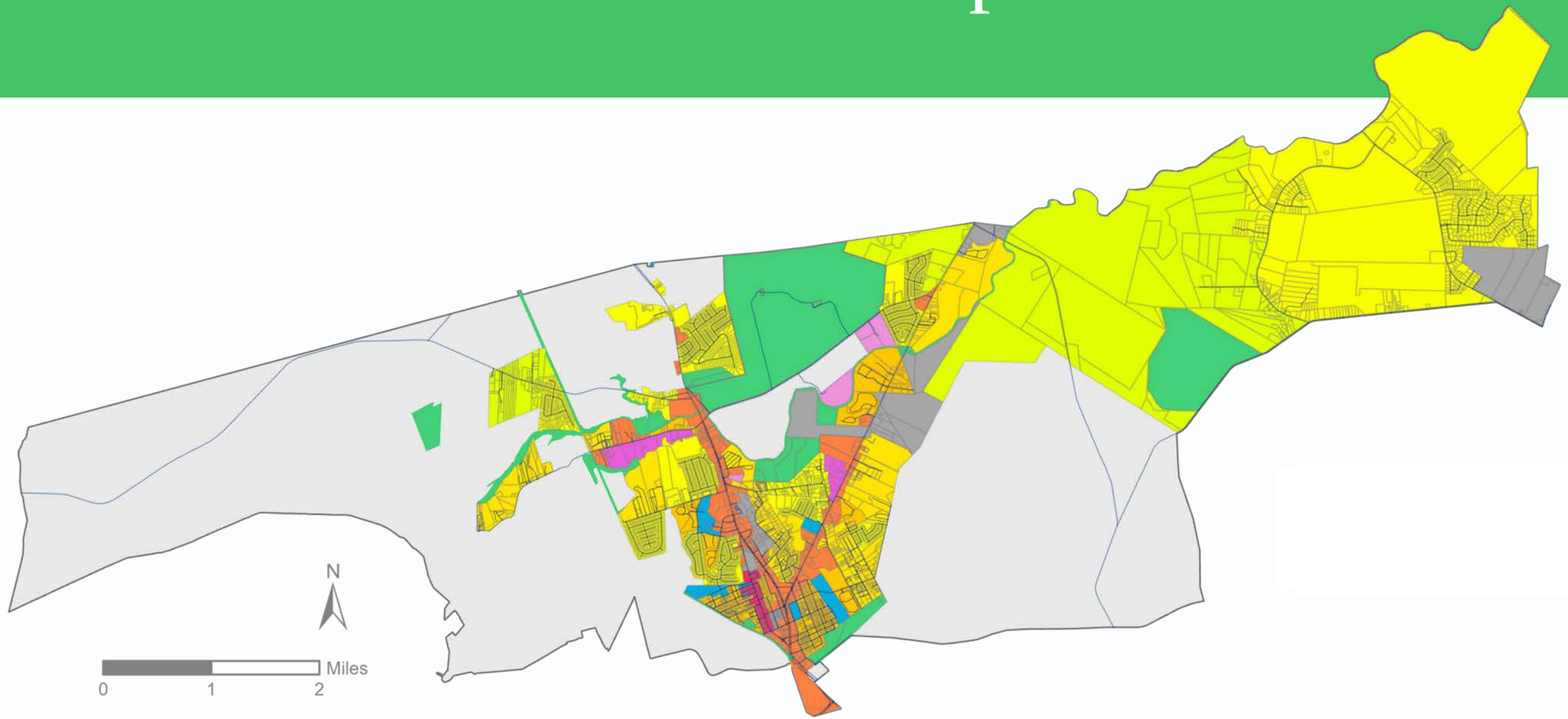
- First time the County has utilized a website in the Comprehensive Planning process
- Over 5,000 website visits over the course of the year



TOMORROW SECTION

Future Land Use Map & Land Use Classifications

2022 Future Land Use Map



Land Use Category	Open Space	Rural Density Residential	Suburban Density Residential	Low Density Residential	Medium Denisty Residential	High Density Residential	Commercial	Downtown	Heavy Industrial	Light Industrial	Office & Institutional	Flex Areas	Fort Bragg
Associated Zoning Districts	CD	A1, A1A, R40, R40A	R30, R30A, R20, R20A, RR	R15, R15A, R10, PND, R7.5	R6, R6A, R5A	R5	C1, C1(P), C2(P), C3, C(P)	CB	M(P), M2	M1(P), M1, M	O&I, O&I(P)	Various	N/A

Future Land Use Classification Areas

15% Open Space

0% Rural Density

24% Suburban Density
+0.3% Flex

35% Low Density
+5.2% Flex

8% Medium Density
+5.8% Flex

4% High Density
+3.3% Flex

5% Commercial
+5.8% Flex

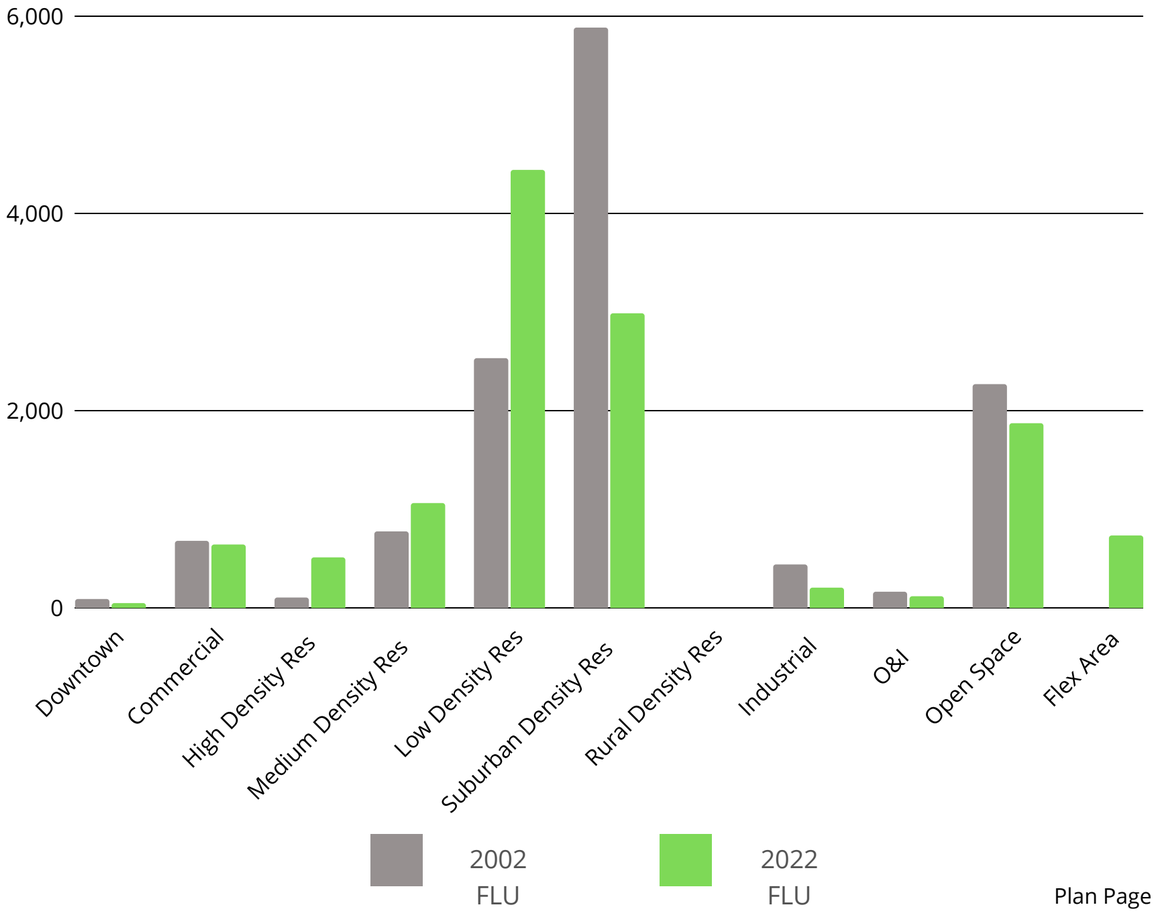
0.4% Downtown
+0.2% Flex

1.6% Light & Heavy Industrial
+2.8% Flex

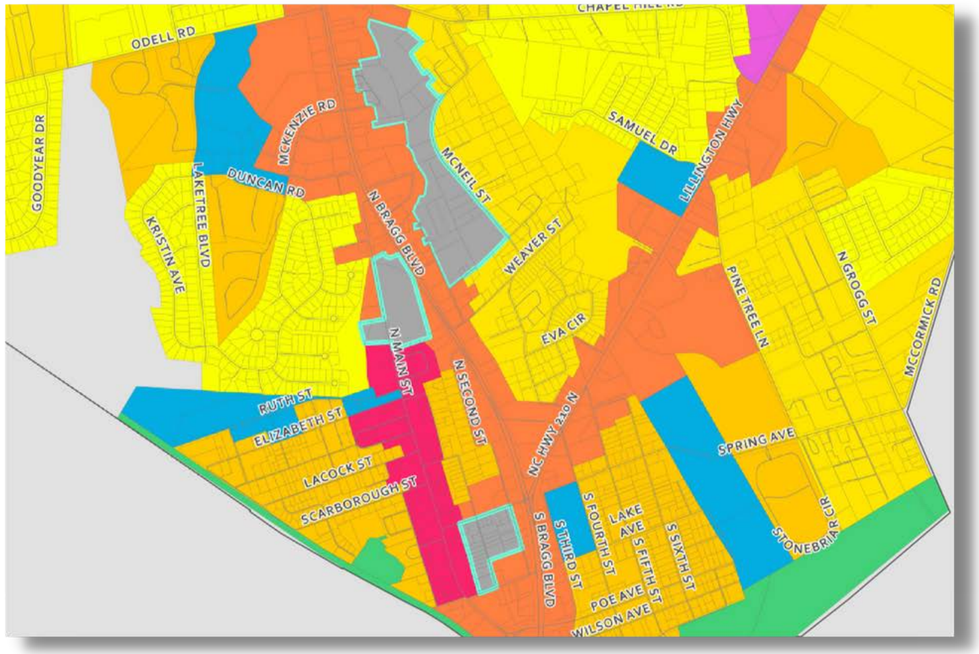
1% Office & Institutional

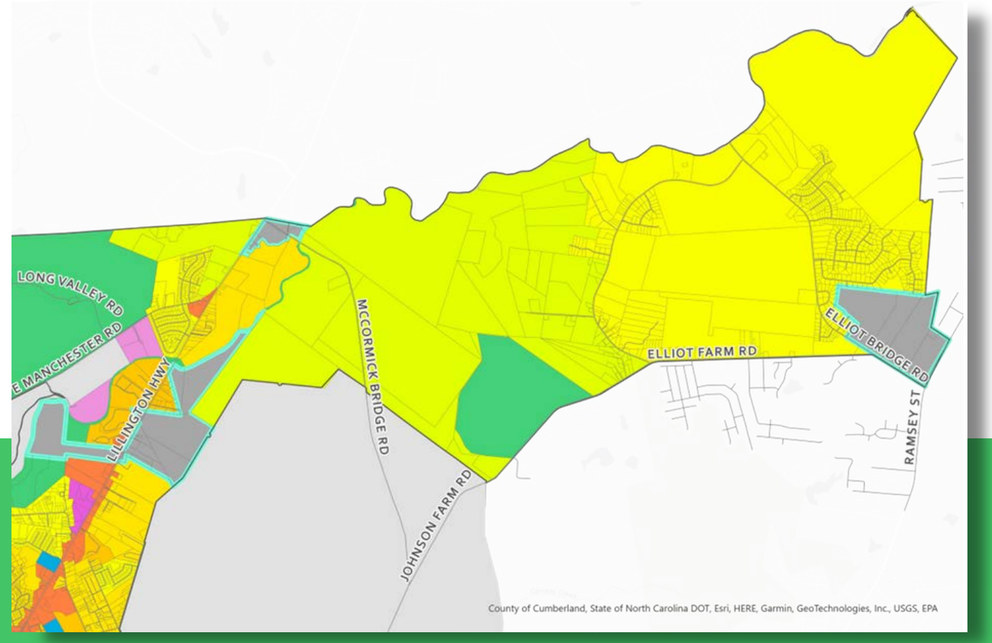
6% Flex Area

Land Area Comparison of 2002 FLU Map and 2022 FLU Map



Land Use Classification: Flex Areas





Flex Areas

- A land use classification that is utilized in undeveloped or under-developed areas
- There are 6 Flex Areas in the 2022 Future Land Use Map, making up 6% of the total plan area
- As development occurs and the Flex Areas “fill in” the scope of what’s allowed in the rest of the space may change.
- Planning staff may suggest a conditional zoning in order to harmoniously integrate different uses.

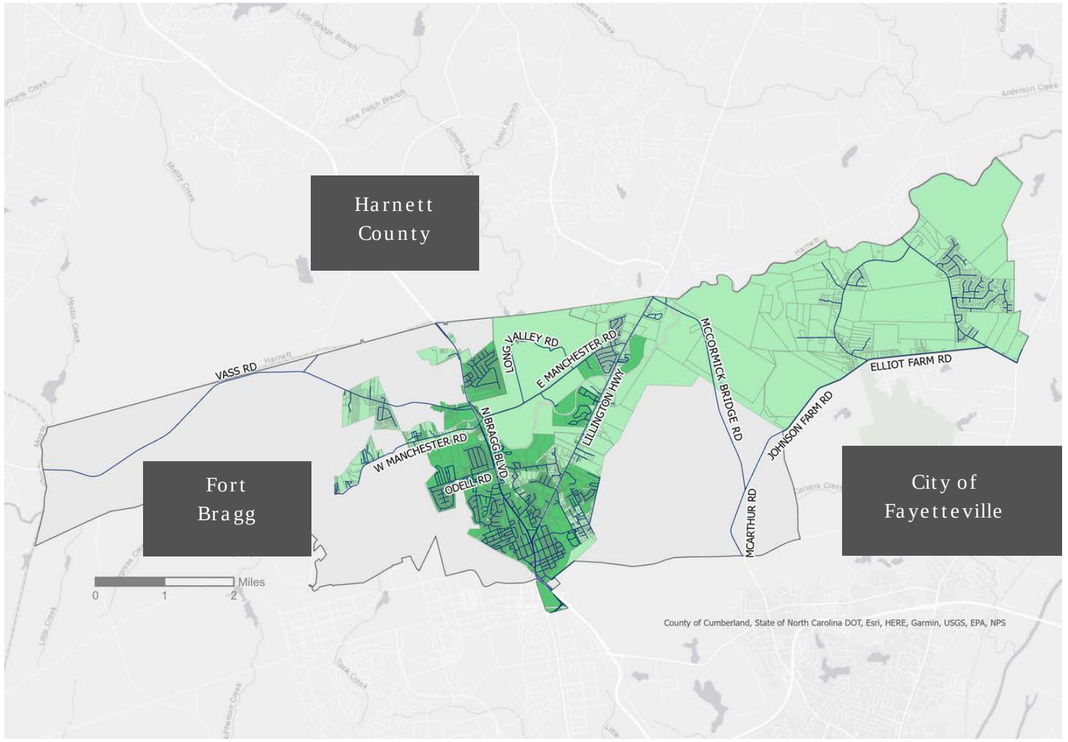
Flex Area Rationale

- Spring Lake and the Plan Area have a finite amount of available land - there is a desire to maximize economic opportunity in the area

- Boundaries between land use classes are sometimes arbitrary and can be more fluid

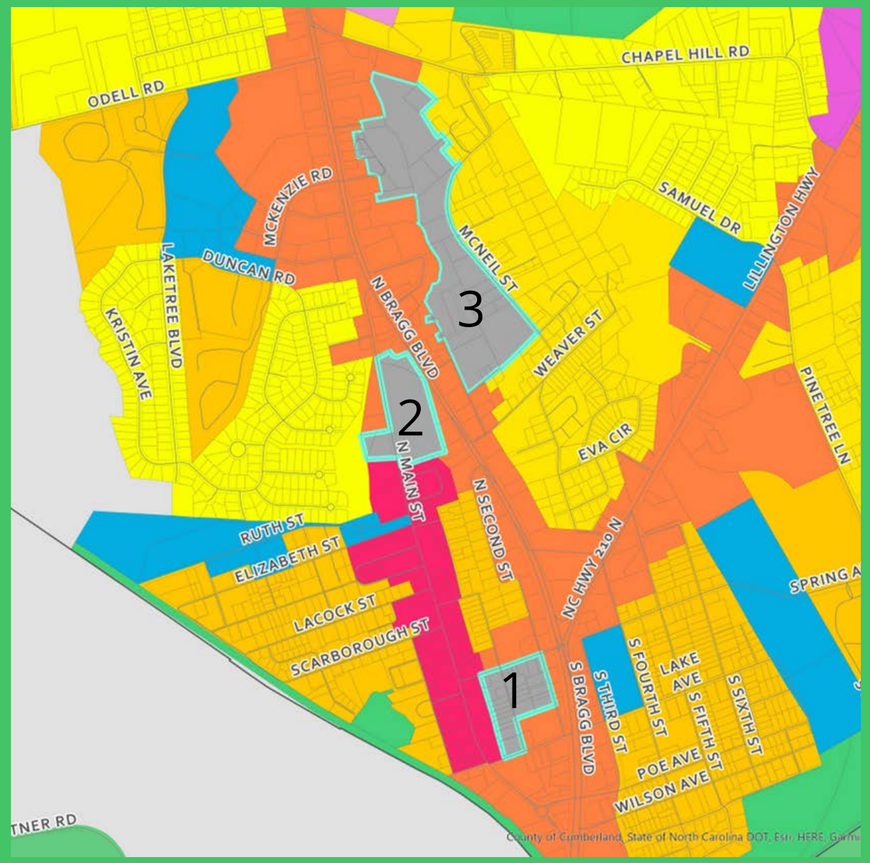
- Similarly to an Activity Node, Flex Area serves as an area of concentrated development efforts of a specific type

- Comprehensive Planning staff considered:
  - Existing level of development
  - Area zoning
  - Surrounding area character
  - Access to public utilities
  - Access to streets



Flex Areas 1-3

Town of Spring Lake



Flex Area 1

Associated Zoning Districts: CB, C1, R5, and R5A

- Ideal for businesses and/or residences

Flex Area 2

Associated Zoning Districts: MXD, CB, C1, R5, and R5A

- Ideal for a mixed-use development, multi family housing & commercial development

Flex Area 3

Associated Zoning Districts: R5, R5A, R6, and C1

- Ideal for lighter commercial development or higher density housing

Flex Areas 4

Unincorporated Area

Flex Area 4 (350 Acres)

Associated Zoning Districts: MXD, M(P), M2, M1(P), M1, M, R5, R5A, R6, R10, and R15

- Ideal for potential industrial sites, mixed use development, or residential development

Reasons for Flex in this Space:

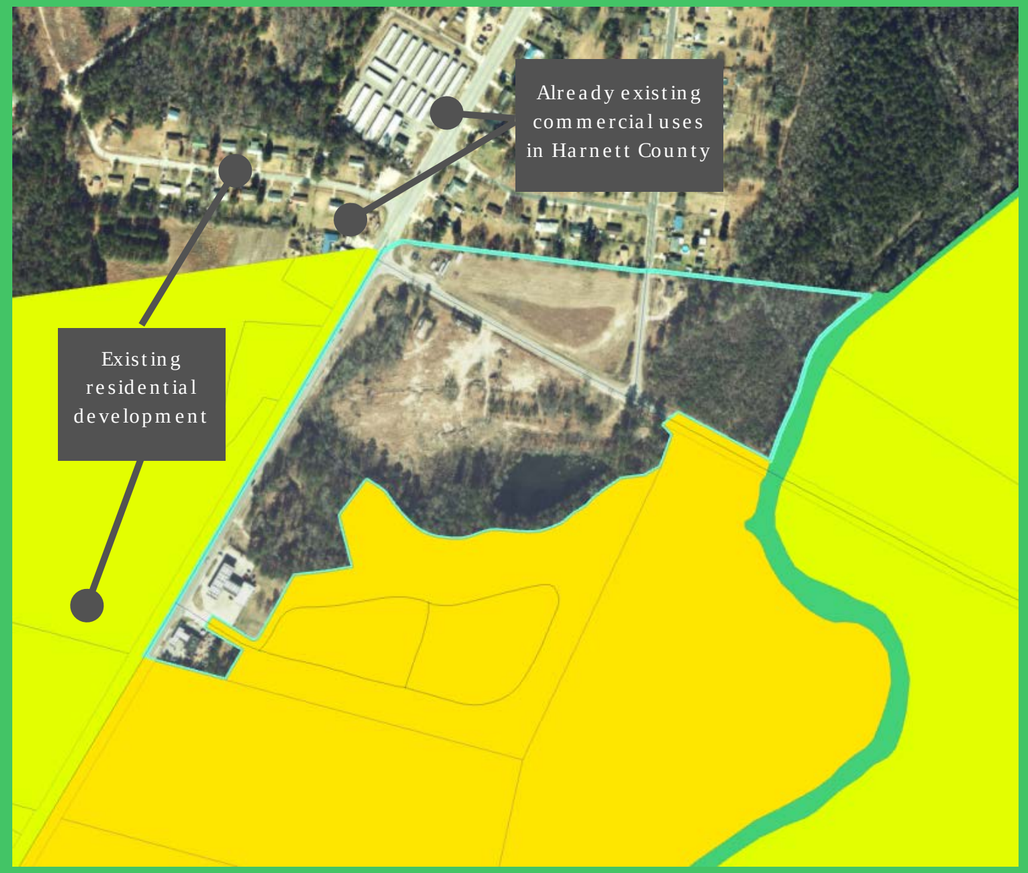
- Large undeveloped tracts of land on the fringe of town limits
- Water and sewer lines present in the area
- Along 210 which is regionally important
- Compatible zoning already exists in the surrounding area
- Sandwiched between Fort Bragg where development concerns including protected foraging areas could preclude development

Land Use Category

Suburban Density Residential	Low Density Residential	Medium Denisty Residential	High Density Residential	Commercial	Downtown	Heavy Industrial	Light Industrial	Office & Institutional	Open Space

Flex Areas 5

Unincorporated Area



Flex Area 5 (43.22 Acres)

Associated Zoning Districts: C1, C1(P), C2(P), C3*, C(P), R5A, R6, R7.5, PND, R10*, R15, R20, R20A, R30, R30A, and RR

- Ideal for residential or commercial services

Reasons for Flex in this Space:

- Largely undeveloped
- Abuts an area of Harnett County where residential and commercial uses are both currently present
- Could serve as an activity node that pulls in Harnett County residents
- Harnett County has implemented an appearance overlay on the 210 corridor
  - development that happens should be thoughtfully executed for consistency
- Spring Lake water already present in the area

*Zoning Districts present only in the Town, annexation possible to improve utilities access

Land Use Category	Suburban Density Residential	Low Density Residential	Medium Denisty Residential	High Density Residential	Commercial	Downtown	Heavy Industrial	Light Industrial	Office & Institutional	Open Space

Flex Areas 6

Unincorporated Area

Flex Area 6 (265 Acres)

Associated Zoning Districts: MXD, C1, C1(P), C2(P), C(P), R5A, R6, R7.5, PND, R15

- Ideal for a combination of commercial development, mixed-use, and residential uses

Reasons for Flex in this Space:

- Largely undeveloped
- Connects to busy Ramsey Street corridor and future site of new Cumberland County school
- Water lines brought down from Harnett county present in the area
- Bridge between commercial node and existing residential development

Land Use Category	Suburban Density Residential	Low Density Residential	Medium Denisty Residential	High Density Residential	Commercial	Downtown	Heavy Industrial	Light Industrial	Office & Institutional	Open Space

Land Use Classifications: Compatibility and Considerations

Land Use Classification Section User Guide

Name of Land Use Classification

COMPATIBLE ZONING DISTRICTS

Each Land Use Classification is associated with one or more zoning districts from the Town or County.

LAND USE PLANNING CONSIDERATIONS

This section includes key concepts for planners to consider in order to make thoughtful recommendations that align with stakeholder desires.

SUGGESTED POLICY UPDATES

Ordinance updates can be implemented by the Spring Lake Board of Aldermen or Cumberland County Board of Commissioners.

OTHER RECOMMENDATIONS

These recommendations go beyond what County Planning staff can implement or enforce but help achieve the goals of the plan.

Flex Area Considerations

This call-out box describes where and why the associated zoning districts are compatible with Flex Areas.

Other Significant Topics

This call-out box describes topics relevant to the land use classification that were not otherwise covered.

BEYOND

Recommendations and Resources

SPRING LAKE AREA
VISIONING
THE FUTURE
Land Use Plan, 2022

Resources & Recommendations

Recommendations

The plan includes 79 new recommendations organized by topic and then priority

Resources

The plan includes a tabulated list of available community resources for plan area stakeholders to tap into

- Resources include:
  - Grants
  - Technical Assistance
  - Business Loans

High Priority Recommendations

Residential

- Require connector streets in subdivisions where adjacent lots also allow for subdivision development
- Update the sidewalk requirement in the Spring Lake MIA to match the Town of Spring Lake sidewalk requirements
- Adopt major and minor subdivision thresholds for the Spring Lake MIA
- Adopt a measure that requires interconnectivity and more than one means of ingress and egress within a subdivision

Industrial

- Add desirable light industrial activities to the Spring Lake Ordinance use table to promote artisan and local manufacturing

Density Development

- Replace the Zero Lot Line policy from County Ordinance to a density bonus grid similar to Harnett County's Compatibility Design Concept Table or something similar
- Update County Zoning Ordinance to make Density Development (CZ) a use by right

Mixed Use

- Decrease the minimum acreage requirement from ten to six acres for mixed use development in Town and County Ordinances

High Priority Recommendations

Commercial

- Make the following additions to the table of permitted uses in the Spring Lake Ordinances for C-1: Farmers markets, flex office, outdoor movie theatre & specific commercial activities the town seeks to attract.

Downtown

- Create parking requirements specific to the CB zoning district

- Make the following additions to the table of permitted use for the CB zoning district: Farmers markets, outdoor movie theatre and any other uses associated with activities prioritized by the town, such as craftsmanship or entrepreneurial development.

Office & Institutional

- Allow flex office as a use in the Office & Institutional zoning district in the Spring Lake Ordinances.

Transportation

- Work with FAMPO to reinstate the area transportation system in Spring Lake

See pages 65 - 71 of the plan for a full list of all plan recommendations

CUMBERLAND
COUNTY
NORTH CAROLINA

Land Use Classifications

Open Space

Compatible Zoning Districts:

County: CD
Town of Spring Lake: CD

Where it is Called For?

- Permanently conserved lands.
- Bodies of water.
- Waterways between parcel lines.

Why?

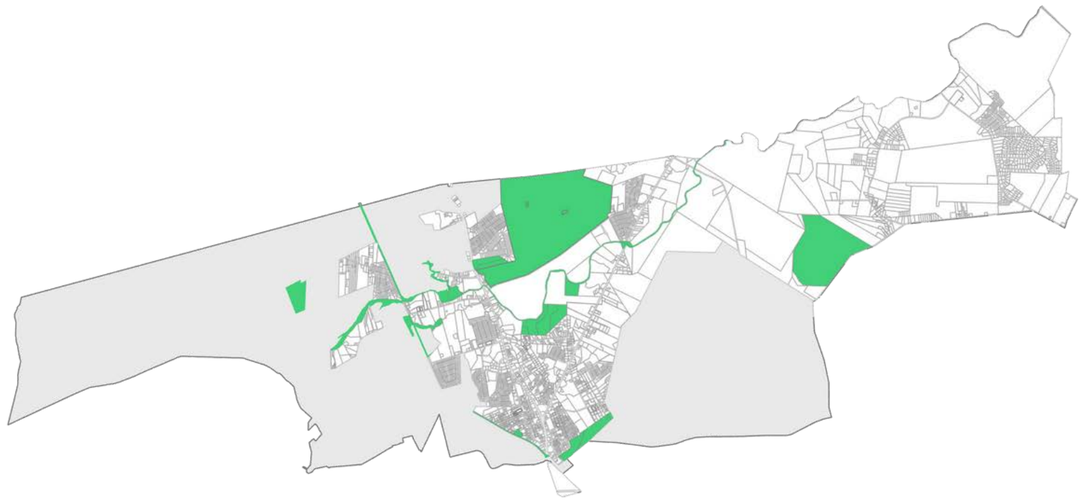
- These areas are least likely or unable to be developed.
- This method allowed for CD land use areas to align with parcel lines.
- Floodways and wetlands do not preclude development on a given lot.
- Developing in or around floodways and wetlands is regulated by state statute and reviewed by staff outside of comprehensive planning making further regulation potentially redundant and unenforceable.

Other Suitable Locations

- In critically important areas identified by the 2018 JLUS.
- In the area between the two Carver's Creek State Park locations.
- In the 100 year flood, wetlands, or historically flood-prone areas.
- Along proposed greenways and blueways.

Unsuitable Locations

- None. Conservation is always an asset.



Suburban Density Residential

Compatible Zoning Districts:

County: R30, R30A, R20, R20A, RR
Town of Spring Lake: RR

Where it is Called For?

- Northwest of the Bragg Estates subdivision.
- The northern portion of NC 210 and adjacent parcels to the west.
- Numerous parcels west of Elliot Farm Road.

Why?

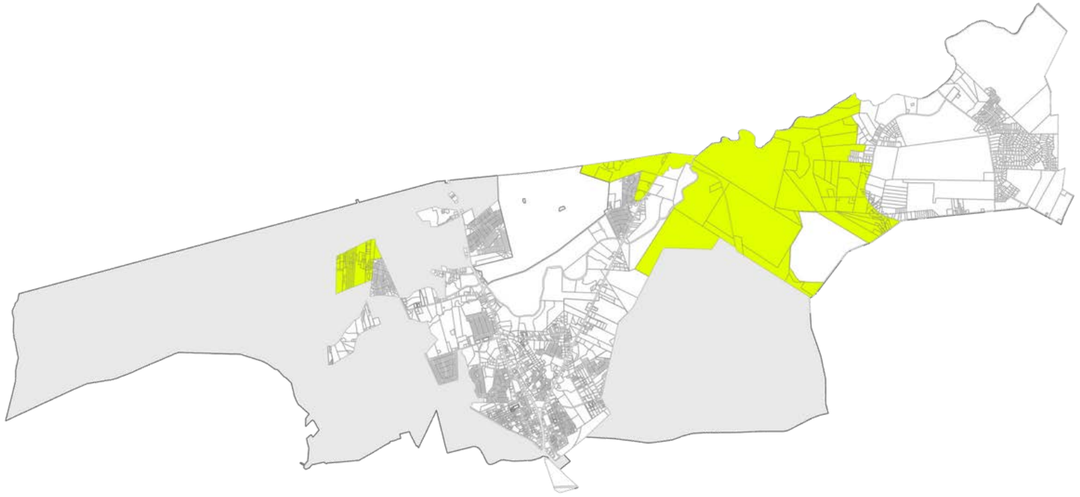
- These land use areas match current nearby zoning and land use and are therefore compatible with area character.
- Buffer between ideally denser areas and active farming or rural development.

Other Suitable Locations

- R20 might be suitable in low density area. However, if public water and sewer is available, zoning below the assigned density in the Future Land Use Map should be discouraged.

Unsuitable Locations

- Although RR and R20 call for the same minimum lot size, their uses may not be compatible. Siting residential use next to agricultural use should always be evaluated.



Low Density Residential

Compatible Zoning Districts:

County: R15, R10, R7.5, PND
Town of Spring Lake: R15, R10, PND

Where it is Called For?

- East of Elliot Farm Road.
- Existing Low Density subdivisions: Deerfield, Holly Hills, Laketree, Overhills, etc.
- Flex areas off of Lillington Hwy/NC 210 and Ramsey Street.

Why?

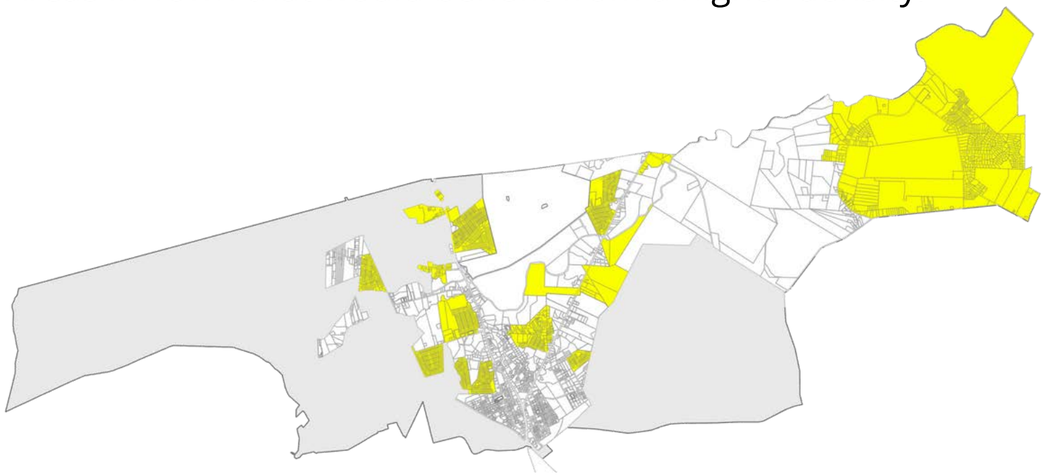
- Anticipated increase of development with potential school siting just south of Johnson Farm Road by Elliot Bridge Road.
- To promote infill away from areas where lower density is called for.
- Location of existing or potential extension of public utilities.
- To match existing zoning.

Other Suitable Locations

- In suburban density residential areas if sewer and water lines are accessible and there are no conflicts with surrounding existing uses.
- Some medium density areas.

Unsuitable Locations

- Rural or actively farmed areas.
- Areas without suitable roadway connections.
- Areas without public utilities.
- Areas in Town that would benefit from a higher density.



Medium Density Residential

Compatible Zoning Districts:

County: R6, R6A, R5A
Town of Spring Lake: R6, R6A (conditional zoning only), R5A

Where it is Called For?

- Along much of the eastern side of NC 210.
- Between NC 87 and NC 210.
- North of western portions of W. Manchester Road.
- Existing manufactured home parks, including Pope Planes and Riverside.
- Flex areas off of NC 210 and Ramsey Street.

Why?

- To match existing zoning.
- To promote denser development close to existing development, including multifamily housing.

Other Suitable Locations

- Some low density residential areas could be suitable for a higher density, especially if nearby development has increased over time.
- Some R5A developments may be suitable in high density residential areas if they complement area character & surrounding density.

Unsuitable Locations

- Anywhere without public utilities.
- Close to unbuffered nuisance or polluting commercial or industrial activity.
- Manufactured home parks outside of existing park areas is discouraged.

High Density Residential

Compatible Zoning Districts:

County: R5
Town of Spring Lake: R5

Where it is Called For?

- North of W. Manchester Road just west of NC 87.
- In apartment complexes around several existing Low Density Residential subdivisions.
- In the gridded neighborhoods in southern Spring Lake.
- In Flex Areas 1 and 2 on Main Street.
- Between commercial areas and less dense residential areas west of NC 210 in town.

Why?

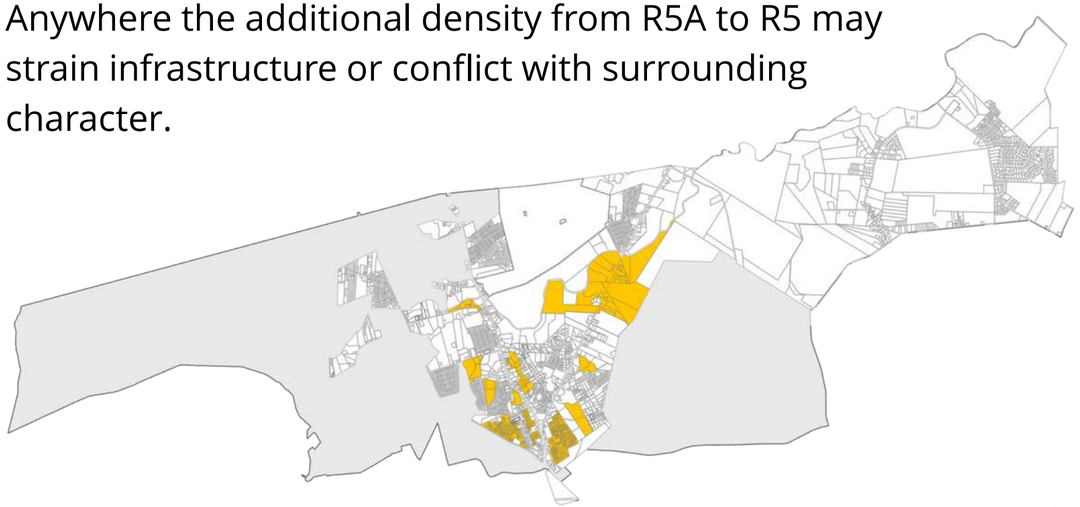
- These small-parcel areas are well-suited for redevelopment and infill.
- On larger parcels, these sites are suitable for apartment complex development.

Other Suitable Locations

- Certain medium density residential areas may be suitable for R5 if the added density is 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 nuisance or polluting commercial or industrial activity.
- Anywhere the additional density from R5A to R5 may strain infrastructure or conflict with surrounding character.



Commercial

Compatible Zoning Districts:

County: C1(P), C2(P), C3, C(P)
Town of Spring Lake: C-1, C-3, C(P), HS(P)

Where it is Called For?

- Parcels along much of NC 87 and the southern half of NC 210.
- Portions of the north side of W Manchester Road.
- All flex areas permit certain commercial uses. Flex Areas 1-4 only allow lighter, more neighborhood-oriented commercial development. Flex Areas 5 and 6 allow any commercial uses, provided that public utilities can be brought in to serve heavier commercial development.

Why?

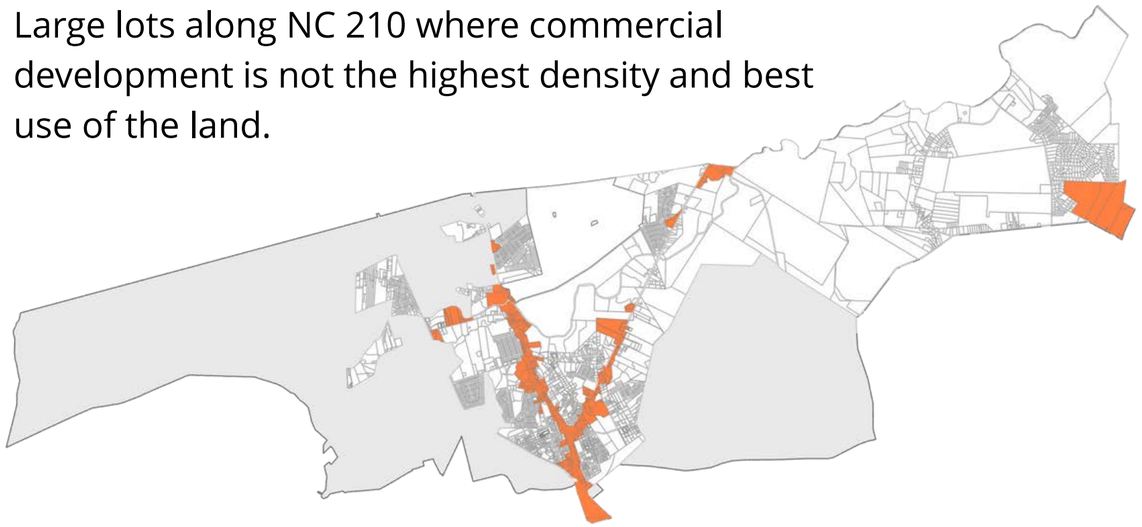
- To match existing zoning.
- To promote denser development close to existing development, including multifamily housing.

Other Suitable Locations

- Along W. Manchester Road or at other major intersections.
- In the Northeastern portion of the plan area off Elliot Bridge Rd.
- On fringes between commercial and residents where commercial uses would fit the character of the area.
- Small/medium parcels along NC 210 where residential was called for, if the commercial use fits with the character of the area.

Unsuitable Locations

- Flood areas.
- Unincorporated areas where utilities cannot be adequately extended.
- Large lots along NC 210 where commercial development is not the highest density and best use of the land.



Downtown

Compatible Zoning Districts:

County: None
Town of Spring Lake: CB

Where it is Called For?

- Along Main Street in the Town of Spring Lake between Rainbow Court and Lake Street.

Why?

- The unique downtown boundary that this plan calls for is intended to concentrate CB regulation and character to the most trafficked and historically downtown-associated areas, leaving parcels to the east and west which are less trafficked to residential use, and the areas to the north and south open to a range of uses including less restrictive commercial districts.

Other Suitable Locations

- Extending the downtown classification further north or south along Main Street may be suitable.

Unsuitable Locations

- Outside of the Main Street area, this land use classification and its compatible zoning district are not applicable.

Office & Insitutional

Compatible Zoning Districts:

County: O&I(P)
Town of Spring Lake: O&I

Where it is Called For?

- Within Town limits where institutional uses exist, such as schools, libraries, and municipal offices.

Why?

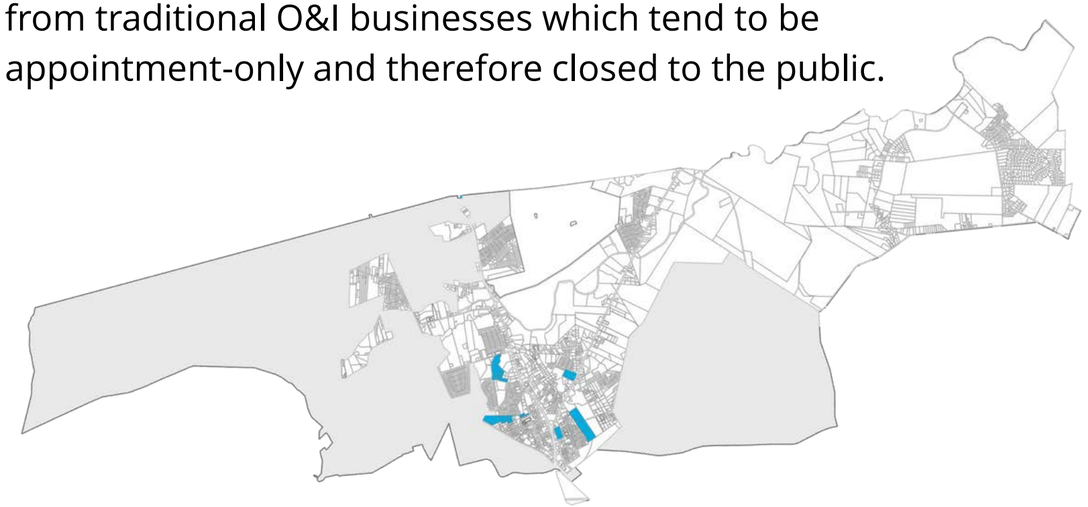
- The Future Land Use Map more closely matches other plan areas and terminology found elsewhere.
- No additional O&I areas were called for due to the significant overlap with commercial zoning district uses and the lack of suitability of unique O&I uses with existing density or areas resources.

Other Suitable Locations

- Fringe areas between residential and commercial areas, because of low nuisance level and typically reversed parking schedule of residential areas.
- Group quarters, rehabilitative housing, or sanatoriums may be suitable in select areas of the plan. Each site suitability would be evaluated on a case-by-case basis.

Unsuitable Locations

- Public corridors like Main Street may not benefit from traditional O&I businesses which tend to be appointment-only and therefore closed to the public.



Light & Heavy Industrial

Compatible Zoning Districts:

County: Light- M1(P) Heavy- M(P), M2
Town of Spring Lake: Light- M-1, M-1(P) Heavy- M(P), M-2

Where it is Called For?

- Parcels at the end of Harps Street and south of E Manchester Road.
- In Flex Area 4, to the east and west of NC 210.
- The southern side of W Manchester Road.
- Along NC 210 across from Rosser Road.

Why?

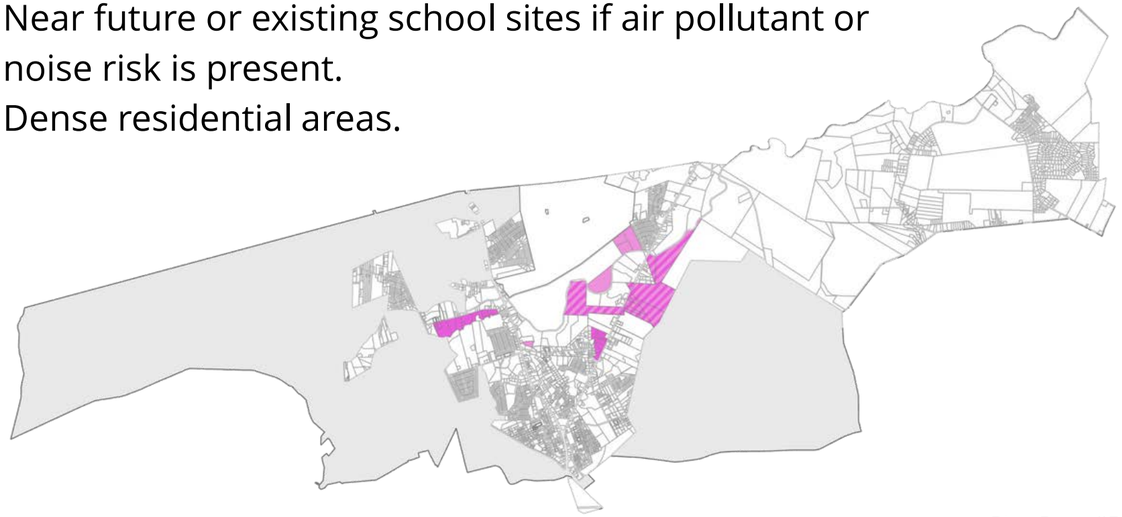
- Large parcels near town can incorporate new industrial activity and use buffering to preserve compatibility with nearby residential use.
- To match existing zoning and land use.

Other Suitable Locations

- Light industrial use is likely suitable wherever heavy industrial uses are permitted.
- Adjacent to existing heavy or light industrial uses barring disruptive intrusion into residential areas.
- Large parcels in other parts of the plan area so long as adequate utilities and buffering requirements are met.

Unsuitable Locations

- Flood prone areas.
- Near future or existing school sites if air pollutant or noise risk is present.
- Dense residential areas.



Conditional Zoning District Considerations

Density Development

Conditional Zoning District

Where it is Called For?

- As a conditional zoning district, Density Developments are not expressly called for anywhere in the plan area. However, this development style would be suitable in most of the unincorporated area.

Why?

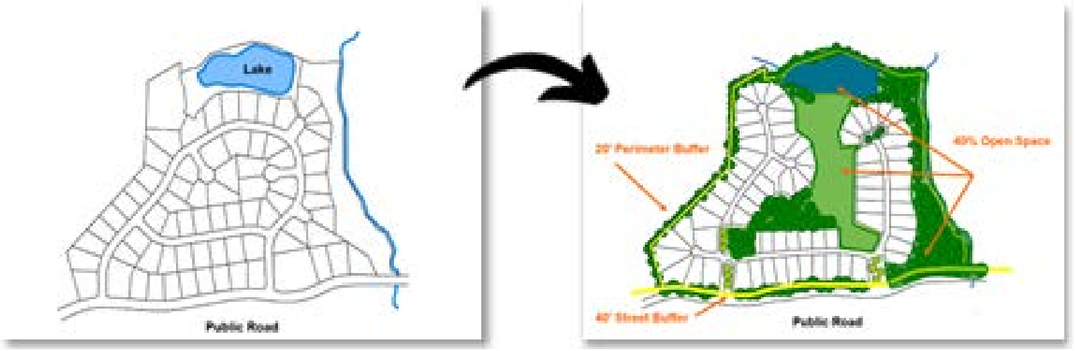
- The unincorporated area is largely undeveloped making the conservation of open space compatible with existing character and more beneficial to wildlife.

Unsuitable Locations

- The Town of Spring Lake has little undeveloped land to apply this model.

Standard Development

Density Development



Policy Update Recommendations:

- Density Developments are designed to conserve vulnerable land and complement rural character.
  - Also called Conservation Subdivisions.
- Recommend changing the name in both Town and County Ordinances.
- Recommend removing the classification from the Zoning Ordinance and add it to the Subdivision Ordinance.

Mixed Use

Conditional Zoning District

Compatible Zoning Districts:

County: Any residential use except manufactured homes or parks, O&I(P), C1(P), C2(P) specific C(P) uses
Town of Spring Lake: Any residential use except manufactured homes or parks, O&I, C1, CB, specific C(P) uses

Where it is Called For?

- Flex Areas 2, 4, 6

Why?

- To create a bridge between different character areas.
- To integrate services and housing in sufficiently dense areas.
- To allow for innovative planned-community designs to potentially attract other new development.

Other Suitable Locations

- Sufficiently large parcels near dense residential areas when walkability and integration of uses is compatible with surrounding area.
- Given the density and prevalence of commercial districts in Spring Lake, traditional mixed use developments would almost always be compatible where ordinance requirements are met.

Unsuitable Locations

- Small parcels.
- Established neighborhoods.
- Areas where development does not provide enough population to support the included retail services.

Ad Preview

PUBLIC NOTICE

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on October 17, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0043: Rezoning from A1 Agricultural Dis. to RR Rural Residential/CZ Conditional Zoning Dis. or a more restrictive zoning dis., 106.75 +/- ac; east of Hummingbird Pl and west of Maxwell Rd; George Rose (applicant) Astrakel International LTD (owner).

ZON-22-0062: Rezoning from A1 Agricultural Dis. to RR Rural Residential Dis. or a more restrictive zoning dis., 0.52 +/- ac; 3370 McKinnon Road; Doris Spell (applicant/owner).

ZON-22-0065: Rezoning from A1 Agricultural Dis. to R40 Residential Dis. or a more restrictive zoning dis., 1.00 +/- ac; 3698 South River School Road; Daniel Antonio José (applicant/owner).

SN-0497: Consideration of renaming a portion of Lake Upchurch Dr to Calibash Dr

SN-0498: Consideration of renaming a portion of Black Bridge Rd to Swamp Rose Rd.

SN-0499: Consideration of naming a newly constructed road to Monroe Jackson Ln

SN-0500: Consideration of renaming a portion of Old Plank Rd to Impala Dr.

Spring Lake Area Land Use Plan: This Plan is to be used as a guide when making land use decisions within the Spring Lake area. This plan includes the Town of Spring Lake, as well as portions of unincorporated Cumberland County and is generally defined as being bounded to the west by Fort Bragg, to the south by Fort Bragg, Johnson Farm Road, and Elliot Farm Road, to the east by parcel lines between Elliot Bridge Road and Ramsey Street, and to the north by the Harnett County line. Copies of the draft Plan are located at the Cumberland County Planning & Inspections Department at 130 Gillespie Street, Fayetteville, NC. The draft plan may be found on the Cumberland County Planning & Inspections website on the Comprehensive Planning page.

10/3, 10/10/22 7832302

CUMBERLAND COUNTY
NORTH CAROLINA

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

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

DATE: **10/6/2022**

SUBJECT: STREET NAMING CASE-SN0497

BACKGROUND

Due to North Carolina Department of Transportation projects, a portion of Lake Upchurch Dr was severed. With the implementation of the Next Gen E911 standards, you cannot have two streets with the same name within the County. Staff contacted every parcel owner that abutted the old portion of Lake Upchurch Dr. for the renaming process. Calibash Dr. received the decisive vote.

Current Names	PROPOSED
PORTION OF LAKE UPCHURCH DR	CALIBASH DR

RECOMMENDATION / PROPOSED ACTION

Staff recommends approval of the street name change.

ATTACHMENTS:

Description	Type
Case SN0497	Backup Material

Cumberland County Board of Commissioners

Ordinance Renaming a Portion of Lake Upchurch Drive to Calibash Drive

This Ordinance Renaming a Portion of Lake Upchurch Drive to Calibash Drive is authorized by G.S. § 153A-239.1 and is enacted pursuant to Sec. 4-172 of the Cumberland County Code.

Whereas, Lake Upchurch Drive has been severed by a NCDOT project requiring it to be renamed to reduce confusion; and

Whereas, to avoid the potential confusion, the Board of Commissioners finds it necessary to rename a portion of Lake Upchurch Drive to Calibash Drive; and

Whereas, a duly advertised public hearing was conducted on this matter at the October 17, 2022, regular meeting of the Board of Commissioners.

Now therefore be it ordained as follows:

(1) The severed portion of Lake Upchurch Drive is hereby renamed Calibash Drive.

(2) Planning staff is directed to cause notice of this action to be given to the local postmaster with jurisdiction over the road, to the Board of Transportation, and to any city within five miles of the road.

Adopted October 17, 2022.

Cumberland County Board of Commissioners
By:

_____
Glenn Adams, Chair

Attest:

_____
Candice White, Clerk to the Board

PROPOSED STREET TO BE RENAMED
LAKE UPCHURCH DR
ALGERIAN DR
ANNETTE LN
ANNISTON ST
ANGLETON CT
BANEWAY DR
CINNABAR LN
BLACK BRIDGE RD
LION HEART LN
BULLS BAY CT
UBET PL
TRUE FEW'S CIR
HOMELAND DR
BRISSON RD
I 295 N
I 295 S
LAKE UPCHURCH DR
SN-0497

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ZON-22-0043: Rezoning from A1 Agricultural Dis. to RR Rural Residential/CZ Conditional Zoning Dis. or a more restrictive zoning dis., 106.75 +/- ac; east of Hummingbird Pl and west of Maxwell Rd; George Rose (applicant) Astrakel International LTD (owner).

ZON-22-0052: Rezoning from A1 Agricultural Dis. to RR Rural Residential Dis. or a more restrictive zoning dis., 0.52 +/- ac; 3370 McKinnon Road; Doris Spell (applicant/owner).

ZON-22-0055: Rezoning from A1 Agricultural Dis. to R40 Residential Dis. or a more restrictive zoning dis., 1.00 +/- ac; 3698 South River School Road; Daniel Antonio José (applicant/owner).

SN-0497: Consideration of renaming a portion of Lake Upchurch Dr to Calibash Dr

SN-0498: Consideration of renaming a portion of Black Bridge Rd to Swamp Rose Rd.

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SN-0500: Consideration of renaming a portion of Old Plank Rd to Impala Dr.

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10/3, 10/10/22 7832302

CUMBERLAND COUNTY
NORTH CAROLINA

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TO: **BOARD OF COUNTY COMMISSIONERS**

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

DATE: **10/6/2022**

SUBJECT: STREET NAMING CASE-SN0498

BACKGROUND

Due to North Carolina Department of Transportation projects, a portion of Black Bridge Rd was severed. With the implementation of the Next Gen E911 standards, you cannot have two streets with the same name within the County. Staff contacted every parcel owner that abutted the old portion of Black Bridge Rd. for the renaming process. Swamp Rose Rd. received the decisive vote.

Current Names	PROPOSED
PORTION OF BLACK BRIDGE RD	SWAMP ROSE RD

RECOMMENDATION / PROPOSED ACTION

Staff recommends approval of the street name change.

ATTACHMENTS:

Description	Type
Case SN0498	Backup Material

Cumberland County Board of Commissioners

Ordinance Renaming a Portion of Black Bridge Road to Swamp Rose Road

This Ordinance Renaming a Portion of Black Bridge Road to Swamp Rose Road is authorized by G.S. § 153A-239.1 and is enacted pursuant to Sec. 4-172 of the Cumberland County Code.

Whereas, Black Bridge Road has been severed by a NCDOT project requiring it to be renamed to reduce confusion; and

Whereas, to avoid the potential confusion, the Board of Commissioners finds it necessary to rename the severed portion of Black Bridge Road to Swamp Rose Road; and

Whereas, a duly advertised public hearing was conducted on this matter at the October 17, 2022, regular meeting of the Board of Commissioners.

Now therefore be it ordained as follows:

(1) The severed portion of Black Bridge Road is hereby renamed Swamp Rose Road.

(2) Planning staff is directed to cause notice of this action to be given to the local postmaster with jurisdiction over the road, to the Board of Transportation, and to any city within five miles of the road.

Adopted October 17, 2022.

Cumberland County Board of Commissioners
By:

_____
Glenn Adams, Chair

Attest:

_____
Candice White, Clerk to the Board

SANDY POND RD
Glenn Rd
GLENN RD
Black Bridge Rd
Black Bridge Rd
BLACK BRIDGE RD
TUMBLEWEED DR
LONG LAKE DR
LACROSS PT
CROUSE DR
BLANCO DR
PROPOSED STREET TO BE RENAMED
1317
4418
1313
4436
4429
4437
4676
4672
1453
4587
4593
4754
4756
4627
4637
5300
5304
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4828
4769
4675
4775
4771
5300
5305
5304
5309
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5313
6420
5317
SN-0498

Ad Preview

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ZON-22-0343: Rezoning from A1 Agricultural Dis. to RR Rural Residential/CZ Conditional Zoning Dis. or a more restrictive zoning dis., 106.75 +/- ac; east of Hummingbird Pl and west of Maxwell Rd; George Rose (applicant) Astrakel International LTD (owner).

ZON-22-0362: Rezoning from A1 Agricultural Dis. to RR Rural Residential Dis. or a more restrictive zoning dis., 0.52 +/- ac; 3370 McKinnon Road; Doris Spell (applicant/owner).

ZON-22-0365: Rezoning from A1 Agricultural Dis. to R40 Residential Dis. or a more restrictive zoning dis., 1.00 +/- ac; 3693 South River School Road; Daniel Antonio José (applicant/owner).

SN-0497: Consideration of renaming a portion of Lake Upchurch Dr to Calibash Dr

SN-0498: Consideration of renaming a portion of Block Bridge Rd to Swamp Rose Rd.

SN-0499: Consideration of naming a newly constructed road to Monroe Jackson Ln

SN-0500: Consideration of renaming a portion of Old Plank Rd to Impala Dr.

Spring Lake Area Land Use Plan: This Plan is to be used as a guide when making land use decisions within the Spring Lake area. This plan includes the Town of Spring Lake, as well as portions of unincorporated Cumberland County and is generally defined as being bounded to the west by Fort Bragg, to the south by Fort Bragg, Johnson Farm Road, and Elliot Farm Road, to the east by parcel lines between Elliot Bridge Road and Ramsey Street, and to the north by the Harnett County line. Copies of the draft Plan are located at the Cumberland County Planning & Inspections Department at 130 Gillespie Street, Fayetteville, NC. The draft plan may be found on the Cumberland County Planning & Inspections website on the Comprehensive Planning page.

10/3, 10/10/22 7832302

CUMBERLAND COUNTY
NORTH CAROLINA

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

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

DATE: **10/6/2022**

SUBJECT: STREET NAMING CASE-SN0499

BACKGROUND

Staff received a request from abutting property owners to name a road that was created by NCDOT during the construction of I-295 which severed 4 parcels to Monroe Jackson Ln. The staff recommendation to the Commissioners is to adopt the ordinance for this road name.

PROPOSED
MONROE JACKSON LN

RECOMMENDATION / PROPOSED ACTION

Staff recommends approval of the street name change.

ATTACHMENTS:

Description	Type
Case SN0499	Backup Material

Cumberland County Board of Commissioners

Ordinance Naming a Newly Constructed Road Created by the North Carolina Department of Transportation to Monroe Jackson Ln

This Ordinance naming a newly constructed road by North Carolina Department of Transportation off of I-295 N On-Ramp Exit 4 is authorized by G.S. § 153A-239.1 and is enacted pursuant to Sec. 4-172 of the Cumberland County Code.

Whereas, a newly constructed road was built off of I-295 On-Ramp Exit 4, it is the intention of the Cumberland County Commissioners to name the unnamed road Monroe Jackson Lane.

Whereas, a duly advertised public hearing was conducted on this matter at the October 17, 2022, regular meeting of the Cumberland County Board of Commissioners.

Now therefore be it ordained as follows:

(1) A newly constructed road off of I-295 N Off-Ramp, Exit 4 is hereby named Monroe Jackson Ln.

(2) Planning staff is directed to cause notice of this action to be given to the local postmaster with jurisdiction over the road, to the Board of Transportation, and to any city within five miles of the road.

Adopted October 17, 2022.

Cumberland County Board of Commissioners
By:

_____
Glenn Adams, Chair

Attest:

_____
Candice White, Clerk to the Board

BAYSHORE DR
JOCKEY WHIP LN
BLACK STALLION CT
GALLANT FOX CT
MESCALERO LN
5946
PROPOSED STREET
TO BE NAMED
1793
OLD PLANK RD
JASON RD
I 295 S OFF RAMP EXIT 4
I 295 N ON RAMP EXIT 4
I 295 S
I 295 N
SANDY POND RD
GLENN RD
SN-0499

Ad Preview

PUBLIC NOTICE

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on October 17, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0043: Rezoning from A1 Agricultural Dis. to RR Rural Residential/CZ Conditional Zoning Dis. or a more restrictive zoning dis., 106.75 +/- ac; east of Hummingbird Pl and west of Maxwell Rd; George Rose (applicant) Astrokel International LTD (owner).

ZON-22-0062: Rezoning from A1 Agricultural Dis. to RR Rural Residential Dis. or a more restrictive zoning dis., 0.52 +/- ac; 3370 McKinnon Road; Doris Spell (applicant/owner).

ZON-22-0065: Rezoning from A1 Agricultural Dis. to R40 Residential Dis. or a more restrictive zoning dis., 1.00 +/- ac; 3598 South River School Road; Daniel Antonio José (applicant/owner).

SN-0497: Consideration of renaming a portion of Lake Upchurch Dr to Calibash Dr

SN-0498: Consideration of renaming a portion of Block Bridge Rd to Swamp Rose Rd.

SN-0499: Consideration of naming a newly constructed road to Monroe Jackson Ln

SN-0500: Consideration of renaming a portion of Old Plank Rd to Impala Dr.

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10/3, 10/10/22 7832302

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

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

DATE: **10/6/2022**

SUBJECT: STREET NAMING CASE-SN0500

BACKGROUND

Due to North Carolina Department of Transportation projects, a portion of Old Plank Rd was severed. With the implementation of the Next Gen E911 standards, you cannot have two streets with the same name within the County. Our staff contacted every parcel owner that abutted the old portion of Old Plank Rd. as part of the renaming process. Due to no response from owners that abutted the property, staff selected Impala Dr.

Current Names	PROPOSED
PORTION OF OLD PLANK RD	IMPALA DR

RECOMMENDATION / PROPOSED ACTION

Staff recommends approval of the street name change.

ATTACHMENTS:

Description	Type
Case SN0500	Backup Material

Cumberland County Board of Commissioners

Ordinance Renaming a Portion of Old Plank Rd to Impala Dr

This Ordinance Renaming a Portion of Old Plank Rd to Impala Dr is authorized by G.S. § 153A-239.1 and is enacted pursuant to Sec. 4-172 of the Cumberland County Code.

Whereas, Old Plank Road has been severed by a NCDOT project requiring it to be renamed to reduce confusion; and

Whereas, to avoid the potential confusion, the Board of Commissioners finds it necessary to rename the severed portion of Old Plank Rd to Impala Dr; and

Whereas, a duly advertised public hearing was conducted on this matter at the October 17, 2022, regular meeting of the Board of Commissioners.

Now therefore be it ordained as follows:

(1) The severed portion of Old Plank Road is hereby renamed Impala Dr.

(2) Planning staff is directed to cause notice of this action to be given to the local postmaster with jurisdiction over the road, to the Board of Transportation, and to any city within five miles of the road.

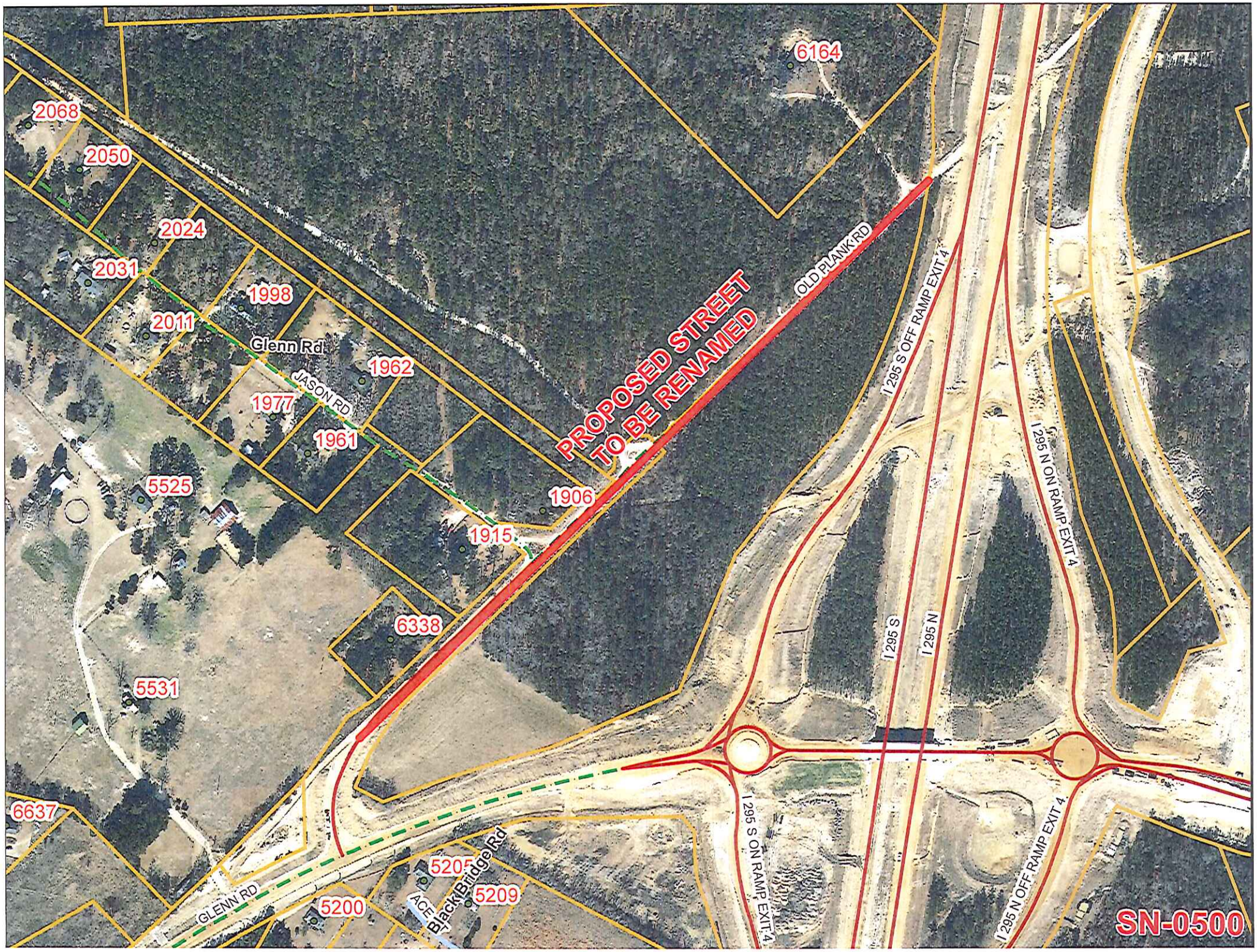
Adopted October 17, 2022.

Cumberland County Board of Commissioners
By:

_____
Glenn Adams, Chair

Attest:

_____
Candice White, Clerk to the Board


PROPOSED STREET
TO BE RENAMED
OLD PLANK RD
Glenn Rd
JASON RD
GLENN RD
Black Bridge Rd
I 295 S OFF RAMP EXIT 4
I 295 N ON RAMP EXIT 4
I 295 S
I 295 N
I 295 S ON RAMP EXIT 4
I 295 N OFF RAMP EXIT 4
6164
2068
2050
2024
2031
1998
2011
1962
1977
1961
5525
1906
1915
6338
5531
6637
5205
5209
5200
SN-0500

Ad Preview

PUBLIC NOTICE

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on October 17, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0043: Rezoning from A1 Agricultural Dis. to RR Rural Residential/CZ Conditional Zoning Dis. or a more restrictive zoning dis., 105.75 +/- ac; east of Hummingbird Pl and west of Maxwell Rd; George Rose (applicant) Astrokel International LTD (owner).

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10/3, 10/10/22 7832302

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

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

DATE: **10/14/2022**

SUBJECT: **PUBLIC HEARING ON THE FISCAL YEAR 2024 5311 PROGRAM GRANT AND RESOLUTION**

BACKGROUND

Staff requests a public hearing for submission of the FY24 grant application for the U.S. Department of Transportation - Federal Transit Administration's Formula Grant for Rural Areas known as Chapter 53, Section 5311 funds (commonly referred to as "5311") and approve the accompanying resolution. This is an annual request that funds the Cumberland County Community Transportation Program which coordinates existing transportation programs operating in Cumberland County using local transportation providers. The funding period will run from July 1, 2023 to June 30, 2024. Funding will be used to provide trips to work, school, medical, and general errands. The administrative portion will be used for salaries and fringes of the Transportation Coordinator and the Transportation Assistants, office supplies, driver drug and alcohol testing, travel to meetings and conferences, program marketing for all services provided to County residents, legal advertising and North Carolina Public Transportation Association (NCPTA) membership.

The Community Transportation Program is requesting matching funds for this program in the following amount from the NC Department of Transportation (a local match is required as noted below and is typically funded in the local FY Budget):

Project	Total Amount	Local Share
5311	$ 194,054	$ 29,108 (15%)

Staff requests that a public hearing be held at the October 17, 2022, Board of Commissioner's Meeting regarding the FY 2024 Community Transportation Program 5311 Grant Application to also include acceptance of the funding and local match for that program. A public hearing is required as part of the 5311 application process.

RECOMMENDATION / PROPOSED ACTION

Staff requests the Board hold the public hearing and approve the accompanying resolution.

ATTACHMENTS:

Description	Type
FY24 5311 Program Resolution	Backup Material
FY24 5311 Public Hearing Record	Backup Material
Affidavit of Publication	Backup Material

PUBLIC TRANSPORTATION PROGRAM RESOLUTION

FY 2024 RESOLUTION

Section 5311 (including ADTAP), 5310, 5339, 5307 and applicable State funding, or combination thereof.

Applicant seeking permission to apply for Public Transportation Program funding, enter into agreement with the North Carolina Department of Transportation, provide the necessary assurances and the required local match.

A motion was made by _____ and seconded by _____ for the adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation will apply for a grant from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide assistance for rural public transportation projects; and

WHEREAS, the purpose of these transportation funds is to provide grant monies to local agencies for the provision of rural, small urban, and urban public transportation services consistent with the policy requirements of each funding source for planning, community and agency involvement, service design, service alternatives, training and conference participation, reporting and other requirements (drug and alcohol testing policy and program, disadvantaged business enterprise program, and fully allocated costs analysis); and

WHEREAS, the funds applied for may be Administrative, Operating, Planning, or Capital funds and will have different percentages of federal, state, and local funds.

WHEREAS, non-Community Transportation applicants may apply for funding for "purchase-of-service" projects under the Capital Purchase of Service budget, Section 5310 program.

WHEREAS, the County Manager of Cumberland County hereby assures and certifies that it will provide the required local matching funds; that its staff has the technical capacity to implement and manage the project(s), prepare required reports, obtain required training, attend meetings and conferences; and agrees to comply with the federal and state statutes, regulations, executive orders, Section 5333(b) Warranty, and all administrative requirements related to the

applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U. S. C.

WHEREAS, the applicant has or will provide all annual certifications and assurances to the State of North Carolina required for the project;

NOW, THEREFORE, be it resolved that the County Manager of Cumberland County is hereby authorized to submit grant application(s) for federal and state funding in response to NCDOT's calls for projects, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide rural, small urban, and urban public transportation services.

I, Candice White, Clerk to the Board of Commissioners do hereby certify that the above is a true and correct copy of an excerpt from the minutes of a meeting of the Cumberland County Board of Commissioners duly held on the 17th day of October, 2022.

_____

Signature of Certifying Official

Note that the authorized official, certifying official, and notary public should be three separate individuals.

Seal Subscribed and sworn to me
(*date*) _____

Affix Notary Seal Here

_____

Notary Public *

_____

_____

Printed Name and Address

My commission expires
(*date*) _____

Important – A public hearing MUST be conducted whether or not requested by the Public.

PUBLIC HEARING RECORD

Section 5311 (ADTAP), 5310, 5339, 5307 and applicable State funding, or combination thereof.

APPLICANT: **County of Cumberland**

DATE: **October 17, 2022**

PLACE: **117 Dick Street, Fayetteville, NC**

TIME: **6:45 PM**

How many BOARD MEMBERS attended the public hearing? **0**

How many members of the PUBLIC attended the public hearing? **0**

Public Attendance Surveys

☐ *(Attached)*

☐ *(Offered at Public Hearing but none completed)*

I, the undersigned, representing *(Legal Name of Applicant)* **County of Cumberland** do hereby certify to the North Carolina Department of Transportation, that a Public Hearing was held as indicated above and

During the Public Hearing

☐ *(NO public comments)*

☐ *(Public Comments were made and meeting minutes will be submitted after board approval)*

The estimated date for board approval of meeting minutes is: November 21, 2022

Signature or Clerk to the Board

Candice White Clerk to the Board
Printed Name and Title

Date

Affix Seal Here

Voluntary Title VI Public Involvement

Title VI of the Civil Rights Act of 1964 requires the North Carolina Department of Transportation (NC DOT) to gather statistical data regarding participants and beneficiaries of the agency's federal-aid programs and activities. NC DOT collects information on race, color, national origin and gender of the attendees to this public meeting to ensure the inclusion of all segments of the population impacted by a proposed project.

NCDOT wishes to clarify that this information gathering process **is completely voluntary** and that you are not required to disclose the statistical data requested to participate in this meeting. This form is a public document used to collect data, only.

The completed forms will be held on file at the North Carolina Department of Transportation. For Further information regarding this process please contact the NCDOT Title VI Program at telephone number 919.508.1808 or email at titlevi@ncdot.gov.

Project Name: Cumberland Community Transportation Program		Date: October 17, 2022
Meeting Location: 117 Dick Street, Fayetteville, NC		
Name (please print)		Gender: ☐ Male ☐ Female
General ethnic identification categories (check one)		
☐ Caucasian	☐ Hispanic American	☐ American Indian/Alaskan Native
☐ African American	☐ Asian/Pacific Islander	Other:
Color:		National Origin:

After completing this form, please fold and place it inside the designated box on the registration table.

Thank you for your cooperation.

LOCALiQ

StarNews | The Dispatch | Times-News
Sun Journal | The Daily News | The Star
The Free Press | Gaston Gazette
The Fayetteville Observer

PO Box 631245 Cincinnati, OH 45263-1245

PROOF OF PUBLICATION

Cumberland County Planning & Ins
Cumberland County Planning & Inspections
130 Gillespie ST # 217
Community Transportation Program
Fayetteville NC 28301-5669

STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

The Fayetteville Observer, a newspaper distributed in the county of Cumberland, published in the City of Fayetteville, County of Cumberland, State of North Carolina printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

10/05/2022

and that the fees charged are legal. The Fayetteville Observer was a newspaper meeting all the requirements and qualifications prescribed by Sec. No. 1-597 G.S. of N.C.
Sworn to and subscribed before on 10/05/2022

D. Roberts
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26
My commision expires

Publication Cost:	$192.00	
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Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

AVISO DE AUDIENCIA PÚBLICA
Sección 5311, 5310, 5307
y el financiamiento estatal aplicable, o una combinación de los mismos.

Este aviso es para informarle al público sobre la audiencia pública que se llevará a cabo en relación a la solicitud al Programa de Transportación para la Comunidad para el año fiscal 2024 que se presentará al Departamento de Transporte de Carolina del Norte a más tardar el 7 de octubre de 2022. La audiencia pública se llevará a cabo el **17 de Octubre de 2022 a las 6:45 pm**, ante la Junta de Comisionados del Condado de Cumberland.

Los interesados en asistir a la audiencia pública y estén necesitados de recibir ayudas o servicios auxiliares bajo el Acta de Americanos con Discapacidades (ADA por sus siglas en inglés) o un traductor de lenguaje deberán comunicarse con la Sra. Ifetayo Farrakhan en o antes del 7 de octubre de 2022 al número de teléfono 910-678-7624 o por correo electrónico a ifarrakhan@co.cumberland.nc.us.

El Programa de Transportación para la Comunidad proporciona asistencia para coordinar los programas de transporte existentes que operan en el Condado de Cumberland. A la vez que proporciona opciones de transporte y servicios para las comunidades en el área de servicio. Estos servicios actualmente son proporcionados basados en la demanda de uso y servicios de suscripción. Los servicios son ofrecidos por proveedores de transporte local.

La cantidad total estimada requerida para el periodo **1 de Julio de 2023 al 30 de Junio de 2024:**

Proyecto	**Cantidad Total**	**Porción local**
Administrative (5311)	$ **194,054**	$ **29,108** (15%)
ROAP	$ **317,014**	$ **785** (10 %)
5310 Capital	$ **250,000**	$ **50,000** (20%)
5307 Capital	$ **154,108**	$ **77,054** (50%)
Proyec to Total	$ **915,176**	**$ 156,947**
	Cantidad Total Requerida	**Total de Porción local**

Esta solicitud podrá ser inspeccionada en el Histórico Tribunal de Justicia del Condado de Cumberland, 130 Calle Gillespie, Fayetteville, N.C., de 8 a.m. a 5 p.m., lunes a viernes. Los comentarios escritos deberán ser dirigidos a la Sra. Ifetayo Farrakhan, Coordinadora del Programa de Transportación, 130 Calle Gillespie, Fayetteville, N.C en o antes del 7 de octubre de 2022.

El Condado de Cumberland es un empleador de igualdad de oportunidades

WN-32486289

LOCALiQ

StarNews | The Dispatch | Times-News
Sun Journal | The Daily News | The Star
The Free Press | Gaston Gazette
The Fayetteville Observer

PO Box 631245 Cincinnati, OH 45263-1245

PROOF OF PUBLICATION

Cumberland County Planning & Ins
Cumberland County Planning & Inspections
130 Gillespie ST # 217
Community Transportation Program
Fayetteville NC 28301-5669

STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

The Fayetteville Observer, a newspaper distributed in the county of Cumberland, published in the City of Fayetteville, County of Cumberland, State of North Carolina printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

10/05/2022

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Sworn to and subscribed before on 10/05/2022

D. Roberts
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26
My commision expires

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Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

PUBLIC HEARING NOTICE
Section 5311, 5310, 5307, and applicable State funding, or combination thereof.

This is to inform the public that a public hearing will be held on the proposed **FY 2024** Community Transportation Program Application to be submitted to the North Carolina Department of Transportation no later than October 7, 2022. The public hearing will be held on ***October 17, 2022 at 6:45 pm*** before the Cumberland County Board of Commissioners.

Those interested in attending the public hearing and needing either auxiliary aids or services under the American with Disabilities Act (ADA) or a language translator should contact Ms. Ifetayo Farrakhan on or before October 7, 2022, at telephone number 910-678-7624 or via email at ifarrakhan@cumberlandcountync.gov.

The Community Transportation Program provides assistance to coordinate existing transportation programs operating in Cumberland County as well as provides transportation options and services for the communities within this service area. These services are currently provided using demand response and subscription services. Services are rendered by local transportation providers.

The total estimated amount requested for the period ***July 1, 2023 through June 30, 2024.***

Project	Total Amount	Local Share
Administrative (5311)	$ **194,054**	$ **29,108** (15%)
ROAP	$ **317,014**	$ **785** (10 %)
5310 Capital	$ **250,000**	$ **50,000** (20%)
5307 Capital	$ **154,108**	$ **77,054** (50%)
TOTAL PROJECT	$ **915,176**	$ **156,947**
	Total Funding Request	**Total Local Share**

This application may be inspected at the Cumberland County Historic Courthouse, 130 Gillespie Street, Fayetteville, NC from 8 am to 5 pm, Monday through Friday. Written comments should be directed to Ifetayo Farrakhan, Transportation Program Coordinator, 130 Gillespie Street, Fayetteville, NC on or before October 7, 2022.

Cumberland County is an equal opportunity employer

WN-32486167

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT**

DATE: **10/6/2022**

SUBJECT: CASE ZON-22-0043

BACKGROUND

ZON-22-0043: Rezoning from A1 Agricultural District to RR Rural Residential/CZ Conditional Zoning District or to a more restrictive zoning district for 106.75 +/- acres; located east of Hummingbird Place and west of Maxwell Road; submitted by George Rose (applicant) on behalf of Astrakel International LTD (owner).

RECOMMENDATION / PROPOSED ACTION

Planning Board Action: Recommended approval of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District at the August 16, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

Staff Recommendation: In Case ZON-22-0043, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District. Staff finds that the request is consistent with the Eastover Area Land Use Plan which calls for Rural Density Residential at this location. Staff also finds that the request is reasonable and in the public interest as the requested district is compatible to and in harmony with the surrounding land use activities and zoning.

If the Board of Commissioners wishes to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-22-0043, I move to approve the rezoning request from A1 Agricultural District to RR Rural Residential/CZ Conditional Zoning District and find that the request is consistent with the Eastover Area Land

Use Plan which calls for Rural Density Residential at this location. The request is reasonable and in the public interest as the requested district is compatible to and in harmony with the surrounding land use activities and zoning.

If the Board of Commissioners does not wish to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-22-0043, I move to deny the rezoning request from A1 Agricultural District to RR Rural Residential/CZ Conditional Zoning District and find that the request is not consistent with the Eastover Area Land Use Plan. The request is not reasonable or in the public interest because _____.

ATTACHMENTS:

Description	Type
Action Memo	Backup Material

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager

CUMBERLAND COUNTY
NORTH CAROLINA

Rawls Howard
Director

David Moon
Deputy Director

Planning & Inspections Department

OCTOBER 6, 2022

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **ZON-22-0043:** Rezoning from A1 Agricultural District to RR Rural Residential / CZ Conditional Zoning District or to a more restrictive zoning district for 106.75 +/- acres; located east of Hummingbird Place and west of Maxwell Road; submitted by George Rose (applicant) on behalf of Astrakel International LTD (owner).

ACTION: Recommended approval of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District at the August 16, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

MINUTES OF AUGUST 16, 2022

Mr. Moon presented the case information and photos.

In Case ZON-22-0043, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District. Staff finds that the request is consistent with the Eastover Area Land Use Plan which calls for Rural Density Residential at this location. Staff also finds that the request is reasonable and in the public interest as the requested district is compatible to and in harmony with the surrounding land use activities and zoning.

Mr. Moon noted a change to the condition sheet that the driveways must be internal to the project and no residential driveway may access directly onto Maxwell Street or Hummingbird Place. Another key requirement will be that even though the project is planned to be phased, there will only be one owner's association for the entire project.

Mr. Lloyd asked if staff worked with the developer.

Mr. Howard stated that staff did work with the developer.

Mr. Moon said that there were several meetings to discuss the requirements for the plan.

Mr. Baker asked how many entrances and exits there were.

Mr. Moon said there were ultimately four planned entrances and exits to this site.

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager

CUMBERLAND COUNTY
NORTH CAROLINA

Planning & Inspections Department

Rawls Howard
Director

David Moon
Deputy Director

Chair Crumpler asked if there were speakers for this case.

Mr. Howard said there were people present to speak in favor and in opposition.

Public meeting opened.

Mr. Ben Stout spoke in favor. Mr. Stout asked when the land use plan was done. Mr. Howard said in 2018. Mr. Stout stated that this project meets the requirements of the plan and it's on water and sewer. Mr. Stout stated that he had been in front of the board a lot and every time it seems to be a challenge to get projects approved. It would be nice to see a project that meets the criteria that the County has set forth get a favorable vote.

Mr. George Rose spoke in favor. Mr. Rose stated the developers had a community meeting on August 2nd at the Stedman Community Building and about twenty-five people showed up. A lot of people who attended that meeting are here now. They used the same mailing list that the Planning staff used which was extensive and the same people were notified. The main concern at that meeting seemed to be drainage. They met with the developers and spoke with them extensively and wanted them to know that they expected them to do a good job and take care of the drainage. Mr. Rose said they were aware of the high-water table, that's why there will be public sewer. There will be a detailed storm water management plan when the plans are engineered, and they will have to meet State requirements. The streets in the subdivision will be built to NC Department of Transportation (NCDOT) standards and that eventually the streets will be turned over to the DOT system. Mr. Rose went over some of the details that were in the staff report presented by Mr. Moon.

There was discussion about the drainage issues and the water basins and where the water would go when the basins are full. Mr. Rose said that the basins are designed to handle the ten-year storm and not overflow. The soil is sandy so there shouldn't be water in them all the time. The final design would come when the project is further along, but right now they can't say what those basins will look like.

Scott Flowers spoke in favor. Mr. Flowers is an attorney in Fayetteville and represents the developers who are Fayetteville citizens and developers in all of North and South Carolina. Mr. Flowers stated that anyone who develops land in Eastern North or South Carolina faces this high-water table issue, it's not unique to Cumberland County. It is intensely scrutinized by the State, as water is a major issue. That is why we have engineers who know how to design systems to be site neutral and it is a legal requirement of this development that it be site neutral in regard to storm water. Mr. Flowers went on to remind the Board of all the criteria that this development meets with public water and sewer, surrounded by similar development, and it is consistent with the Land Use Plan.

Mr. Mark Knight and Rodney Sherrill who signed up in favor of the request, declined to speak.

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager

CUMBERLAND COUNTY
NORTH CAROLINA

Planning & Inspections Department

Rawls Howard
Director

David Moon
Deputy Director

Donna Wilson spoke in opposition. Ms. Wilson stated that she was opposed to this request because the water on her land is very high. She is concerned about her land being washed out because of this proposed development. She stated that she was also concerned about access to her property with the entrance of the development next to her property.

Sheila Oliver spoke in opposition. Ms. Oliver stated that her concerns are with the high-water table.

Wayne Bullock spoke in opposition. Mr. Bullock said that his concerns are with the drainage issues and asked that they get it right.

Scott Flowers spoke in rebuttal. Mr. Flowers stated that he understood the frustration of the proponents. They were present at the community meetings and spoke with the developers and they answered all their questions and showed them pictures of the houses that they were planning to build. Not every developer takes the time out to do that and tried to get feedback and input from them on the situation in the community. Nothing that was said refers to the subject property pushing water onto their properties. They talked about water that is on their property and moving it off. None of that has anything to do with the subject property, none of that indicates that this is going to increase what they have now. They talk about how the water runs off the road and how they are dealing with surface water on their properties. It is a legal requirement that this site be site-neutral with regards to stormwater. So, when staff puts a requirement on the developer, we must assume that the developer is going to comply or be made to comply with that requirement.

Mr. Rose stated that the mailing list that was mailed out was the same mailing list that the Planning Department used, so there were 150 families notified. There were only 25 people at the community meeting and the few people that are here tonight. Mr. Stout said this was an indication that there wasn't widespread opposition. He also restated that they had to follow the State Stormwater rules which are at least as or more restrictive than any County rules that would have been in place when the County was over that program.

Ms. Herbert asked the residents how often they have issues with surface water runoff and flooding issues.

Ms. Donna Wilson came up to answer Ms. Herbert's question about frequency of water runoff. Ms. Wilson stated that every time it rains, her driveway gets washed out and she has at least 3 – 4 inches of rain.

Mr. Stout said that he built the five houses that the proponents are talking about and stated that DOT issues driveway permits If you don't have a permit, they won't let you get on the road. When they applied for driveway permits, DOT dictated on that particular project how they would ingress and egress the road. Mr. Stout said that they have conventional septic tanks and there are no

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager

CUMBERLAND COUNTY
NORTH CAROLINA

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Planning & Inspections Department

French drains. They do have an issue out there, but that issue doesn't lie with this project, it lies with Hydro in Raleigh and the Department of Transportation.

Public meeting closed.

In Case ZON-22-0043, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District. Staff finds that the request is consistent with the Eastover Area Land Use Plan which calls for Rural Density Residential at this location. Staff also finds that the request is reasonable and in the public interest as the requested district is compatible to and in harmony with the surrounding land use activities and zoning. The motion passed with a 5-4 vote with Mr. Crumpler, Mr. Burton, Mr. Baker, and Mr. Williams voting in opposition.

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.

CUMBERLAND COUNTY
NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-22-0043
Planning Board Meeting: August 16, 2022

Location: Hummingbird Pl and Maxwell Rd
Jurisdiction: County-Unincorporated

REQUEST	**Rezoning A1 to RR/CZ**

Applicant requests a rezoning from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District for ten parcels of approximately 106.75 +/- combined acres located off Hummingbird Place, as shown in Exhibit "A". All parcels are under the same ownership. Nine parcels are currently vacant or wooded land, but one parcel (REID 0477402183000) along Hummingbird Place is occupied by a single-family home. The intent of the property owner is to recombine and subdivide, creating a proposed zero-lot-line subdivision with a maximum of 195 residential lots with a minimum lot size of 15,000 sq. ft. The project is planned in two phases with Phase 1 proposing 64 lots and Phase 2 with 131 lots. Phase 2 cannot proceed to construction until a second road access connection to Maxwell Road is obtained the project owner.

The proposed Conditional Zoning Site Plan appears in Exhibits "B" to "E" (attached) and the Conditional Zoning use and development conditions appear in Exhibit "F". While the RR zoning district allows manufactured homes as a permitted use, the conditional zoning prohibits them.

PROPERTY INFORMATION

OWNER/APPLICANT: Astrakel International LTD (Owner); George Rose, P.E. (Applicant)

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0477407361000, 0477529285000, 0477614952000, 0477402183000, 0476494728000, 0476590576000, 0477629056000, 0477600910000, 0477510886000, 0477505792000

SIZE: 106.75 +/- acres within 10 parcels. Road frontage along Hummingbird Place is 755 +/- feet. Road frontage along Maxwell Road is 369 +/- feet. The property has a varying depth due to its irregular shape but is approximately 3,611 +/- feet in length at its deepest point.

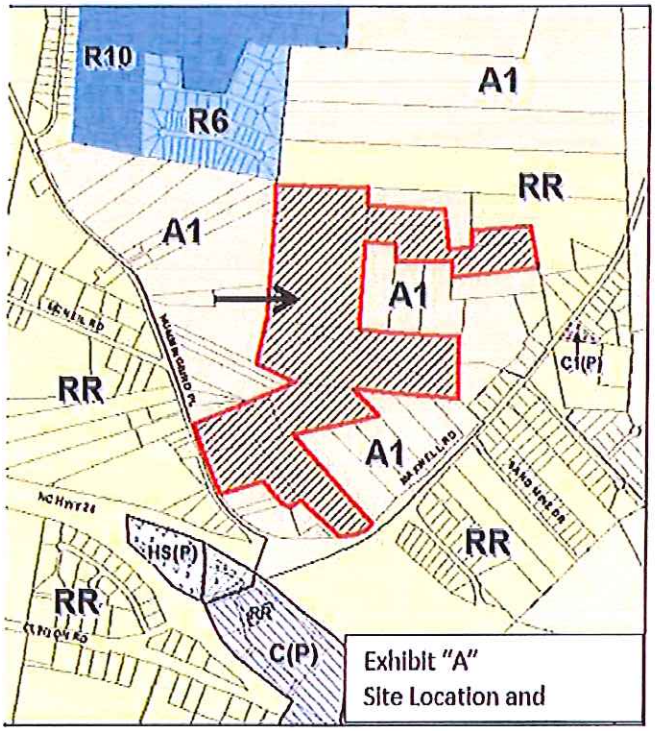


Exhibit "A"
Site Location and

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District, as shown in Exhibit "A". Minimum lot size for this district is two acres. This district is intended 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: Nine parcels are currently vacant or wooded land, but one parcel (0477402183000) has a single-family home located on it. Exhibit "G" shows the existing use of the subject property.

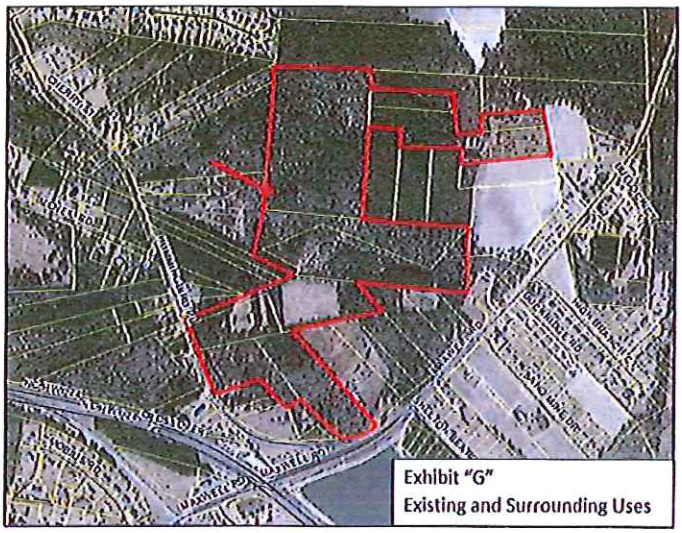


Exhibit "G"
Existing and Surrounding Uses

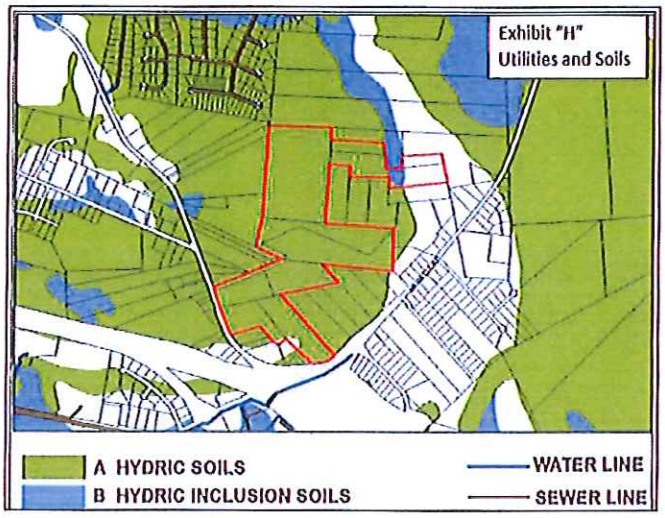


Exhibit "H"
Utilities and Soils

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

- **North:** Wooded land and Baywood residential subdivision with single family and duplex homes
- **East:** Wooded lands and single-family subdivisions
- **West:** Wooded lands and single-family home parcels
- **South:** Wooded lands and single-family homes

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "H", illustrates presence of hydric and hydric inclusion soils on the entirety of the property.

TEN YEAR ZONE CASE HISTORY:

Exhibit "I" denotes the location of the zoning case history described below.

- **P19-26; Approved A1 to RR**
- **P21-07; Approved C(P) to RR**
- **ZON-21-0017; Approved RR & C1(P) to C1(P)**

DEVELOPMENT REVIEW: Subdivision review (Recombination Plat and Subdivision Plan) by County Planning & Inspections will be required before any development. The project is proposed to occur in two phases. The second phase cannot comment construction until a second road access is connected at one of the two additional road connections leading to Maxwell Road.

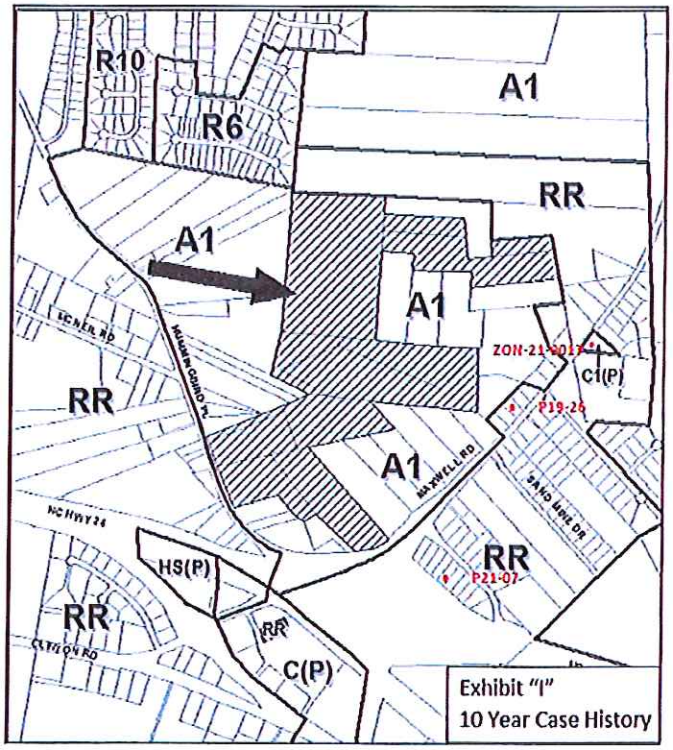


Exhibit "I"
10 Year Case History

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	RR	RR/CZ (Proposed)
Front Yard Setback	50 feet	30 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet	5 feet
Rear Yard Setback	50 feet	35 feet	35 feet
Lot Area	2 acres	20,0000 sq. ft.	15,000 sq. ft.
Lot Width	100'	100'	85'

DEVELOPMENT POTENTIAL (BASED ON MAXIMUM ALLOWED DENSITY):

Existing Zoning (A1)	RR	Proposed Zoning (RR/CZ)*
53 lots	232 lots	195 lots

(*) based on the conditional zoning site plan appearing in Exhibit "B" to "E"

- Assumes 100% of land is usable for development based on maximum allowed density for the zoning district. For conventional zoning, maximum density is not feasible once land for roads and open considered.
- Calculation: *(total developable area)/minimum lot size for zone district.*
- Section 202 (A): 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.

MAXIMUM ALLOWED DENSITY:

Allowed (A1): 0.5 du/ac **RR:** 2.2 du/ac Proposed (RR/CZ): 1.84 du/ac

COMPREHENSIVE PLANS: This property is located within the Eastover Area Land Use Plan (2018), as shown in Exhibit "J". The future land use designation of the property is "Rural Density Residential". The proposed rezoning request is consistent with the adopted Land Use Plan.

Residential Development Goal:

Provide for a full range of housing types with adequate infrastructure throughout that is in harmony with the surrounding areas and accommodates the future needs of the residents while maintaining the character of the area.

- Improve and/or add street lighting in residential areas.
- Use development techniques that preserve the rural character of the area.
- Encourage more than one means of ingress/egress in new residential subdivisions and connectivity to existing subdivisions. (Eastover Area Land Use Plan, p. 49.)

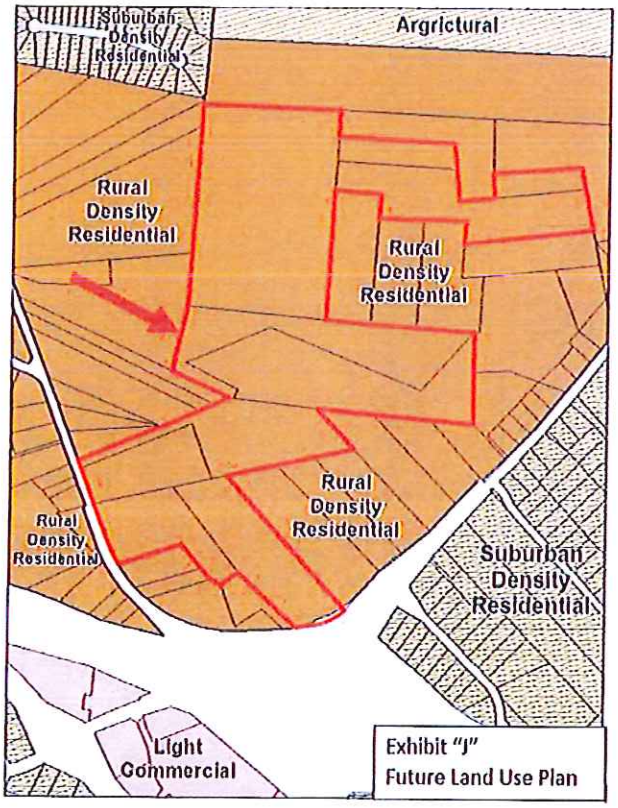


Exhibit "J"
Future Land Use Plan

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: PWC water and sewer lines are available along the Maxwell Road frontage. It is the responsibility of the applicant to determine if these utilities will adequately serve their development. Information

regarding availability of water and sewer lines is shown on Exhibit "I", Sewer lines will need to be extended to the project. Water lines are currently located along Maxwell Road.

TRANSPORTATION: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject parcels are located on Hummingbird Place, which is identified as a local road 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. In addition, there is no 2020 AADT for Hummingbird Place as well, there is no available road capacity data.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Armstrong Elementary	441	389
Mac Williams Middle	1164	1141
Cape Fear High	1476	1519

Source: Cumberland County Public Schools

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

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and stated to ensure all applicable fire department access requirements are met in accordance with Section 503 of the 2018 NC Fire Code, to ensure fire protection water supply requirements are met in accordance with Section 507 of the 2018 NC Fire Code, and the additional access will be required to be completed prior to the start of phase 2 of this project.

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: This is a conditional zoning with a conceptual subdivision plan, Exhibit "F" provides the proposed zoning and development conditions. The proposed conditional zoning site plan (conceptual subdivision plan) appear as an exhibit to the "Conditional Zoning Conditions of Approval" and in more detail within Exhibits "B" through "E".

STAFF RECOMMENDATION

In Case ZON-22-0043, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to RR/CZ Rural Residential Conditional Zoning District. Staff finds that the request is consistent with the Eastover Area Land Use Plan which calls for Rural Density Residential at this location. Staff also finds that the request is reasonable and in the public interest as the requested district is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

Exhibit "B"
Conditional Zoning Site Plan

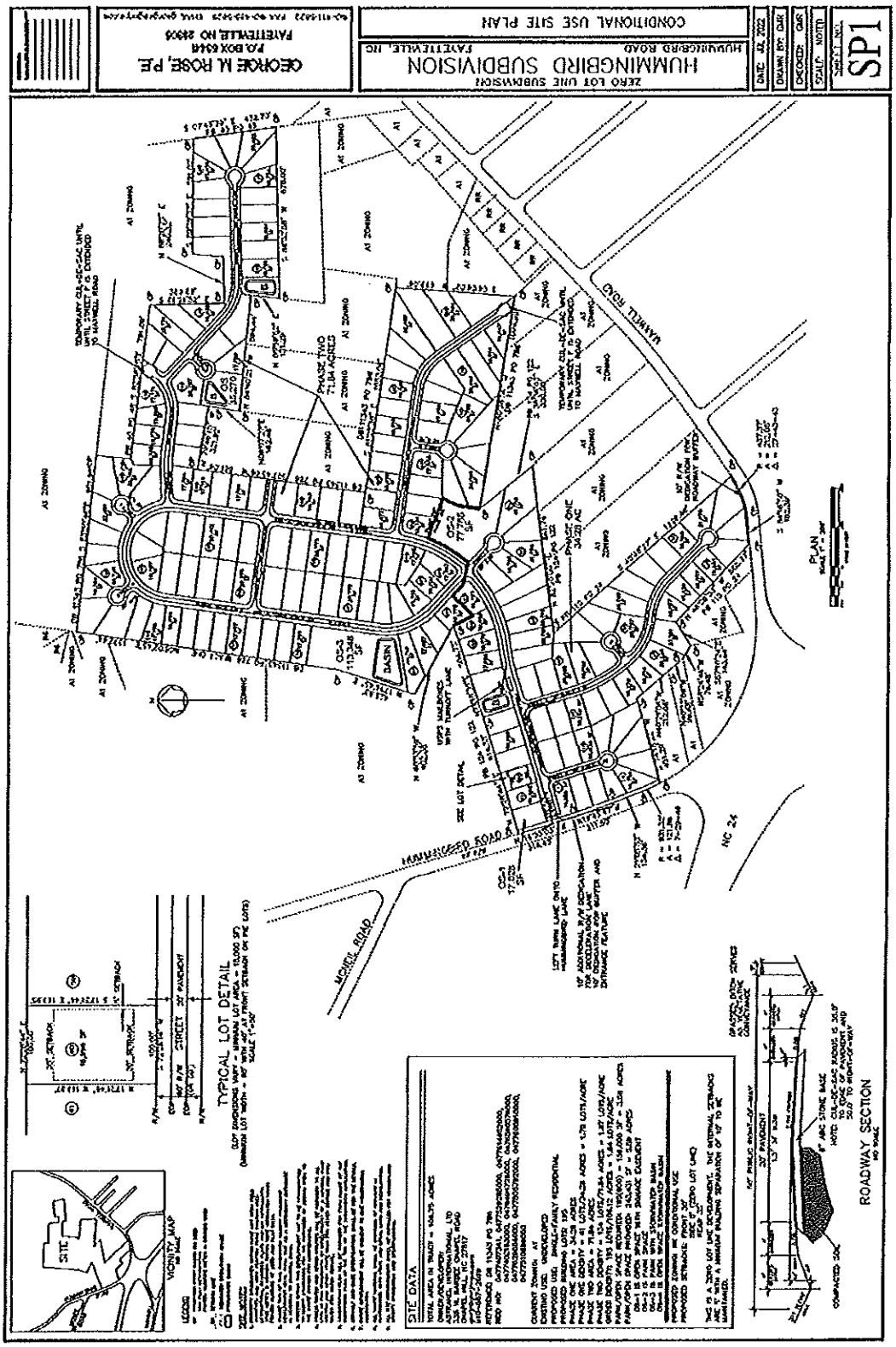
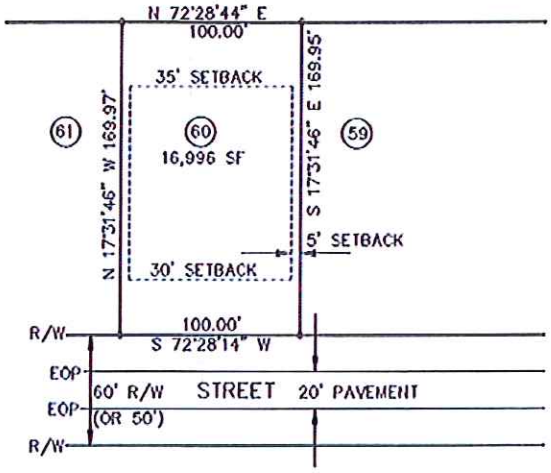


Exhibit "C"
Conditional Zoning Site Plan

SITE NOTES

1. PROPERTY BOUNDARIES SHOWN HAVE NOT BEEN FIELD SURVEYED AND WERE PLOTTED FROM EXISTING DEED DESCRIPTIONS, RECORDED PLATS AND GIS INFORMATION. SOME METES & BOUNDS SHOWN WERE GENERATED USING FORCED CLOSURE OF DEED AND PLAT DATA.
2. PHASE TWO OF THIS SUBDIVISION CANNOT COMMENCE DEVELOPMENT UNTIL SUCH TIME AS A SECONDARY ENTRANCE IS SECURED TO MAXWELL ROAD.
3. STREETS WITHIN THIS DEVELOPMENT ARE TO BE CONSTRUCTED TO NCDOT STANDARDS FOR THE PURPOSES OF ADDING THEM TO THE STATE SYSTEM FOR MAINTENANCE.
4. PUBLIC WATER AND SEWER UTILITIES WILL BE PROVIDED TO ALL LOTS IN THIS SUBDIVISION BY DEVELOPMENT OF A CENTRAL PUMP STATION AND SEWER FORCE MAIN FOR SEWER SERVICE AND PWC WATER FOR WATER SERVICE.
5. LANDSCAPING PLAN WILL BE PROVIDED FOR EACH PHASE OF THE SUBDIVISION PLAN AT THE TIME OF THE SUBDIVISION APPLICATION
6. ASPHALT AND BASE SPECIFICATIONS SHALL BE PER THE DETAILS.
7. ENTIRE DEVELOPMENT WILL BE SUBJECT TO ONE HOMEOWNERS ASSOCIATION.
8. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
9. ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER CUMBERLAND COUNTY STANDARDS AND SPECIFICATIONS.



TYPICAL LOT DETAIL

(LOT DIMENSIONS VARY - MINIMUM LOT AREA = 15,000 SF)
(MINIMUM LOT WIDTH = 85' WITH 40' AT FRONT SETBACK ON PIE LOTS)
SCALE 1"=50'

SITE DATA

TOTAL AREA IN TRACT = 106.75 ACRES

OWNER/DEVELOPER:
ASTRAKEL INTERNATIONAL, LTD
335 W. BARBEE CHAPEL ROAD
CHAPEL HILL, NC 27517
ghrjr@ghrjr-pa.com
910-587-2699

REFERENCE: DB 11343 PG 786

REID NO: 0477407361, 0477529285000, 0477614952000, 0477402183000, 0476494728000, 0476590576000, 0477629056000, 0477505792000, 0477600910000, 0477510886000

CURRENT ZONING: A1

EXISTING USE: UNDEVELOPED

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED BUILDING LOTS: 195

PHASE ONE AREA = 34.28 ACRES

PHASE ONE DENSITY = 61 LOTS/34.28 ACRES = 1.78 LOTS/ACRE

PHASE TWO AREA = 71.84 ACRES

PHASE TWO DENSITY = 134 LOTS/71.84 ACRES = 1.87 LOTS/ACRE

GROSS DENSITY: 195 LOTS/106.12 ACRES = 1.84 LOTS/ACRE

PARK/OPEN SPACE REQUIRED: 195(800) = 156,000 SF = 3.58 ACRES

PARK/OPEN SPACE PROVIDED: 243,431 SF = 5.59 ACRES

- OS-1 IS OPEN SPACE WITH SIGNAGE EASEMENT
- OS-2 IS PARK SPACE
- OS-3 IS PARK WITH STORMWATER BASIN
- OS-4 IS OPEN SPACE STORMWATER BASIN

PROPOSED ZONING: RR CONDITIONAL USE

PROPOSED SETBACKS: FRONT 30'
SIDE 5' (ZERO LOT LINE)
REAR 35'

THIS IS A ZERO LOT LINE DEVELOPMENT. THE INTERNAL SETBACKS ARE 5' WITH A MINIMUM BUILDING SEPARATION OF 10' TO BE MAINTAINED.

Exhibit "D"
Conditional Zoning Site Plan – Phase 1

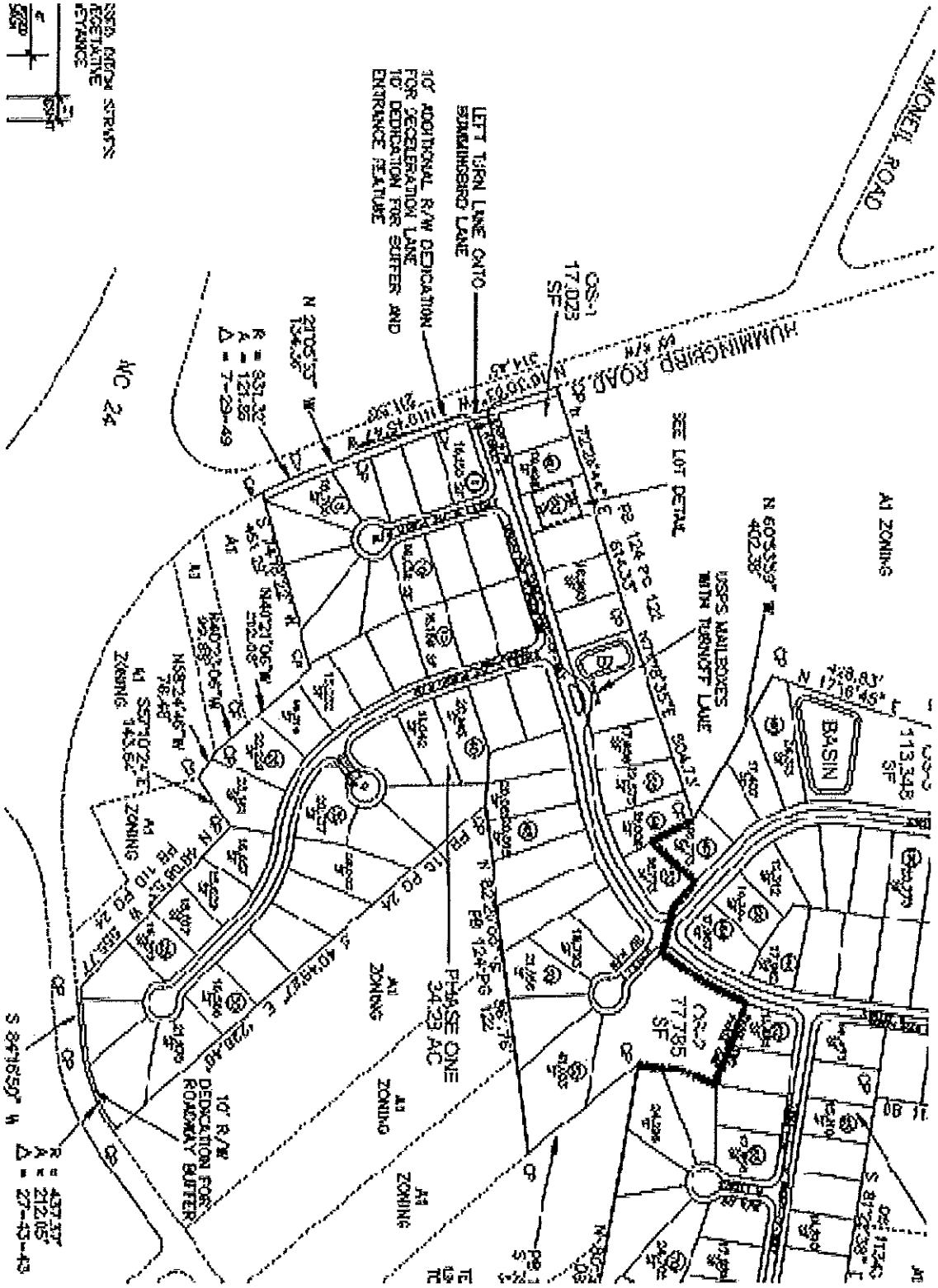


Exhibit "E"
Conditional Zoning Site Plan – Phase 2

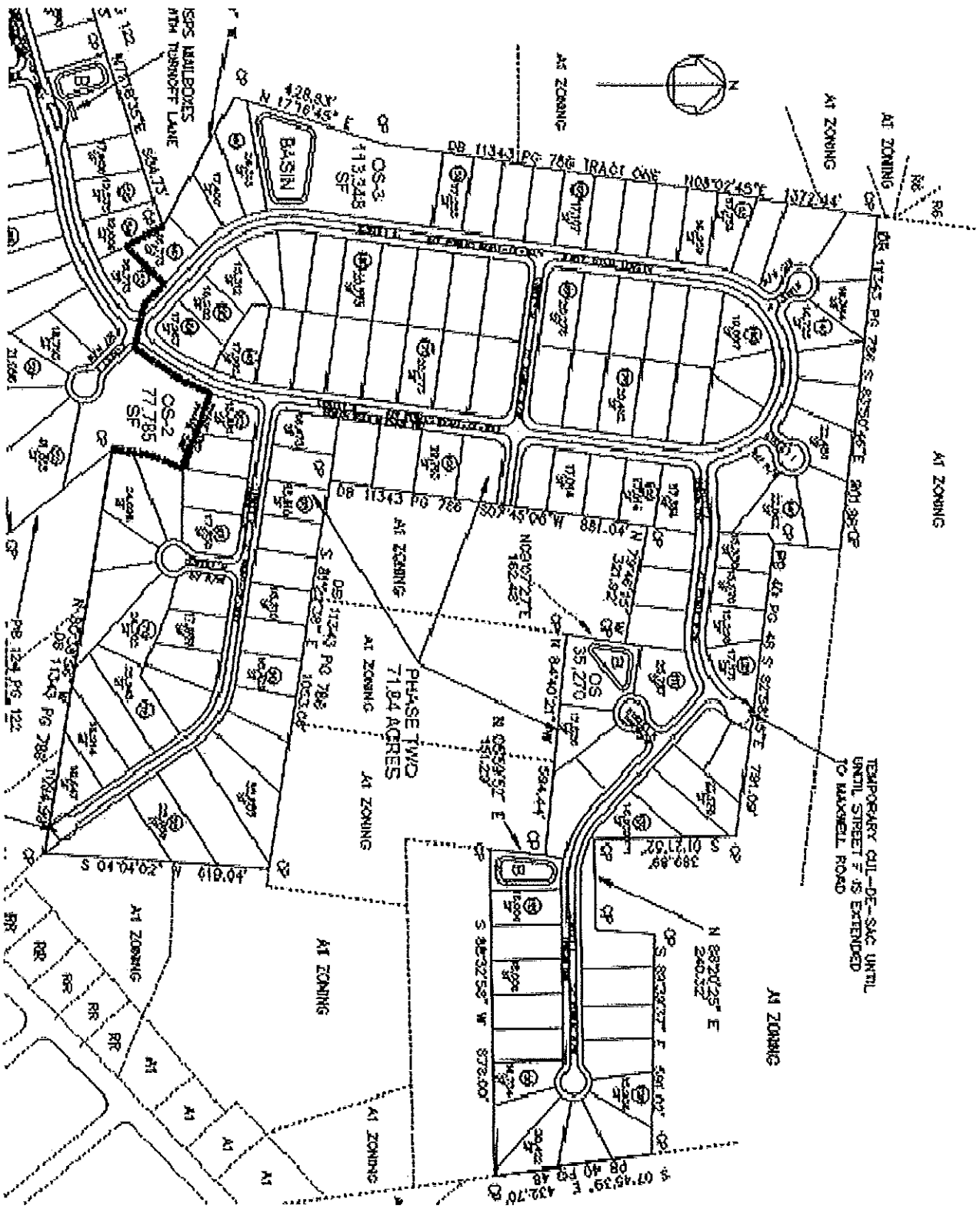


Exhibit "F"

CONDITIONAL ZONING CONDITIONS OF APPROVAL
CASE ZON-22-0043

RR/CZ RESIDENTIAL/CONDITIONAL ZONING DISTRICT

Ordinance Related Conditions
For up to a 195 Lot Zero Lot Line Subdivision

A. **Applicability:** All use and development of the property applicable to this Conditional Zoning (ZON-22-043) and delineated in Exhibit "A" shall occur consistent with the standards and requirements of the RR Rural Residential Zoning District unless otherwise stated herein. If any standards herein are inconsistent with the Zoning or Subdivision ordinance, the conditions set forth herein shall supersede and apply to the development of the property delineated in Exhibit "A."

B. Permitted and Prohibited Uses.

1. Uses within residential lots are limited to single-family residential and associated accessory uses. Group development, including duplexes and multi-family housing are not allowed. Mother-in-law or guest housing is allowed on the same lot as the primary residential structure but such accessory dwelling unit shall not have a kitchen in order to qualify as insubordinate and accessory to the primary residential structure

2. Common areas shall only be used for open space, parks and recreation, stormwater facilities, buffer areas or public utilities as declared within the CZ Site Plan shown within Exhibit "A".

3. The development is limited to a maximum of 195 single family homes.

C. Development Standards

1. Site Development: Development shall occur consistent with the Conditional Zoning Site Plan provided in Exhibit "A" and as set forth herein, and with the County Zoning and Subdivision Ordinance. Any standards or regulations not addressed herein shall then follow the County Zoning and Subdivision Codes,

2. Setback Standards. Minimum setback standards for this residential subdivision shall be:
Front – 30 feet
Side – 5 feet
Rear-- 35 feet
Corner lot-- 30 feet

Accessory structures: minimum setback standards as set forth for the RR zoning district, Zoning Ordinance.

All corner lots as well as lots fronting more than one street must provide front yard setbacks from each street. (Secs. 1101.G & 1102.B, County Zoning Ord.)

3. No primary or accessory structure shall encroach the minimum setback standard established herein unless a variance is granted by the Board of Adjustment. After the initial plat is recorded, no replat can be used to change the minimum setback standards through a zero-lot line plat.

D. Infrastructure and Utilities

1. Water and sewer. All residential homes and any within common areas shall be served by central water and sewer systems. No lot or tract shall be served by on-site septic systems.

a. Any lift or pump station facilities for central water or sewer systems shall be placed in a tract owned by the utility provider and not placed in an easement within a residential lot. A lift station site shall not be used to meet open space requirements.

b. No certificate of occupancy for a residential home shall be issued until central water and sewer is available to a residential structure.

2. Roads. All internal roads shall be public roads.

a. This review does not constitute a "subdivision" approval by NC Department of Transportation (NCDOT). The NC Department of Transportation's (NCDOT) approval of the driveway plans is required, and any street improvements are required to be constructed to the NCDOT standards for secondary roads. (Sec. 2304B, County Subdivision Ord. & NCGS §136-102.6

b. Off-Site Road Improvements. Turn lanes may be required by the NC Department of Transportation (NCDOT). [Art. XIV, County Zoning Ord. & NCGS §136-18(5) & §136-93]. Developer must coordinate with NCDOT prior to submittal of any preliminary subdivision plan regarding off-site road improvements.

c. All residential driveways will connect to Hummingbird Place or Maxwell Road.

d. Road signs. Developer is responsible for installation of all required traffic safety signs prior to recording a plat or issuance of a building permit, whichever occurs first.

e. Sidewalks. Developer is not required to construct sidewalks within any internal or external road, including any portion of a subdivision within the boundaries of a municipal influence area. However, the developer may install sidewalks at the developer's discretion on at least one side of the road if the road rights-of-way are public roads and the HOA establishes an agreement with NCDOT placing maintenance responsibility to the HOA. If NCDOT does not accept the roads, then the HOA shall be responsible for maintaining any sidewalks installed within the road right-of-way.

f. Road ownership/maintenance. Prior to NCDOT acceptance of street construction, road rights-of-way, and related drainage systems, the developer is responsible for their maintenance and that all roads meet conditions suitable for safe passage for vehicles used by County inspection personnel. The County Building Official may delay inspections if determined that road conditions do not provide safe passage for vehicles used by County inspectors.

g. The development(s) and any future lot owners are responsible for the maintenance and upkeep of the streets until such time the streets are added to the State system by the NC Department of Transportation (NCDOT) for maintenance purposes. The developer is advised to give notice of the street status to any future lot owners in the event the lots are conveyed prior to the NCDOT's acceptance.

h. In the event the NCDOT driveway permit or road acceptance process substantially alters the conditional zoning site plan, as such determination will be made by the County Planning & Inspections Director, such modification to the conditional zoning site plan must be approved by the Board of County Commissioners following the same review and hearing process for a conditional zoning application.

i. Certification of Completion. Prior to recording of any plat, the developer's engineer must submit to Cumberland County Planning and Inspection Department a sealed document certifying that

the streets have been constructed to the NC Department of Transportation (NCDOT) standards for secondary roads.

3. Stormwater and Drainage.

a. Stormwater. 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 and free of debris. (Section 2307.A, County Subdivision Ord.) The homeowner's association shall be responsible for maintain all stormwater facilities unless otherwise required by the NCDEQ.

b. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must secure the structure with a four-foot-high fence with a lockable gate and is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation. (Sec. 1102.O, County Zoning Ord.)

c. All stormwater facilities shall be owned and maintained by the homeowner's association unless NCDEQ requires otherwise.

4. Utilities. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306.C, County Subdivision Ord.)

E. Phasing and Preliminary Subdivision Plan

1. Project Phasing. Development shall occur in two phases. Construction, including clearing and grading, for Phase 2, as illustrated in Exhibit "A" shall not commence until a second public road access connects Phase 2 to Maxwell Road. Such connector road design and alignment must be approved and accepted by NCDOT prior to any road construction. Such road shall be owned and maintained by the developer until the road improvements have been accepted by and transferred in ownership to NCDOT. A performance bond, if requested by the County, shall be provided to the County to ensure construction and completion of the connector road. Said performance bonds shall be consistent with the provisions of the Subdivision Code and N.C. general statutes.

2. Preliminary Subdivision Plan.

a. A preliminary subdivision plan must be submitted to and approved by the Cumberland County Department of Planning and Inspections prior to any on-site clearing, grading or construction activity. Such subdivision plan must be consistent with the conditions set forth herein and the County's zoning and subdivision ordinances.

b. Prior to submitting an application for a preliminary subdivision plan, the applicant must coordinate with the US Postal Growth Coordinator or Postmaster for the Mid-Carolinas District to determine the appropriate location for the cluster boxes. If community cluster mailboxes are required, the County may require appropriate off-street parking or drive-aisle to avoid traffic safety and pedestrian conflicts.

3. Landscape/Street tree planting will be provided with the preliminary subdivision plan as is consistent and required by the Zoning and Subdivision Ordinances, where applicable.

4. The application for a preliminary subdivision plan, including all supporting plans and support documents, shall be submitted through the Cumberland County Customer Self-Service electronic permitting system.

F. Plat-Related:

1. A copy of the recorded deed or deeds conveying all common area to the owners association must be provided to the Current Planning Division within thirty (30 days) of the recording of the plat or prior to issuance of the first building permit, whichever is first. No building permit will be issued after the recording of a plat until such time the ownership of all common areas appearing in the plat is transferred to the owners association.

2. The street name signs, in compliance with the County Street Sign Specifications, must be installed prior to final plat approval.

3. The builder/developer must provide the buildable envelopes on the preliminary subdivision plan.

4. Any/All easements must be reflected on the preliminary subdivision plan and final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.

5. Entire development shall be subject to one homeowners association.

6. Once an initial plat is recorded, no further subdivision of a residential lot will occur unless necessary to accommodate lot line changes necessary to accommodate road right-of-way, utilities, or lot combinations. Lot line changes are allowed only if the changes results in an increase in the number of residential lots above the maximum of 195 lots.

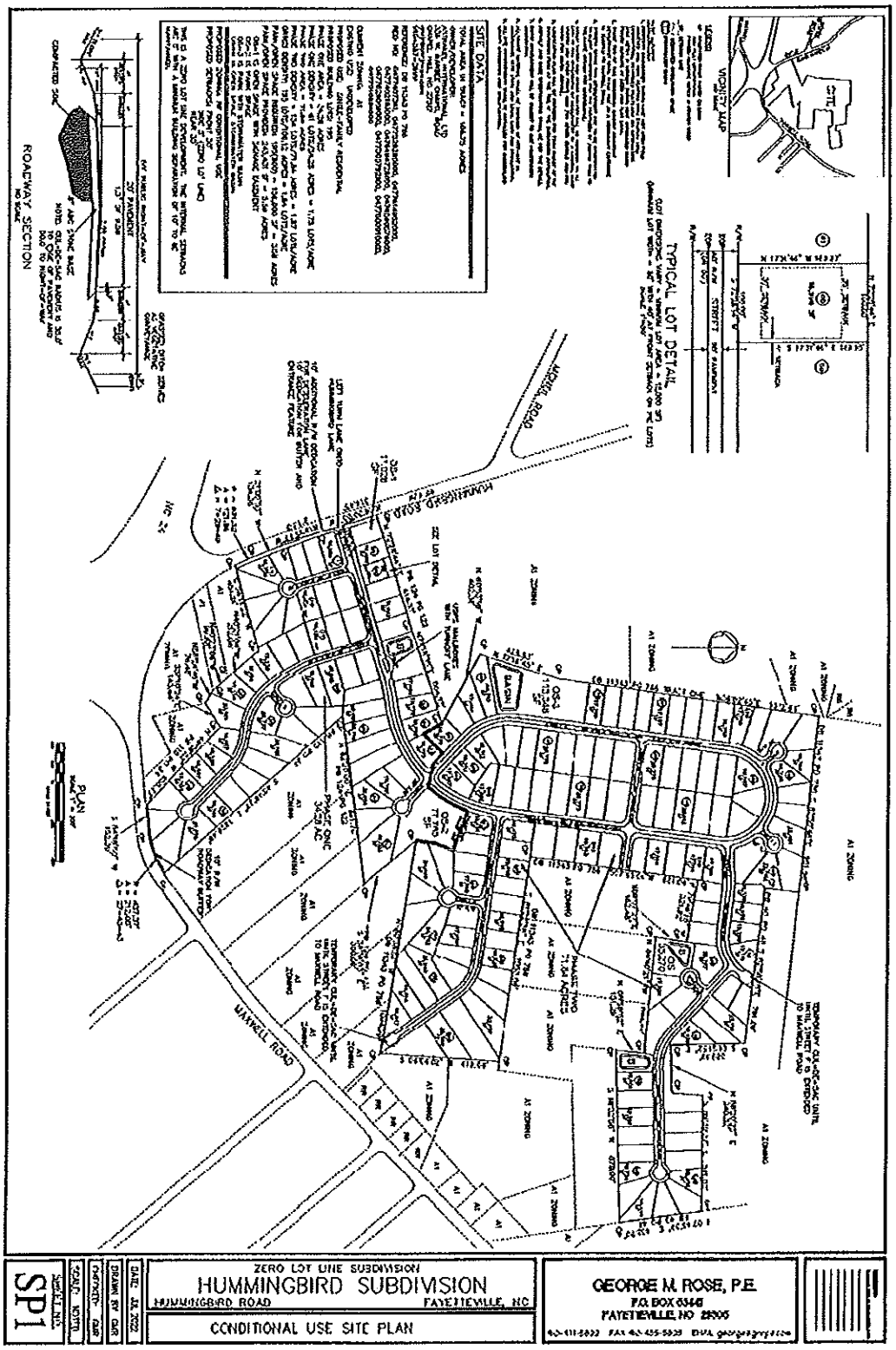
G. Other Relevant Conditions:

1. Use and Development Conditions. This conditional zoning and the site plan conditions of approval are 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, State agencies, and so forth, may govern the specific development. The developer is the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

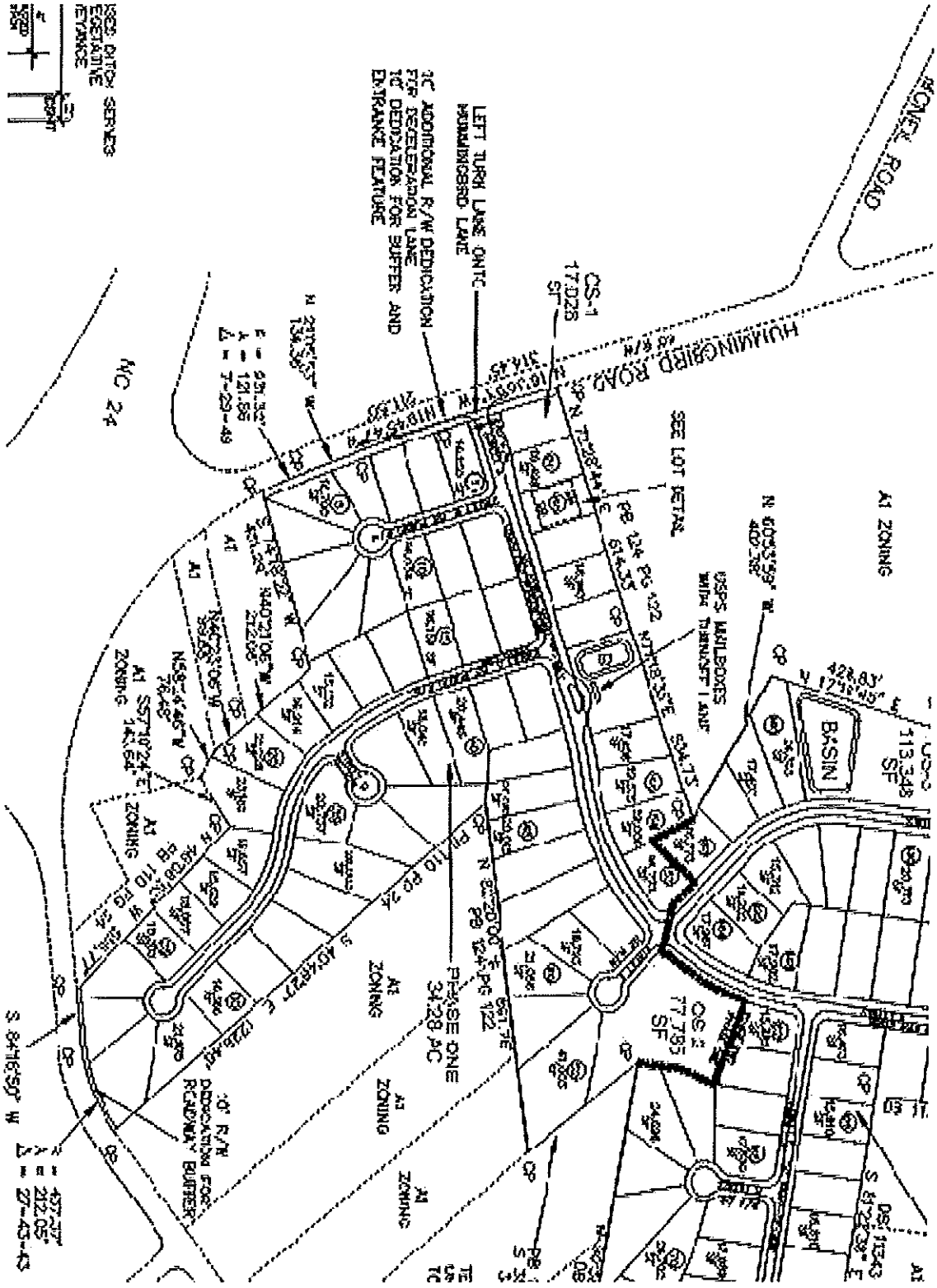
2. This conditional approval is contingent upon continued compliance with the County's Zoning and Subdivision Ordinance. the conditions set forth herein, including applicable NC State Statue 160-D requirements.

3. Any revision or addition to this conditional zoning site plan, whether initiated by the developer or necessary to meet requirements promulgated by local state, or federal requirements, necessitates re-submission for Current Planning Section review and approval prior to the commencement of the change. Should the change be determined to be a substantial modification, as determined by the County Planning & Inspections, the substantial changes must be reviewed and approved by the Board of Cunty Commissioners following the same process as a conditional zoning application.

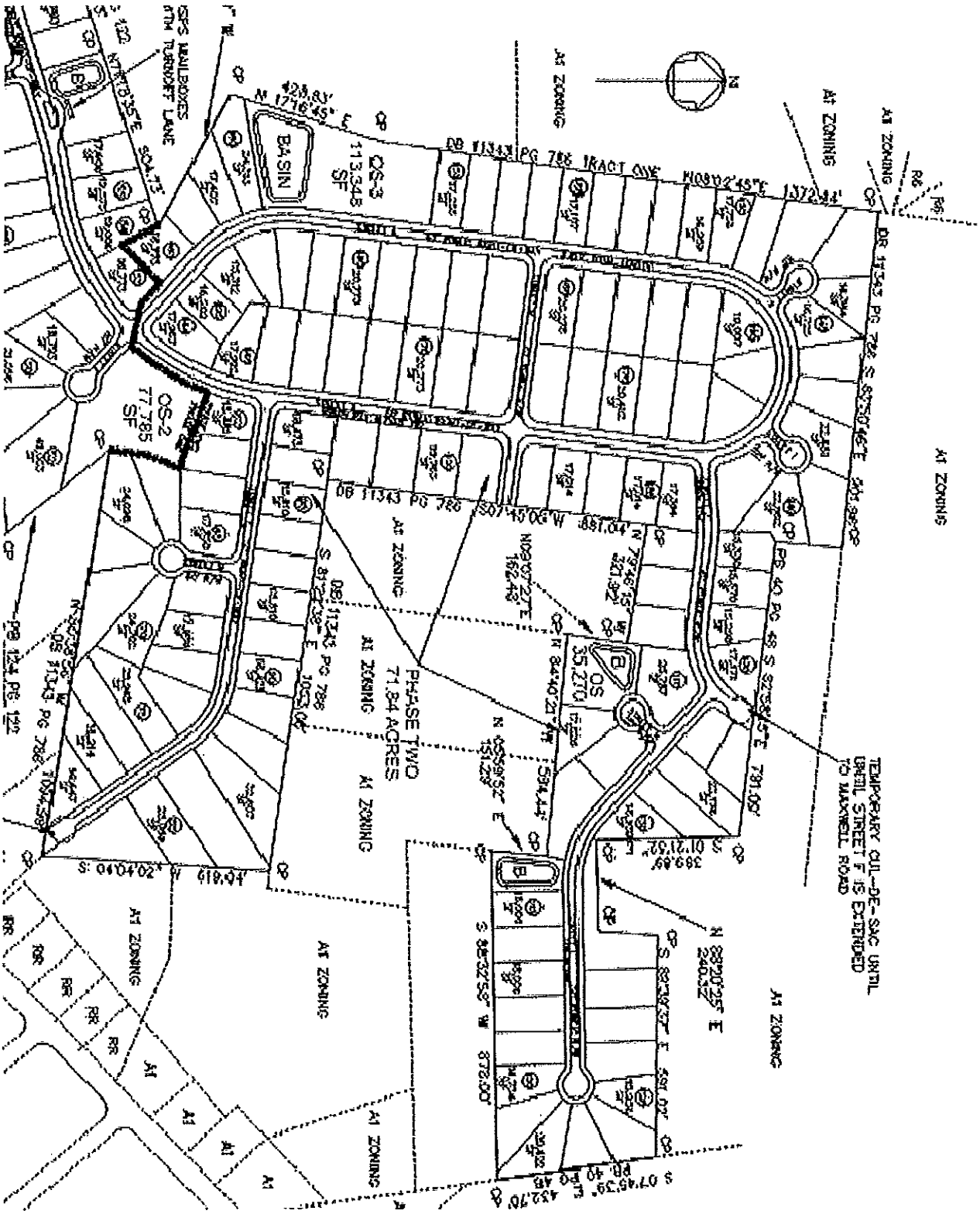
EXHIBIT "A" OF THE CONDITIONS OF APPROVAL
CONDITIONAL USE SITE PLAN



Conditional Zoning Site Plan – Phase 1



Conditional Zoning Site Plan – Phase 2



ATTACHMENT – MAILING LIST

DENISE CRUZ-JUAREZ
BETTY WOOD
PARGA HALL SHELBY
2550 ELCAR DR
FAYETTEVILLE, NC 28306

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324 GLENBURY DR UNIT 103
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TIMOTHY M HUTCHINGS
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CHARLES MCNEILL
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WAYNE LAMAR BULLOCK
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ELIZABETH COOK BOLICK
4920 HIGH BRANCH CT
STEDMAN, NC 28391

CHAD E GROVES
LESLIE N. GROVES
1519 FOUR WOOD DR
FAYETTEVILLE, NC 28312

ROBIN ADAMS
TERRY ADAMS
4500 BLUEBUSH DR
FAYETTEVILLE, NC 28312

ANISSA MARIE MCALPIN
WILLIAM J ISAAC MCALPIN
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STEDMAN, NC 28391

RUTH DOUGLAS
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STEDMAN, NC 28391

GLENDLER LOCKE
7213 DEER HILL RD
FAYETTEVILLE, NC 28314

ZHAO LUO & EMILY ANN LUO
4425 GRIP DRIVE
FAYETTEVILLE, NC 28312

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3828 CHIMNEY CREEK DR
VIRGINIA BEACH, VA 23462

PERCIVAL LAND & TIMBER LLC
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ALBANY, GA 31706

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AKEEM M HOLDING
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EASTOVER, NC 28312

ROSA MCNEILL MCALLISTER
1670 SPRINGDALE DR
UNIT 11 #332
CAMDEN, SC 29020

PATRICIA WATSON ROUSE
TORINA BETHEA HALL
JAMES MORGAN HALL
4416 GRIP DRIVE
FAYETTEVILLE, NC 28312

LENNON FAMILY LIMITED PARTNERSHIP
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RALEIGH, NC 27608

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LOUIS MICHAEL RADNOTHY
4528 PORT ELLEN DR
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PHILLIP A. LOCKE
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HOPE MILLS, NC 28348

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REBECCA L GARRIGAN-PEGUEROS
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MICHELE SALLIE
CARL D. SALLIE
1695 FOUR WOOD DR
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KELLY BREWER TALLEY
VINCENT EDWIN TALLEY
296 CHALLENGE CLUB DR
CLINTON, NC 28328

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CUMBERLAND COUNTY
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YORK, ME 03909

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RANDY FRAZER
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PERCY L. MCNEILL
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AUTRYVILLE, NC 28318

LEON EVANS LIFE ESTATE
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FRANCINE ANGUI
415 SHELTON BEARD ROAD
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SONYA A. MELVIN
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THOMAS L BRANTLEY
TERESA LYNN BRANTLEY
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ALMA JEAN ATKINS
JADIE ATKINS
1172 RIVER RD
FAYETTEVILLE RD, NC 28312

KIMBERLY B FINCH
PERRY S. FINCH
1390 BUB SHUMPERT RD
PELION, SC 29123

ELISE N WADE
1691 FOUR WOOD DR
FAYETTEVILLE, NC 28312

WILLIAM EDWIN JACKSON, JR
2561 SUNNYSIDE SCHOOL RD
FAYETTEVILLE, NC 28312

DOMETHIUSA WANITA LOCKE
3505 CANBY OAK LN
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MARSHA DROSE
4051 MT TABOR RD
RED SPRINGS, NC 28377

NANCY L WHITEHEAD
410 SHELTON BEARD RD
STEDMAN, NC 28391

JAMES MORRELL
430 SHELTON BEARD RD
STEDMAN, NC 28391

JESSICA D CAGLE
4406 BLUEBUSH DR
FAYETTEVILLE, NC 28312

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ALEJANDRA LIZ BETANCES RAMON
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SAMANTHA MARAJ
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FAYETTEVILLE, NC 28312

CARLA SMITH WOOLARD
4414 BLUEBUSH DR
FAYETTEVILLE, NC 28312

JANET STANFIELD MELVIN
DONALD CRAIG MELVIN
4415 BLUEBUSH DR 3058
FAYETTEVILLE, NC 28312

TATIANA A GONCHAROV
ALEXANDER V GONCHAROV
4419 BLUEBUSH DR
FAYETTEVILLE, NC 28312

KATHRYN V LOCKLEAR
MARTIN J LOCKLEAR II
4424 GRIP DR
FAYETTEVILLE, NC 28312

KRYSTLE E SKINNER
JASON SKINNER
444 SHELTON BEARD RD
STEDMAN, NC 28391

KRISTIN M LAZATIN
ALEXANDER B. LAZATIN
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SABRINA C. LASSETTER
445 SHELTON BEARD ROAD
STEDMAN, NC 28391

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AMANDA CHASON
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FAYETTEVILLE, NC 28312

JOY CAIN WRENCH
GARY CHRIS WRENCH
4504 BLUE BUSH DR
FAYETTEVILLE, NC 28312

ARLETHA MCLEAN
4505 RUGBY CT
FAYETTEVILLE, NC 28312

JANET W DAVIS
4506 BLUEBUSH DR
FAYETTEVILLE, NC 28312

JONATHAN JAY GRAY
4507 GRIP DRIVE
FAYETTEVILLE, NC 28312

PATTI S DOTSON
MICHAEL E. DOTSON
4508 GRIP DR
FAYETTEVILLE, NC 28312

PENNY W FREEMAN
JEREMY M. FREEMAN
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MICHAEL A. ASHLOCK
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SUZANNE KOSARICH
MARK R KOSARICH
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JAMES G HAYES
4512 GRIP DR
FAYETTEVILLE, NC 28312

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MICHAEL R. GAITHER
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FAYETTEVILLE, NC 28312

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WILLIAM ANDREW HARMON
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FAYETTEVILLE, NC 28312

DEBORAH A CASKEY
RICHARD A. CASKEY
4515 GRIP DRIVE
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LISAMARIE HEATH
BRYAN C. HEATH
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FAYETTEVILLE, NC 28312

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TRACY W. COWAN
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STEDMAN, NC 28391

KETURAH ALTHEA WILUAMSON GIBBONS
471 SHELTON BEARD RD
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DORIS HUEFNER
PAUL A. HUEFNER
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STEDMAN, NC 28391

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PAUL K. MARTIN
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4930 HIGH BRANCH CT
STEDMAN, NC 28391

KATHLEEN MARIE O'TOOLE
SHARI MARIE BURROUGHS
4940 HIGH BRANCH CT
STEDMAN, NC 28391

AMANDA LYNN SHARP
4960 HIGH BRANCH CT
STEDMAN, NC 28391

ELAINE B SMITH
BRIAN J. SMITH
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FAYETTEVILLE, NC 28312

ELAINE B SMITH
BRIAN JAMES SMITH
4977 HUMMINGBIRD PL
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STEDMAN, NC 28391

DONNA M. WILSON
JAMES A. WILSON
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STEDMAN, NC 28391

GLEANA S BLANKS SKENANDORE
GEORGE D SKENANDORE JR
5118 MAXWELL RD
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HALEY R SPILLERS
MATTHEW SPILLERS
5129 MAXWELL ROAD
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ASHLEY WETMORE
CHRISTOPHER WETMORE
5137 MAXWELL ROAD
STEDMAN, NC 28391

CINDY L. FRICK
5176 MAXWELL RD
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CHRISTIAN JEANO ROUSSEAU
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ROBIN L GIENIEWSKI
BODGAN B GIENIEWSKI
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INDALECIO ALEJO CANO
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WAYNE LAMAR BULLOCK
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DENTON MATTHEWS
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LEON G. TURNER
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CONNIE J STRICKLAND
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EVA MAE MALLOY
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FAYETTEVILLE, NC 28305

DIXIE M LOCK
MILTON F. LOCK JR
PO BOX 65239
FAYETTEVILLE, NC 28306

INTER-TRUST FINANCE CO INC
PO BOX 766
SPRING LAKE, NC 28390

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 County Planning & Inspections Staff will present to the Joint Planning Board the application at a hearing. In accordance with state law and board's policy, the staff will provide notice of the hearing to the appropriate parties and in the proper manner.

The Joint 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 their public hearing in the month following the meeting of the Planning Board. *The Conditional Zoning District shall not be made effective until the request is heard and received approval 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 $ 150 (ADDITIONAL FEE).**

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. 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.*

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.

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. Applicant/Agent GEORGE M. ROSE
2. Address: P.O. BOX 53441 FAYETTEVILLE Zip Code 28305
3. Telephone: (Home)_____ (Work) 910-977-5822
4. Location of Property: HUMMINGBIRD ROAD
5. Parcel Identification Number (PIN #) of subject property: 0477407361000 (also known as Tax ID Number or Property Tax ID) 0477529285000 0477614952000 * SEE BELOW
6. Acreage: 106.75 Frontage: 60 HUMMINGBIRD ROAD Depth: IRREGULAR
7. Water Provider: PWC
8. Sewer Provider: PWC SEWER PUMP STATION
9. Deed Book 11343, Page(s) 786, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
10. Existing use of property: FARMLAND, WOODLAND
11. Proposed use(s) of the property: SINGLE-FAMILY RESIDENTIAL

NOTE: Be specific and list all intended uses.

12. Has a violation been issued on this property? Yes ____ No ✓
13. It is requested that the foregoing property be rezoned FROM: A1

TO: (Select one)

✓ Conditional Zoning District, with an underlying zoning district of RR (Article V)

____ Mixed Use District/Conditional Zoning District (Article VI)

____ Density Development/Conditional Zoning District, at the ____ Density (Article VIII)

* 0477402183000 0477629056000
0476494728000 0477505192000
0476590576000 0477600910000
0477510886000

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 to only the use(s) specified in this application.)

ZERO LOT LINE SINGLE-FAMILY RESIDENTIAL

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.

PHASE ONE IS 58 LOTS ON 29.8 ACRES TOTAL
OPEN SPACE MINIMUM 800 SQUARE FEET PER LOT OR 46,400 SF.

2. DIMENSIONAL REQUIREMENTS:

A. Reference either the dimensional requirements of the district (Sec. 1004) or list the proposed setbacks.

PROPOSED SETBACKS:
FRONT 30'
REAR 35'
SIDES 5'

B. Off-street parking and loading (Sec.1202 & 1203): List the number of spaces, type of surfacing material and any other pertinent information.

MINIMUM 2 OFFSTREET PARKING SPACES PER LOT.

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

SECTION 1306 DEVELOPMENT SIGN

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.**

N/A

B. Indicate the type of buffering and approximate location, width and setback from the property lines. N/A

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.

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 Godwin 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 shall be of sufficient detail to allow the County Planning and Inspections Staff, and the Joint Planning Board to analyze the proposed uses and arrangement of uses on the site. It shall also 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 County Planning and Department a valid request, not incompatible with existing neighborhood zoning patterns.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case. The undersigned hereby acknowledge that the County Planning & Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

ASTRAKEL INTERNATIONAL LTD.

Name of Owner(s) (Print or Type)

324 GLENBURNEY DRIVE, UNIT 103

Address of Owner(s)

ghajr@ghajr-pa.com

E-Mail

910-587-2699

Home Telephone | Work Telephone

Gaine Hatcher, Jr

Signature of Owner(s) | Signature of Owner(s)

GEORGE M. ROSE

Name of Agent, Attorney, Applicant (by assign) (Print or Type)

P.O. BOX 53441 FAYETTEVILLE, NC 28305

Address of Agent, Attorney, Applicant

910-977-5822

Home Telephone | Work Telephone

george@gmrpa.com

E-Mail Address | Fax Number

George M. Rose

Signature of Agent, Attorney, or Applicant

* ***ALL*** **record property owners must sign this petition.**

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

Ad Preview

PUBLIC NOTICE

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on October 17, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0343: Rezoning from A1 Agricultural Dis. to RR Rural Residential/CZ Conditional Zoning Dis. or a more restrictive zoning dis., 106.75 +/- ac; east of Hummingbird Pl and west of Maxwell Rd; George Rose (applicant) Astrokel International LTD (owner).

ZON-22-0362: Rezoning from A1 Agricultural Dis. to RR Rural Residential Dis. or a more restrictive zoning dis., 0.52 +/- ac; 3370 McKinnon Road; Doris Spell (applicant/owner).

ZON-22-0365: Rezoning from A1 Agricultural Dis. to R40 Residential Dis. or a more restrictive zoning dis., 1.00 +/- ac; 3698 South River School Road; Daniel Antonio José (applicant/owner).

SN-0497: Consideration of renaming a portion of Lake Upchurch Dr to Calbash Dr

SN-0498: Consideration of renaming a portion of Black Bridge Rd to Swamp Rose Rd.

SN-0499: Consideration of naming a newly constructed road to Monroe Jackson Ln

SN-0500: Consideration of renaming a portion of Old Plank Rd to Impala Dr.

Spring Lake Area Land Use Plan: This Plan is to be used as a guide when making land use decisions within the Spring Lake area. This plan includes the Town of Spring Lake, as well as portions of unincorporated Cumberland County and is generally defined as being bounded to the west by Fort Bragg, to the south by Fort Bragg, Johnson Farm Road, and Elliot Farm Road, to the east by parcel lines between Elliot Bridge Road and Ramsey Street, and to the north by the Harnett County line. Copies of the draft Plan are located at the Cumberland County Planning & Inspections Department at 130 Gillespie Street, Fayetteville, NC. The draft plan may be found on the Cumberland County Planning & Inspections website on the Comprehensive Planning page.

10/3, 10/10/22 7832302

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT**

DATE: **10/6/2022**

SUBJECT: CASE ZON-22-0062

BACKGROUND

ZON-22-0062: Rezoning from A1 Agricultural District to RR Rural Residential District or to a more restrictive zoning district for 0.52 +/- acres; located at 3370 McKinnon Road; submitted by Doris Spell (applicant/owner).

RECOMMENDATION / PROPOSED ACTION

Planning Board Action: Recommended approval of the rezoning request from A1 Agricultural District to RR Residential District at the September 20, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

Staff Recommendation: In Case ZON-22-0062, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to RR Residential District. Staff finds the request is consistent with the Southeast Cumberland Land Use Plan and is reasonable and in the public interest as it is compatible to and in harmony with surrounding land use activities and zoning.

If the Board of Commissioners wishes to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-22-0062, I move to approve the rezoning request from A1 Agricultural District to RR Residential District and find the request is consistent with the Southeast Cumberland Land Use Plan. 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.

If the Board of Commissioners does not wish to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-22-0062, I move to deny the rezoning request from A1 Agricultural District to RR Residential District and find that the request is not consistent with the Southeast Cumberland Land Use Plan, is not in harmony with the character of the surrounding area and is not reasonable or in the public interest because _____.

ATTACHMENTS:

Description	Type
Action Memo	Backup Material

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager

CUMBERLAND COUNTY
NORTH CAROLINA

Rawls Howard
Director

David Moon
Deputy Director

Planning & Inspections Department

OCTOBER 6, 2022

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **ZON-22-0062:** Rezoning from A1 Agricultural District to RR Rural Residential District or to a more restrictive zoning district for 0.52 +/- acres; located at 3370 McKinnon Road; submitted by Doris Spell (applicant/owner).

ACTION: Recommended approval of the rezoning request from A1 Agricultural District to RR Residential District at the September 20, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

MINUTES OF SEPTEMBER 20, 2022

In Case ZON-22-0062, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to RR Residential District. Staff finds the request is consistent with the Southeast Cumberland Land Use Plan and is reasonable and in the public interest as it is compatible to and in harmony with surrounding land use activities and zoning.

In Case ZON-22-0062, Mrs. Moody made a motion, seconded by Mr. Baker to recommend approval of the rezoning request from A1 Agricultural District to RR Residential District. The Board finds the request is consistent with the Southeast Cumberland Land Use Plan and is reasonable and in the public interest as it is compatible to and in harmony with surrounding land use activities and zoning. Unanimous approval.

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.

CUMBERLAND COUNTY
NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-22-0062
Planning Board Meeting: Sept. 20, 2022

Location: 3370 McKinnon Rd.
Jurisdiction: County-Unincorporated

REQUEST	**Rezoning A1 to RR**

Applicant requests a rezoning from A1 Agricultural District to RR Residential District for one parcel of land with a total of 0.52 +/- acres. This parcel is occupied by a single-family home. The current lot size of 0.52 acre is not consistent with the minimum lot area of two acres for the A1 zoning district. Due to lot size and configuration, the property owner desires to create consistency with minimum lot area and setback standards for the RR zoning district to avoid potential issues with obtaining future building permits.

PROPERTY INFORMATION

OWNER/APPLICANT: Doris Spell

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0473457009000

SIZE: 0.52 +/- acres within one parcel. Road frontage along McKinnon Road is 104 feet. The property is approximately 218 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. Minimum lot size for this district is two acres. This district is intended 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.

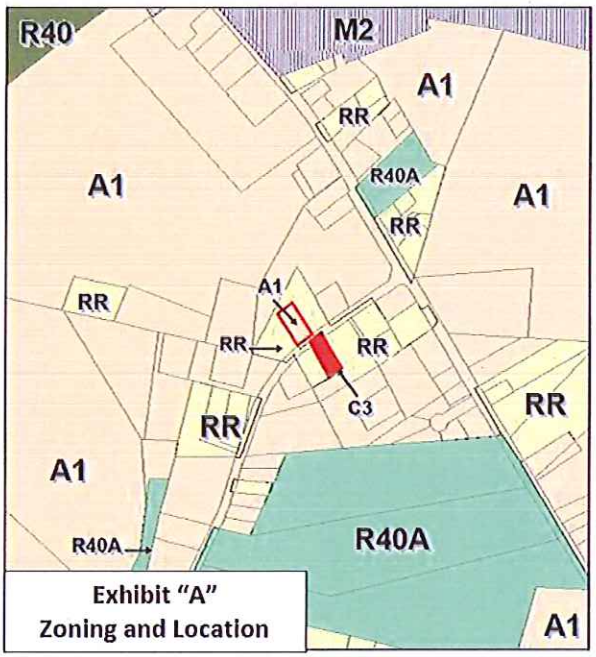


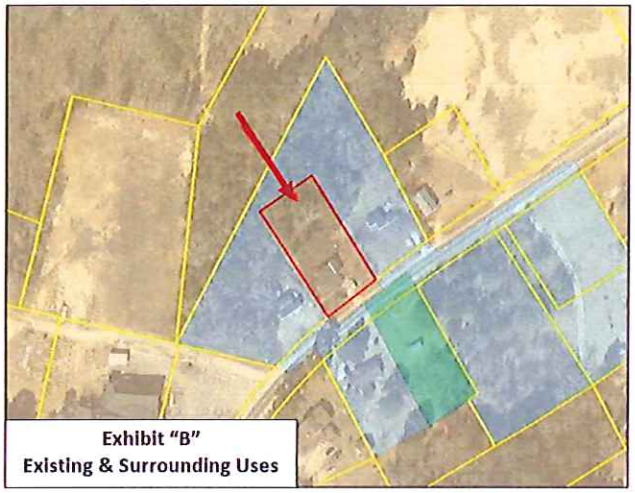
Exhibit "A"
Zoning and Location

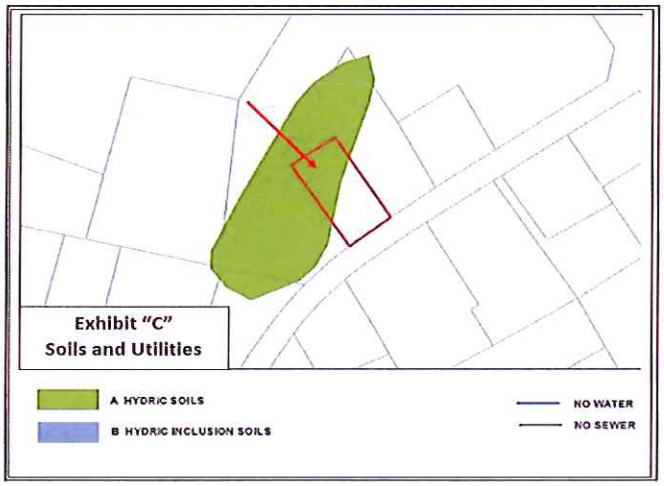
EXISTING LAND USE: This parcel contains a single-family home. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Wooded lands
- **East:** Wooded lands and single-family homes
- **West:** Wooded lands and single-family homes
- **South:** Single-family homes

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 presence of hydric soils covering a large portion of the property, starting at the Northwest and Northeast corners, coming down towards the Southwest corner.





DEVELOPMENT REVIEW: Building permits are required before an addition to the existing building or a new structure is proposed on this lot, and any development of the lot is subject to Zoning and Subdivision ordinance requirements.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	RR (Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	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 (DU)	1 dwelling units (DU)

- Assumes 80% of land is usable for development after exclusion of potential area for roads and drainage.
- Calculation: *(total developable area times 0.8)/minimum lot size for zone district.*
- Section 202 (A): 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 within the Southeast Cumberland Plan Area (2017), as shown in Exhibit "D". The future land use designation of this property is "One Acre without Water, ½ acre with Public Water". **The proposed rezoning request is consistent with the adopted land use plan** for the following:

- Provides for residential development that protects and maintains the rural residential character.
-
- Does not conflict with farming and forestry operations.
- Is not detrimental to open space, environmentally sensitive areas, and recreation.
- Improves the quality for residents in the area
- At a half-acre, the subject site is brought into compliance with the zoning district from A1 to RR.

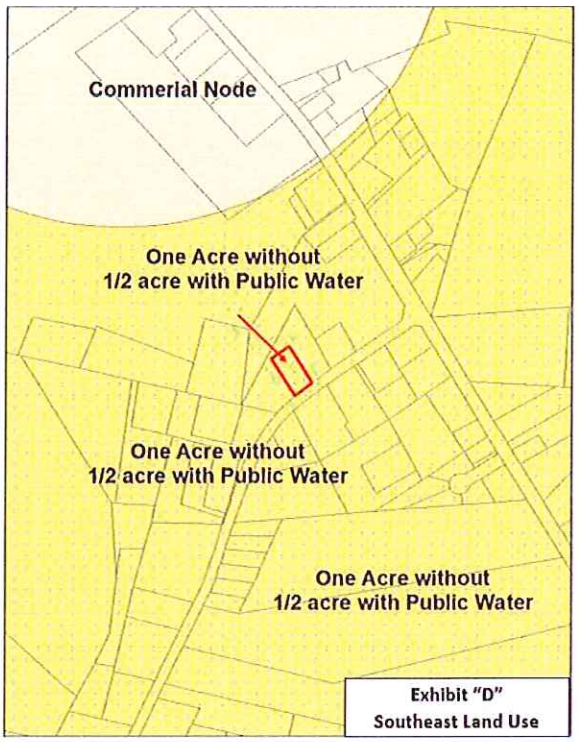


Exhibit "D"
Southeast Land Use

APPLICABLE PLAN GOALS/POLICIES:
Objectives:

RECOMMENDATION 1: Provide for residential development that protects and maintains the rural residential character:

1.1: Does not conflict with farming and forestry operations.

1.2: Is not detrimental to open space, environmentally sensitive areas, and recreation.

1.3: Improves the quality for residents in the area

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the subject property. Utilities for water and sewer are shown on Exhibit "C". Well and septic will be required, and the lot size must meet the minimum area necessary to accommodate both.

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, 3370 McKinnon Road, is identified as a local road in the Metropolitan Transportation Plan. The new conditional zoning should not generate enough traffic to significantly impact McKinnon Road. Due to lack of data and the small scale, the new zoning request does not demand a trip generation.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Seabrook Elementary	267	246
Mac Williams Middle	1164	1141
Cape Fear High	1476	1519

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

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

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

STAFF RECOMMENDATION

In Case ZON-22-0062, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to RR Residential District. Staff finds the request is consistent with the Southeast Cumberland Land Use Plan and is reasonable and in the public interest as it is compatible to and in harmony with surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

ROBERT EARLY AUTRY II
ANN MARIE HAMRICK HEIRS
8708 BELL GROVE WAY
RALEIGH, NC 27615

ROY S AVANT JR
3603 MCKINNON RD
FAYETTEVILLE, NC 28312

RUFUS CURTIS
DELORES CURTIS
ROBERT HICKS
QUADLENE JAMES
CORNELIA WILLIAMS
3339 MCKINNON RD
FAYETTEVILLE, NC 28312

ALICE SMITH DEVANE
1504 CANE CREEK RD
GARNER, NC 27529

GREATER FIRST BAPTIST CHURCH
3398 MCKINNON RD
FAYETTEVILLE, NC 28312

GREATER FIRST BAPTIST CHURCH
3392 MCKINNON RD
FAYETTEVILLE, NC 28312

CONSUELA VALENTRIA JAMES
LARRY DAVIS JAMES JR
3397 MCKINNON RD
FAYETTEVILLE, NC 28312

QUADLENE H JAMES
3385 MCKINNON RD
FAYETTEVILLE, NC 28312

ANNIE L. MCKINNON
1739 CHARITY LANE
FAYETTEVILLE, NC 28304

JAMES MCKINNON
721 SPARROWHAWK LN
WAKE FOREST, NC 27587

MARIAN P. MCLAURIN
5626 CEDAR CREEK RD
FAYETTEVILLE, NC 28312

MONITA ROSHELLE MCLAURIN
TRUSTEE
7479 CEDAR CREEK ROAD
FAYETTEVILLE, NC 28312

ROSCOE MCNEIL
ERNEST MCNEIL
5711 DUDLEY RD
FAYETTEVILLE, NC 28312

HENRY ALBRT MCNEIL HEIRS
3371 MCKINNON RD
FAYETTEVILLE, NC 28312

CALLIE MELVIN HEIRS
3430 MCKINNON RD
FAYETTEVILLE, NC 28312

CALLIE MELVIN HEIRS
3032 BILL BLACK COURT
VIRGINIA BEACH, VA 23456

Phyllis S. Melvin
Deborah Melvin
4525 MOBIUS RD
FAYETTEVILLE, NC 28312

DOROTHY MELVIN HEIRS
BILLY MELVIN
JAMES MELVIN
1600 PINEY CREEK PL
FAYETTEVILLE, NC 28304

LIZA MELVIN
3346 MCKINNON RD
FAYETTEVILLE, NC 28312

MAE C. MELVIN
MALCOLM MELVIN
5224 SOPHIA BILL RD
FAYETTEVILLE, NC 28312

MAZIE MALLOY MELVIN HEIRS
3370 MCKINNON RD
FAYETTEVILLE, NC 28312

MISSIONARY BAPTIST CH CEDAR CR
MISSIONARY BAPTIST CHURCH
CEDAR CREEK TRUSTEES
3398 MCKINNON RD
FAYETTEVILLE, NC 28312

CAROLYN ROBINSON
3371 MCKINNON RD
FAYETTEVILLE, NC 28312

DORIS SPELL
3370 MCKINNON RD
FAYETTEVILLE, NC 28312

ATTACHMENT: APPLICATION

CASE #: ZON-22-0062

PLANNING BOARD MEETING DATE: _____

DATE APPLICATION SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

County *of* Cumberland

Planning & Inspections Department

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 $ 250.00 . (See attached 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)678-7603 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 A1 to RR
2. Address of Property to be Rezoned: 3370 McKinnon Rd.
3. Location of Property: West of Cedar Creek Rd.
4. Parcel Identification Number (PIN #) of subject property: 0473457009000 (also known as Tax ID Number or Property Tax ID)
5. Acreage: .52 Frontage: 104 Depth: 218
6. Water Provider: Well: ✓ PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank ✓ PWC _____
8. Deed Book 6128, Page(s) 0166, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Residential Home
10. Proposed use(s) of the property: Residential Home
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 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.

Doris Spell
NAME OF OWNER(S) (PRINT OR TYPE)

3370 McKinnon Rd. Fayetteville NC 28312
ADDRESS OF OWNER(S)

910-578-1220
HOME TELEPHONE #

WORK TELEPHONE #

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

3370 McKinnon Rd.
ADDRESS OF AGENT, ATTORNEY, APPLICANT

doris spell @ G Mail . com .
E-MAIL

HOME TELEPHONE #

WORK TELEPHONE #

Doris Spell
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

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

Ad Preview

PUBLIC NOTICE

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on October 17, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0043: Rezoning from A1 Agricultural Dis. to RR Rural Residential/CZ Conditional Zoning Dis. or a more restrictive zoning dis., 106.75 +/- ac; east of Hummingbird Pl and west of Maxwell Rd; George Rose (applicant) Astrakel International LTD (owner).

ZON-22-0062: Rezoning from A1 Agricultural Dis. to RR Rural Residential Dis. or a more restrictive zoning dis., 0.52 +/- ac; 3370 McKinnon Road; Doris Spell (applicant/owner).

ZON-22-0065: Rezoning from A1 Agricultural Dis. to R40 Residential Dis. or a more restrictive zoning dis., 1.00 +/- ac; 3693 South River School Road; Daniel Antonio José (applicant/owner).

SN-0497: Consideration of renaming a portion of Lake Upchurch Dr to Calibash Dr

SN-0498: Consideration of renaming a portion of Black Bridge Rd to Swamp Rose Rd.

SN-0499: Consideration of naming a newly constructed road to Monroe Jackson Ln

SN-0500: Consideration of renaming a portion of Old Plank Rd to Impala Dr.

Spring Lake Area Land Use Plan: This Plan is to be used as a guide when making land use decisions within the Spring Lake area. This plan includes the Town of Spring Lake, as well as portions of unincorporated Cumberland County and is generally defined as being bounded to the west by Fort Bragg, to the south by Fort Bragg, Johnson Farm Road, and Elliot Farm Road, to the east by parcel lines between Elliot Bridge Road and Ramsey Street, and to the north by the Harnett County line. Copies of the draft Plan are located at the Cumberland County Planning & Inspections Department at 130 Gillespie Street, Fayetteville, NC. The draft plan may be found on the Cumberland County Planning & Inspections website on the Comprehensive Planning page.

10/3, 10/10/22 7832302

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT**

DATE: **10/6/2022**

SUBJECT: CASE ZON-22-0065

BACKGROUND

ZON-22-0065: Rezoning from A1 Agricultural District to R40 Residential District or to a more restrictive zoning district for 1.00 +/- acres; located at 3698 South River School Road; submitted by Daniel Antonio José (applicant/owner).

RECOMMENDATION / PROPOSED ACTION

Planning Board Action: Recommended approval of the rezoning request from A1 Agricultural District to R40 Residential District at the September 20, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

Staff Recommendation: In Case ZON-22-0065, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the Bethany 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.

If the Board of Commissioners wishes to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-22-0065, I move to approve the rezoning request from A1 Agricultural District to R40 Residential District and find the request is consistent with the Bethany Land Use Plan which calls for "Rural" at this location. 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.

If the Board of Commissioners does not wish to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-22-0065, I move to deny the rezoning request from A1 Agricultural District to R40 Residential District and find that the request is not consistent with the Bethany Land Use Plan, is not in harmony with the character of the surrounding area and is not reasonable or in the public interest because _____.

ATTACHMENTS:

Description	Type
Action Memo	Backup Material

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager

CUMBERLAND COUNTY
NORTH CAROLINA

Rawls Howard
Director

David Moon
Deputy Director

Planning & Inspections Department

OCTOBER 6, 2022

MEMO TO: Cumberland County Board of Commissioners

FROM: Cumberland County Joint Planning Board

SUBJECT: **ZON-22-0065:** Rezoning from A1 Agricultural District to R40 Residential District or to a more restrictive zoning district for 1.00 +/- acres; located at 3698 South River School Road; submitted by Daniel Antonio José (applicant/owner).

ACTION: Recommended approval of the rezoning request from A1 Agricultural District to R40 Residential District at the September 20, 2022 meeting for the reasons stated and as fully reflected in the minutes of the Planning Board Meeting which are incorporated herein by reference.

MINUTES OF SEPTEMBER 20, 2022

Mrs. Greer presented the case information and photos.

In Case ZON-22-0065, the Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the Bethany 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.

Mr. Howard advised the Board that the applicant was not present and there were people signed up to speak in opposition.

Public meeting opened.

Mr. Stephen Bullard spoke in opposition. Mr. Bullard said that there is no R40 close to the subject property. It is not in harmony with the area.

Ms. Robin Bridges spoke in opposition. Ms. Bridges stated that appropriate notice was not given there were people who did not receive letters. Ms. Bridges quoted a portion of the Bethany Land Use Plan that says to preserving the rural character, minimizing any obstruction. The applicant has a barn on the property, he raises chickens and sells eggs. He has farm animals. Ms. Bridges went on to say that A1 is appropriate for a farming area. Ms. Bridges went on to say that the Land Use Plan is not even a year old and we are already having this discussion and staff is recommending it. Changing the zoning in this case is not the answer.

Public meeting closed.

Mr. Howard said that staff looked at it and noted that the plan calls for R40 being a suitable district for this area if additional development standards are in place. In this particular case, the property is already an

Amy H. Cannon
County Manager

Tracy Jackson
Assistant County Manager

CUMBERLAND COUNTY
NORTH CAROLINA

Rawls Howard
Director

David Moon
Deputy Director

Planning & Inspections Department

existing lot of record at an acre and couldn't be subdivided any further, regardless if the district was A1 or R40. There is already a home on the site which is a mobile home. R40 does not allow mobile homes and the applicant has indicated a desire to construct a stick-built home on the site which would be considered a higher development standard, per the plan policies. The setbacks for the existing A1 would make building a stick-built home on that property very restrictive or difficult to obtain building permits because of the size of the existing property relative to the required A1 setbacks, which are intended for 2 acre lots. If R40 were approved, the applicant could make use of suitable setbacks for an acre lot, and it could help in obtaining bank financing for construction now that his lot is in direct conformance with the zoning standards.

Mr. Lloyd said the plan calls for rural uses. The staff read the plan correctly. This is what was approved. The plan calls for rural uses in this area and acre residential lots is a common rural standard.

After further discussion about other options that might be available to the applicant, the Board decided to vote on the case.

In Case ZON-22-0065, Mrs. Moody made a motion, seconded by Mr. Lloyd to recommend approval of the rezoning request from A1 Agricultural District to R40 Residential District. The Board finds the request is consistent with the Bethany Land Use Plan which calls for "Rural" at this location. The Board 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. The motion passed 4-3 with Mr. Baker, Mr. Williams, and Mr. Walters voting in opposition.

First Class and Record Owners' Mailed Notice Certification

A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' certified receipt of notice is also included.

CUMBERLAND COUNTY
NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-22-0065
Planning Board Meeting: Sept. 20, 2022

Location: 3698 South River School Rd.
Jurisdiction: County-Unincorporated

REQUEST	**Rezoning A1 to R40**

Applicant requests a rezoning from A1 Agricultural District to R40 Residential District for one parcel of approximately 1.00 +/- acre located at 3698 South River School Road. This parcel is occupied by a single-family home. The subject property contains approximately one acre while the A1 Zoning District requires a minimum of two acres. The staff met with the applicant to inform him of his options and the applicant indicated a desire for a rezoning. The intent of the property owner is to obtain setback standards for the R40 zoning district as well as to have the parcel size consistent with the standards for the R40 zoning district to obtain building permits. The property owner indicated that the existing manufactured home will be removed and replaced with a stick-built home.

PROPERTY INFORMATION

OWNER/APPLICANT: Daniel Antonio José

ADDRESS/LOCATION: Refer to Exhibit "A", Location and Zoning Map. REID number: 0499749988000

SIZE: 1.00 +/- acres within one parcel. Road frontage along South River School Road is a total of 221 feet. The property has a depth of approximately 169 feet in length at its deepest point.

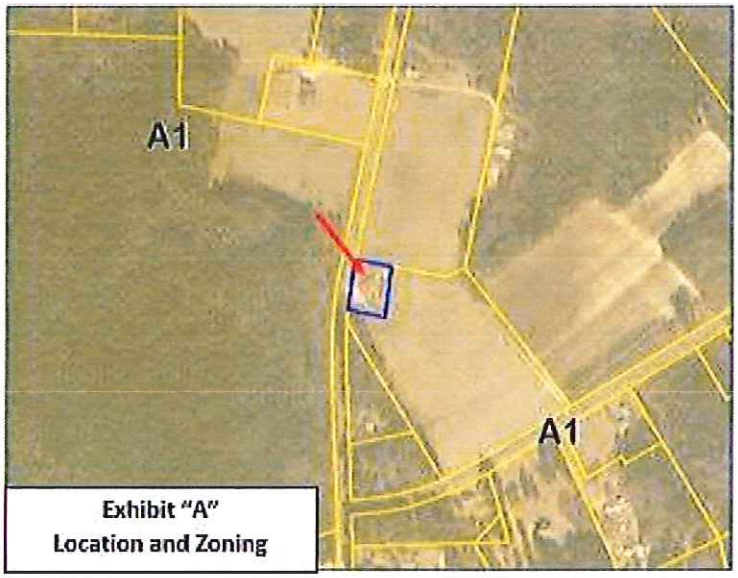


Exhibit "A"
Location and Zoning

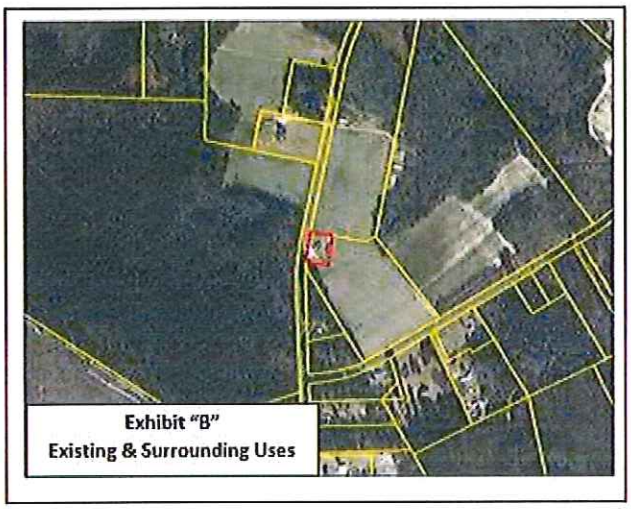
EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. Minimum lot size for this district is two acres. This district is intended to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural 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.

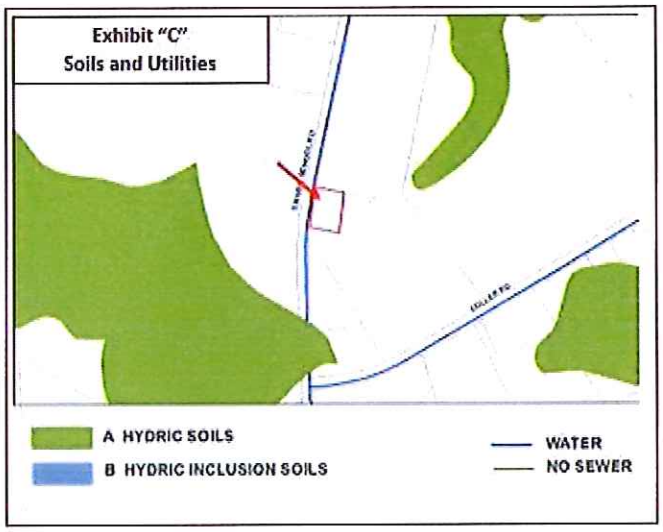
EXISTING LAND USE: This parcel contains a manufactured home. Exhibit "B" shows the existing use of the subject property.

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

- **North:** Farmland
- **East:** Farmland
- **West:** Wooded area
- **South:** wooded area

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 presence of hydric or hydric inclusion soils at a small portion of the northeast corner of the property.

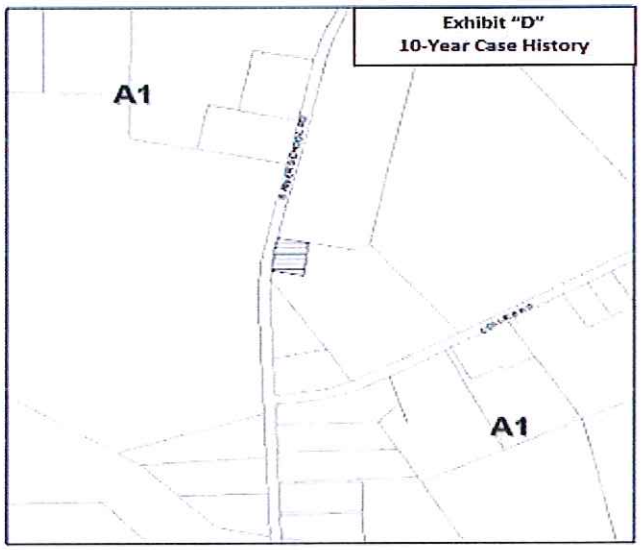




TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the location of the zoning case history described below.

- No Case History



DEVELOPMENT REVIEW: Development review will be required by County Planning & Inspections. Applicant proposed to remove a manufactured home requiring a Manufactured Home moving permit. Applicant has to apply for a building permit for a stick-built home in accordance with the Zoning and Subdivision Ordinance requirements.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R40 (Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet (one story) 25 feet (two story)	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 acres	40,000 sq. ft.
Lot Width	100'	100'

Development Potential:

Existing Zoning (A1)	Proposed Zoning (R40)
1 dwelling units	1 dwelling units

- Assumes 80% of land is usable for development after exclusion of potential area for roads and drainage.
- Calculation: *(total developable area times 0.8)/minimum lot size for zone district.*

- Section 202 (A): 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 within the Bethany Land Use Plan (adopted 2021), as shown in Exhibit "E". The future land use designation of this property is "Rural". **The proposed rezoning request is consistent with the adopted land use plan.**

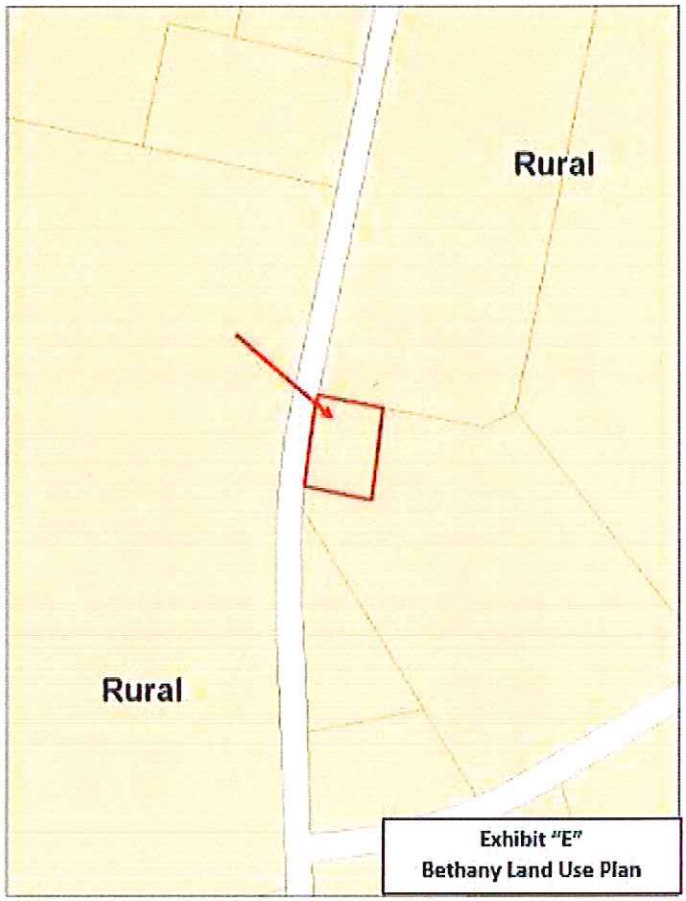


Exhibit "E"
Bethany Land Use Plan

APPLICABLE PLAN GOALS/POLICIES:

-Rural Development Goal:
The primary zoning districts associated with this classification are agricultural zoning districts A1 and A1A. However, residential zoning districts R40 and R40A may be appropriate in this area only when compatible with the surrounding area and when a Conservation District or some other form of higher development standard is utilized.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water lines are available at the front of the subject property. Sewer lines are not available near the subject property. Utilities for water and sewer are shown on Exhibit "C". A septic tank will likely be required, and the lot size must meet the minimum area necessary to accommodate this.

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), the subject property, 3698 South River School Road, is located outside of FAMPO boundaries.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
District 7 Elementary	307	197
Mac Williams Middle	1164	1141
Cape Fear High	1476	1519

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

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

SPECIAL DISTRICTS: The property is not located within the Fayetteville Regional Airport Overlay District or within five miles of Fort Bragg Military Base.

CONDITIONS OF APPROVAL: This is a conventional zoning and there are no conditions at this time.

STAFF RECOMMENDATION

In Case ZON-22-0065, the Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds the request is consistent with the Bethany 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:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

COLLIER, ADAM KEITH
3612 SOUTH RIVER SCHOOL RD
WADE, NC 28395

MUSCARELLA, CHRISTOPHER L
3640 S RIVER SCHOOL RD
WADE, NC 28395

COLLIER, W WINGATE; COLLIER, JANET W
3799 SOUTH RIVER SCHOOL RD
WADE, NC

COLLIER, RAYMOND OTIS SR.; COLLIER, LINDA MCL
924 CHESTNUT DR
SMITHFIELD, NC 27577

ANTONIO JOSE, DANIE; ANTONIO JOSE, FABIEN
3698 SOUTH RIVER SCHOOL RD
WADE, NC 28395

COLLIER, DAVID ALLEN; COLLIER, KELLY G
3735 SOUTH RIVER SCHOOL RD
WADE, NC 28395

HORNE, ANN COLLIER
PO BOX 297
STEDMAN, NC 28391

ATTACHMENT: APPLICATION

CASE #: ZON-22-0065

PLANNING BOARD MEETING DATE: _____

DATE APPLICATION SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

County *of* Cumberland

Planning & Inspections Department

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 $ 250.00. (See attached 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)678-7603 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 A1 to RU0

2. Address of Property to be Rezoned: 3698 South River School Rd Wade NC 28395

3. Location of Property: _____

4. Parcel Identification Number (PIN #) of subject property: 0499749988000
(also known as Tax ID Number or Property Tax ID)

5. Acreage: 1 Frontage: 210ft Depth: 169ft

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

7. Septage Provider: Septic Tank ✓ PWC _____

8. Deed Book 8208, Page(s) 0828, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).

9. Existing use of property: Manufacturer Home

10. Proposed use(s) of the property: Residential Home

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 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.

Daniel Antonio José
NAME OF OWNER(S) (PRINT OR TYPE)

3698 Sriver School RD WADE NC 28395
ADDRESS OF OWNER(S)

910-364-4579

HOME TELEPHONE # WORK TELEPHONE #

Daniel Antonio Jose
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

3698 South River School Rd Wade NC 28395
ADDRESS OF AGENT, ATTORNEY, APPLICANT

Daniel Antonio1991985@gmail.com
E-MAIL

HOME TELEPHONE # 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."

Ad Preview

PUBLIC NOTICE

The Cumberland County Board of Commissioners will meet at 6:45 p.m. on October 17, 2022, in room 118 of the County Courthouse at 117 Dick Street to hear the following:

ZON-22-0043: Rezoning from A1 Agricultural Dis. to RR Rural Residential/CZ Conditional Zoning Dis. or a more restrictive zoning dis., 106.75 +/- ac; east of Hummingbird Pl and west of Maxwell Rd; George Rose (applicant) Astrokel International LTD (owner).

ZON-22-0062: Rezoning from A1 Agricultural Dis. to RR Rural Residential Dis. or a more restrictive zoning dis., 0.52 +/- ac; 3370 McKinnon Road; Doris Spell (applicant/owner).

ZON-22-0065: Rezoning from A1 Agricultural Dis. to R40 Residential Dis. or a more restrictive zoning dis., 1.00 +/- ac; 3598 South River School Road; Daniel Antonio José (applicant/owner).

SN-0497: Consideration of renaming a portion of Lake Upchurch Dr to Calibash Dr

SN-0498: Consideration of renaming a portion of Black Bridge Rd to Swamp Rose Rd.

SN-0499: Consideration of naming a newly constructed road to Monroe Jackson Ln

SN-0500: Consideration of renaming a portion of Old Plank Rd to Impala Dr.

Spring Lake Area Land Use Plan: This Plan is to be used as a guide when making land use decisions within the Spring Lake area. This plan includes the Town of Spring Lake, as well as portions of unincorporated Cumberland County and is generally defined as being bounded to the west by Fort Bragg, to the south by Fort Bragg, Johnson Farm Road, and Elliot Farm Road, to the east by parcel lines between Elliot Bridge Road and Ramsey Street, and to the north by the Harnett County line. Copies of the draft Plan are located at the Cumberland County Planning & Inspections Department at 130 Gillespie Street, Fayetteville, NC. The draft plan may be found on the Cumberland County Planning & Inspections website on the Comprehensive Planning page.

10/3, 10/10/22 7832302

OFFICE OF THE COUNTY MANAGER

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **HEATHER SKEENS, ASSISTANT COUNTY MANAGER**

DATE: **10/14/2022**

SUBJECT: **CONSIDERATION OF REQUEST TO UTILIZE UP TO $500,000 OF ARP FUNDING TO CONTINUE EMERGENCY RENTAL AND UTILITY ASSISTANCE**

BACKGROUND

In January 2021, Cumberland County entered into an agreement with NCPRO to receive funding to administer a program to assist Cumberland County residents with rent and utility assistance for those who experienced hardships due to the Covid-19 pandemic. During that time, the County contracted with organization, IEM, to operate this program.

In May 2022, Cumberland County DSS (CCDSS) became the administrator of the County's Emergency Rental and Utility Assistance Program (ERAP). CCDSS received around to 6,000 applications from Innovative Emergency Management (IEM) to process. CCDSS also received approximately $4.3 million in State ERA-1 to process the backlogged applications.

The use of this funding expired on September 30, 2022. The agency has approximately 645 applications that are currently pending. Approved applications as of October 1, 2022 will not be eligible to pay under State ERA-1 due to expiry of the funding.

We are anticipating our allocation of State ERA-2 funding from NCPRO within a few weeks and have requested reallocation of Treasury ERA-2 (ERA-2) monies. ERA-2 funds will be used to address new rent and utility applications when the application portal is opened on November 1st. We are requesting to access ARP funding set aside for rental assistance to use as bridge funding to continue processing backlogged applications until a new agreement is executed and new funding is received from NCPRO for the ERA-2 allocation.

Update as of 10/14/22:

This item was discussed at the ARP Committee meeting on October 13, 2022. The vote of the committee was

not unanimous. Additional information has been obtained since the submission of this item on October 5, 2022. The Department of Social Services has continued to work the 645 pending applications. Of the 645 applications that were not able to be completed by September 30, 2022, they project that 50-70 of those applications are eligible for ERAP funding with an approximate total approval of no more than $500,000.
Also, the committee had questions about the option of this ARPA funding being a bridge loan to reimburse the ARPA funds once ERAP 2 is approved. We do not believe ERAP 2 funds can be used to reimburse ARPA funds since this would be considered supplanting federal dollars for existing and available funds.

RECOMMENDATION / PROPOSED ACTION

Staff requests the Board of Commissioners approval to use up to $500,000 of ARPA funding allocated for Household Assistance (Rental and Utilities) to fund pending applications unfunded after the September 30, 2022 State ERA-1 expiration date.

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

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

DATE: **10/3/2022**

SUBJECT: **CONSIDERATION OF APPROVAL TO SUBMIT THE FISCAL YEAR 2024 APPLICATIONS FOR THE COMMUNITY TRANSPORTATION PROGRAM (5310, 5307, ROAP) GRANT FUNDS**

BACKGROUND

Staff requests approval for submission of grant applications for the Rural Operating Assistance Program (ROAP), 5310, and 5307 in the amounts listed below. This is an annual request that funds the Cumberland County Community Transportation Program which coordinates existing transportation programs operating in Cumberland County using local transportation providers. The funding period will run from July 1, 2023 to June 30, 2024. Funding will be used to provide trips to work, school, medical, and general errands. The administrative portion will be used for salaries and fringes of the Transportation Coordinator and the Transportation Assistants, office supplies, driver drug and alcohol testing, travel to meetings and conferences, program marketing for all services provided to County residents, legal advertising and North Carolina Public Transportation Association (NCPTA) membership.

The Community Transportation Program is requesting funding in the following amounts from the NC Department of Transportation (a local match is required as noted below and is typically funded in the local FY Budget):

Project	Total Amount	Local Share
ROAP*	$ 317,014	$ 785 (10 %)*
5310 Grant	$ 250,000	$ 50,000 (20%)
5307 Grant	$ 154,108	$ 77,054 (50%)

*Note: ROAP has multiple sub-components and some funding areas do not require a match. The percentage and amount shown are just for the funding areas requiring a match.

RECOMMENDATION / PROPOSED ACTION

At their October 13, 2022 Agenda Session meeting, the Board of Commissioners voted 4 to 1 to move this item forward to the October 17, 2022 Board of Commissioners meeting and to approve the submission of the FY 2024 Projects for Community Transportation Program (5310, 5307, ROAP) Grant Applications to the NC Department of Transportation. Staff requests approval of the proposed funding and matches for the grant programs as listed.

CUMBERLAND COUNTY
NORTH CAROLINA

CLERK TO THE BOARD OF COMMISSIONERS

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM: **ANDREA TEBBE, DEPUTY CLERK**

DATE: **10/17/2022**

SUBJECT: HUMAN RELATIONS COMMISSION (1 VACANCY)

BACKGROUND

At the October 3, 2022 regular meeting, the Board of Commissioners nominated the following individual to fill the one (1) vacancy on the Human Relations Commission:

NOMINEE
Camaron Williams to serve the unexpired term.

The membership roster for the Human Relations Commission is attached.

RECOMMENDATION / PROPOSED ACTION

Appoint individual to fill the one (1) vacancy on the Human Relations Commission.

ATTACHMENTS:

Description	Type
Human Relations Commission Membership Roster	Backup Material

HUMAN RELATIONS COMMISSION
(County Commissioner Appointees)
2Year Term

Name/Address	Date Appointed	Term	Expires	Eligible for Reappointment
Eric P. Olson 1495 Butter Branch Dr Fayetteville, NC 28311 778-9098/810-265-8002/919-515-9819	8/20	2nd	Aug/22 8/31/22	No
Jessica Black (vacated position 9/22) 4935 S. River School Road Wade, NC 28395 309-9921/483-0153 jegoetke@gmail.com	1/22	1st	Jan/24 1/31/24	Yes
Elmore Lowery 5420 Ahoskie Drive Hope Mills, NC 28348 224-3578 dr.elmorelowery@gmail.com	1/22	1st	Jan/24 1/31/24	Yes
Abram Flores 2914 Seawater Court Fayetteville, NC 28306 261-3199 (H) 984-900-3124 (M) ABRAM.FLORES@CCHARITIESDOR.ORG	5/22	2nd	May/24 5/31/24	Yes

Contact: Yamile Nazar, Human Relations Manager - Phone: 433-1696 / Fax: 433-1535
Fayetteville-Cumberland Human Relations Department

Meetings: 2nd Thursday of every month – 5:30 pm (except July)
Festival Park Plaza Training Room
225 Ray Ave, Fayetteville

OFFICE OF THE COUNTY MANAGER

MEMORANDUM FOR BOARD OF COMMISSIONERS AGENDA OF OCTOBER 17, 2022

TO: **BOARD OF COUNTY COMMISSIONERS**

FROM:

DATE:

SUBJECT: PERSONNEL MATTER(S) PURSUANT TO NCGS 143-318.11(A)(6)