Bethany Area Land Use Plan

2021

CUMBERLAND COUNTY
PLANNING & INSPECTIONS

DRAFT 7/2/21

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Acknowledgments

The Planning Staff would first and foremost like to thank the citizens of the Bethany Area who participated in the Citizen Work Group. The timing of this plan was not ideal due to the global pandemic. However, the work group rose to the challenge and provided a great deal of insightful feedback. Thank you.

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An area plan such as this one requires the knowledge and expertise of the entire planning department staff. The Cumberland County Planning Department, made up of Administrative, Comprehensive Planning, Addressing/ Street Naming, Current Planning, Graphic Services and Transportation sections have all contributed to this plan.

*** Section responsible for this plan**

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Bethany Area Vision

A welcoming, vibrant rural community that recognizes the intrinsic and tangible value of the preservation of farms, farmland, agriculture, water quality, wildlife resources, and the rural lifestyle. New growth should be well managed, high quality, and harmonious with the surrounding area as well as protect existing natural resources. Development should be managed to ensure that this way of life is maintained while allowing for future residents to join and enjoy a productive lifestyle which co-exists in respectful acknowledgement of a rural lifestyle, the land and other natural resources, agriculture, and wildlife, which abound in Bethany.

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INTRODUCTION

PURPOSE

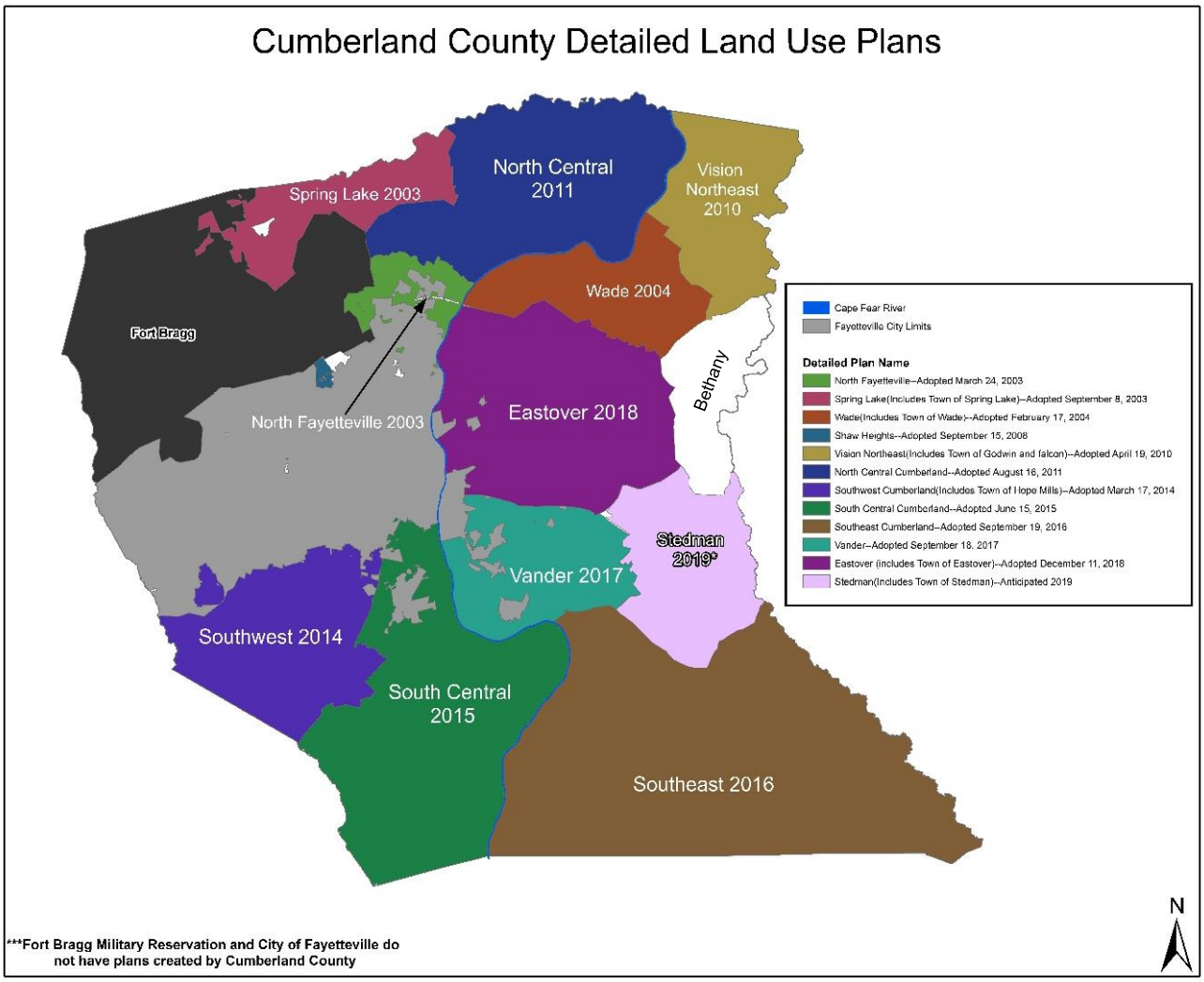
The Bethany Area Land Use Plan was created to guide future development and the preservation of the rural character of the area. This plan can be used to review current conditions, such as demographics, zoning, and natural environments. The plan, more directly, will be used as a recommendation for future 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 N.C. General Statutes § 160D-501 as a condition of adopting and applying zoning regulations. (Excerpt of this chapter can be found in the Appendix of this document).

THREE KEY PURPOSES OF THE LAND USE PLAN

1. Provide guidance for rezoning, planning, and capital investment decisions and set policy directives for officials, staff, and other parties concerned with future development and preservation.
2. Assist in producing desirable land use patterns, arrangements, and densities.
3. Ensure future development doesn't negatively impact, but improves the overall quality and uniqueness of the community and builds upon the existing foundation that defines the Bethany Plan area.

COMPREHENSIVE PLANNING

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.



Cumberland County Adopted Area Land Use Plans The map, above, shows area land use plans currently adopted by the County and towns within each plan boundary. It is the goal of the Comprehensive Planning Section to create detailed land use plans for the entire County and to update these plans when needed.

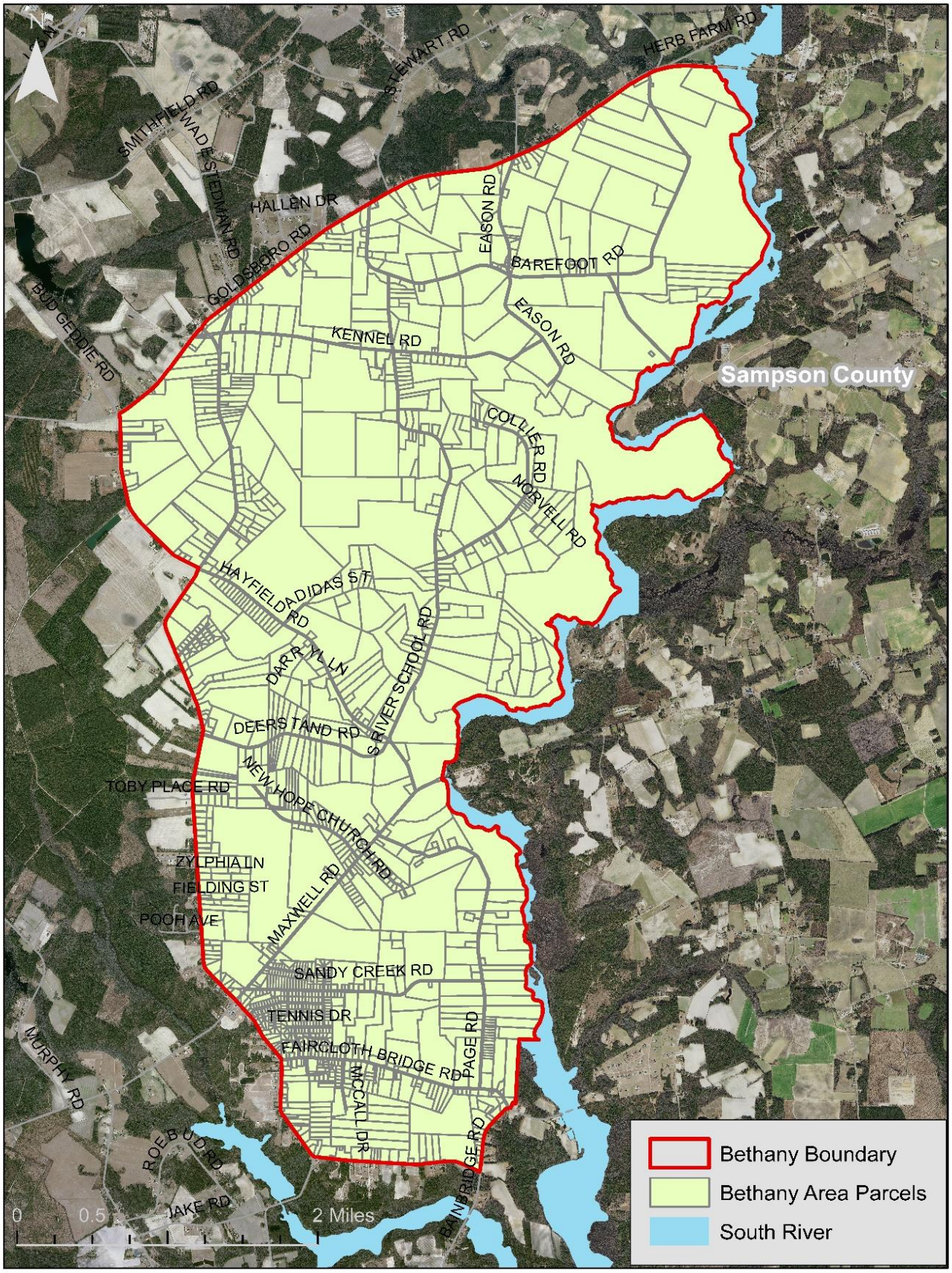
BETHANY PLAN AREA OVERVIEW

The Bethany area is the last without an adopted detailed land use plan within Cumberland County. The Bethany plan area is located within the northeast portion of the County, approximately 10 miles east of Fayetteville. This area comprises approximately 11,204 acres of land and is defined on the south by Oak Grove Church Road; on the west by Wade-Stedman Road; on the north by N.C. Highway 13 (Goldsboro Road); and on the east by the South River/Sampson County.

The Bethany area is rural in nature and is characterized by both large and small (hobby) farming operations, woodlands, wetlands, and pastures. Most of the area (83%) is zoned Agricultural (A1) and Conservation (CD) (10%) with small pockets of R40 Residential (R40) scattered throughout.

An area of more dense residential development occurs in the southern portion of the plan area. This area is comprised of several subdivisions with Bethany South and Country Place being the largest, these are mostly zoned Rural Residential (RR) and are primarily comprised of doublewide manufactured housing. This area is situated in the vicinity of Maxwell Road, Sandy Creek Road, and Faircloth Bridge Road and consists of mainly half acre lots.

Bethany Area Boundary



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PLANNING PROCESS

PUBLIC PARTICIPATION

The public participation portion of the planning process began **January 28, 2020** with an "Informational Meeting" held at the East Regional Library with approximately 65 people in attendance. Post card notifications were sent to property owners within the plan area prior to the meeting **(see appendix)**.

Shortly after the public participation process began, our nation was hit with the effects of the COVID-19 global pandemic. This brought the public participation process to a halt as staff tried to develop new ways to obtain public input without meeting in person.

The public participation process moved online first with an update to the County's website. In October 2020, a section was added to share information regarding the plan. A presentation regarding Vision Statements and Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis was provided as well as an area for citizens to leave comments.

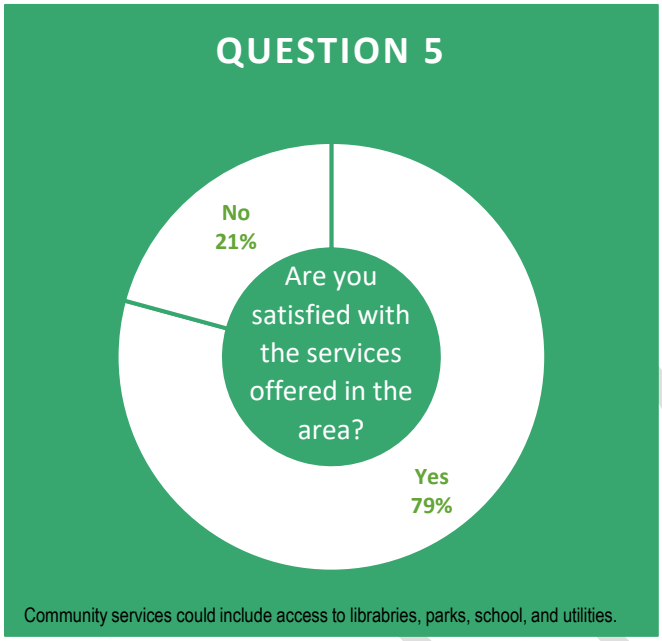
Virtual meetings began first on January 28, 2021 and continued on February 4, 2021 and February 11, 2021. During these meetings, the vision statement, SWOT analysis, draft policies, land use map, and recommendations were discussed.

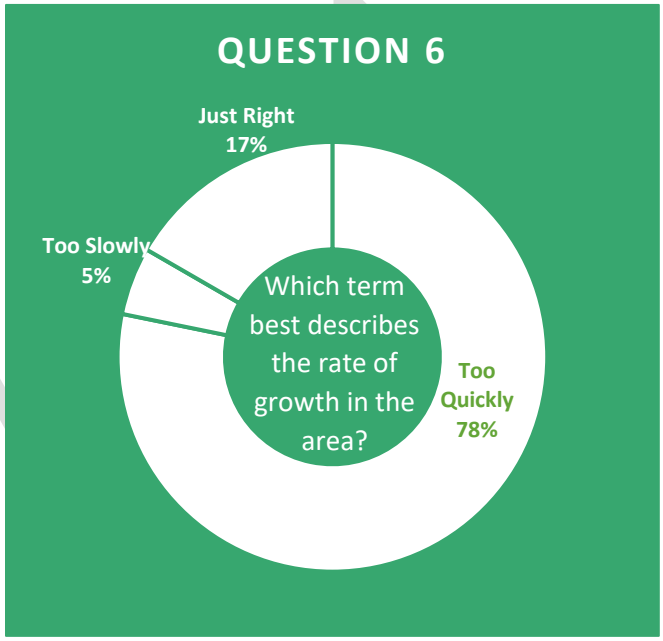
On February 25, 2021 the draft plan was created and put online for comment. The Citizens' Work Group was notified via e-mail and property owners in the study area were mailed postcard notifications **(see appendix)** that stated where and how they could provide comment on the plan. Hard copies of the draft plan were placed at the Bethany Fire Station on March 5, 2021 for citizens without internet access.

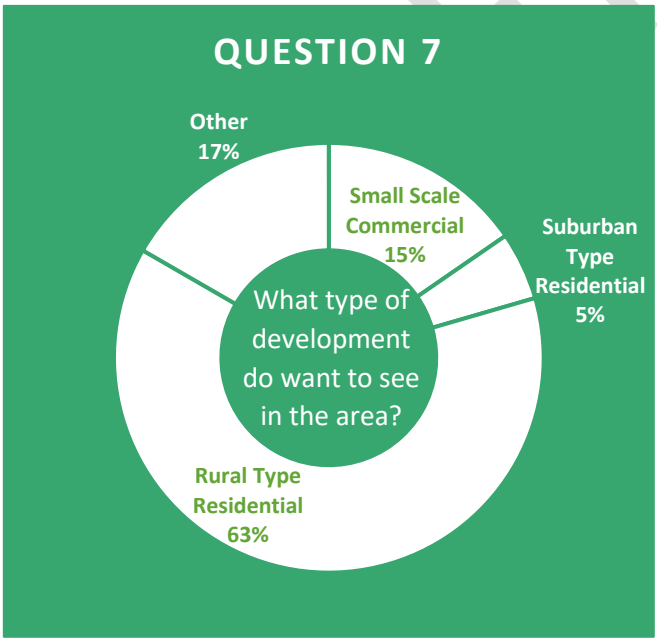
A final postcard was sent out **(see appendix)** on June 14 and a Cumberland Alert was sent out for a drop-in session meeting that was held on June 29, 2021 from 6pm- 8pm at the Center Baptist Church at 4980 Wade- Stedman Rd Wade, NC. Informational posters were displayed, and comments were collected from citizens.

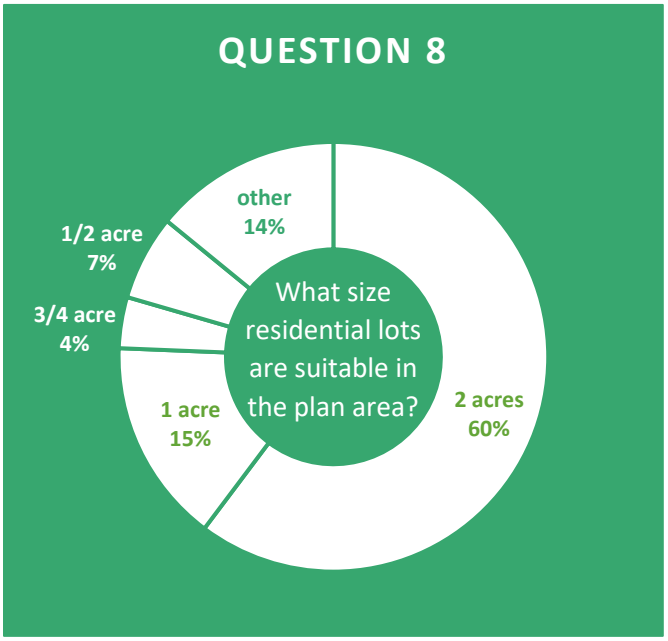
SURVEY

At the Informational Meeting, a nine question survey was conducted. The same survey was also available to citizens prior to the meeting online via Survey Monkey. The full survey with results can be found in the Appendix of this document. The following is a summary of questions asked and responses received.









S Strengths	Very concerned citizens Rural Green Open Flat	Rich history Heritage Mature population Desirable area for families to move to Quiet	Strong sense of community Very low crime rate Community park/rec area Close- knit	Agricultural community with strong sense of identity Rich with existing wildlife
W Weaknesses	Little commercial development to support community Aging population High water tables Few municipal facilities	Poor drainage No municipal sewer No plan Civic leaders arbitrary in decision making	No post office Not large enough population to influence decision makers Lack of small, family restaurant	Communication in rural area/farmer (large and small) input
O Opportunities	Cultural and heritage businesses and sites for educational and recreational purposes Agri-tourism	Nature trails, parks, camping spaces - animal preserves - green areas - recreational areas that require space	Small business, medical offices, artisan businesses Local, organic and whole foods growth Chance to preserve way of life	Increased land and property tax values thru smart growth Agri-tourism, conservationist growth Community Center
T Threats	Arbitrary decision making by civic leaders Crime High density growth Urban sprawl	Little resident political influence Lack of traffic enforcement on narrow farming roads Drainage/storm/ well water issues	Restrictive regulations that increase farming costs No support for farming (processing facilities; wholesale facilities)	Overcrowding of schools Continued development threat to woodlands, bees, other wildlife

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SWOT ANALYSIS

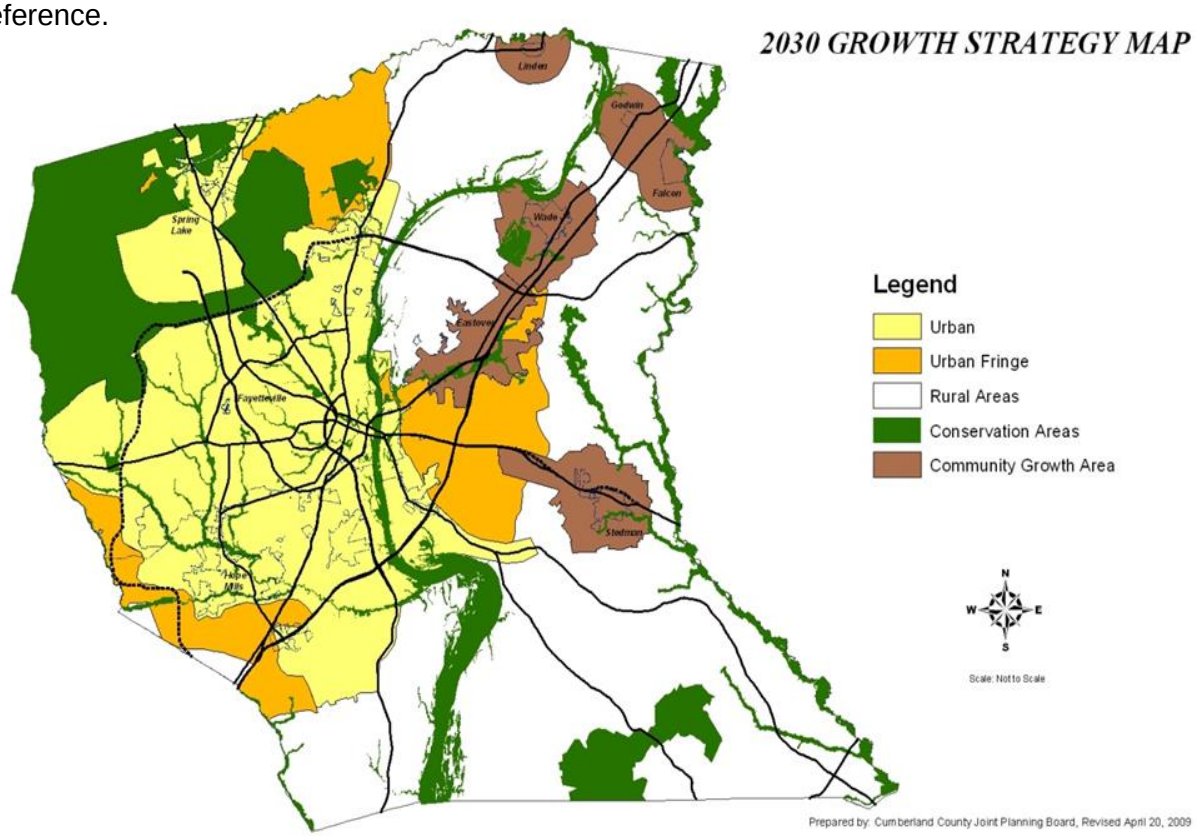
The SWOT (Strengths, Weaknesses, Opportunities, Threats) method was originally created for business and industry but is equally useful in the work of community planning and development. A SWOT analysis provides a general idea of what is needed or wanted in the community in a simple, yet effective format. The SWOT analysis recorded here was created by the Bethany Citizen Work Group. Strengths were centered around community and rural lifestyle while Weaknesses were focused on drainage, lack of development that serves the community, and a lack of communication with civic leaders. Opportunities that were suggested included the area's natural resources and opportunities to promote agri-tourism, while Threats that were submitted include lack of support for farms and sprawl.

REVIEW OF EXISTING PLANS

An important step in the planning process is to assess existing plans that affect the study area. This allows the planning staff to review previous planning efforts in the area to determine whether past goals were met and are still relevant.

2030 PLAN

The Cumberland County 2030 Vision Plan, adopted in 2009, identifies the Bethany area as "Rural Areas" and "Conservation Areas". Rural Areas provide for agriculture, forestry, and other allied activities traditionally found in a rural setting. Very low density residential development with on-site waste disposal (i.e. septic systems) may be appropriate in Rural Areas. The areas that call for Conservation Areas are located in the flood zone area. The adopted 2030 Vision Plan Land Use Map is shown here for further reference.



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EXISTING CONDITIONS

EXISTING CONDITIONS

An important aspect in creating a future land use plan is researching and analyzing existing conditions. To plan for the future, the conditions of the present must be evaluated. For this plan, Comprehensive Planning staff gathered data regarding the Bethany area's demographics, planning related boundaries, utility locations, and natural conditions.

DEMOGRAPHICS

For the purposes of this plan, planning staff utilized an analysis created by the Fayetteville Cumberland County Economic Development Corporation to examine the most up-to-date demographic information available for the Bethany area. The analysis was completed using the ESRI Business Analyst software. This software provides location- based intelligence for planning, site selection, and customer segmentation. The graphics below provide an overview of demographic data of the Bethany Area from 2019.

KEY FACTS

1,564
POPULATION

$52,322
AVERAGE HOUSEHOLD INCOME

EMPLOYMENT AND BUSINESS

LABOR FORCE
988

97% Employed
3% Unemployed

27 TOTAL BUSINESSES

HOUSING

OWNER OCCUPIED
544

RENTER OCCUPIED
104

TOTAL HOUSEHOLDS
648

EDUCATION

39% High School Diploma

35% Some College or Associate's

8% Bachelor's Degree

5% Master's Degree

13% No Diploma

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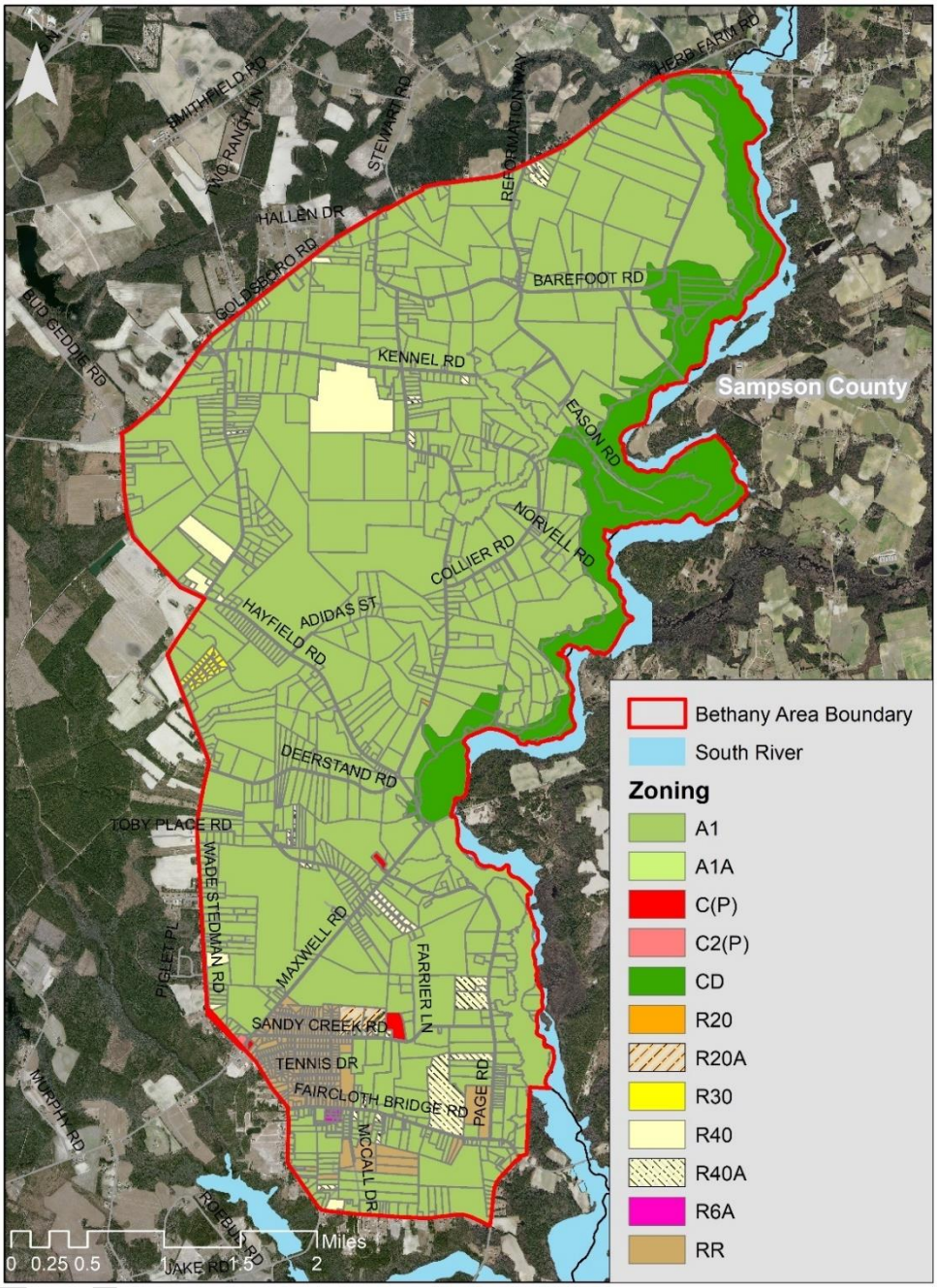
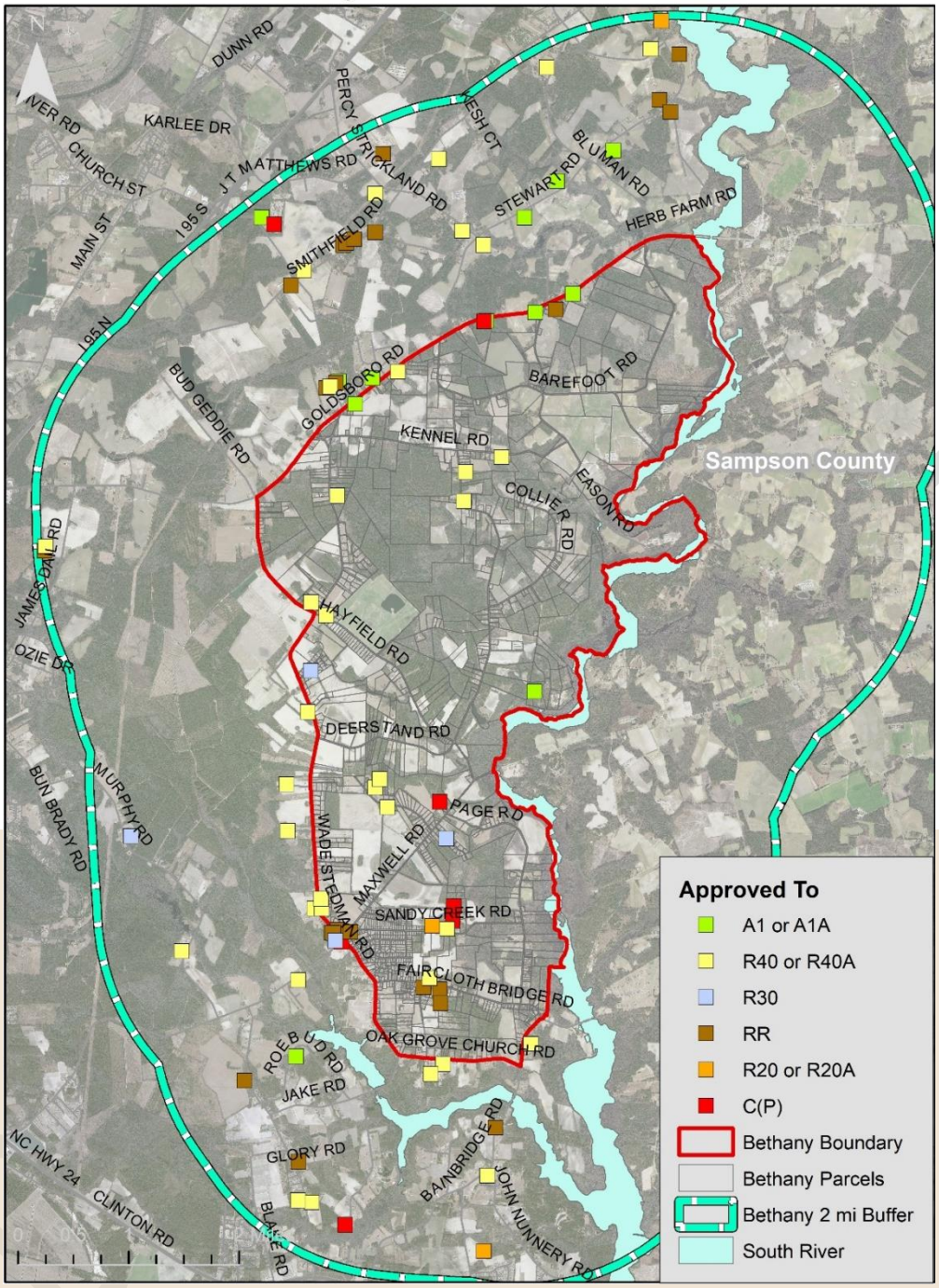
Bethany Area Zoning



The Bethany Area is mostly zoned A1 Agricultural with CD Conservancy District running along a portion of the South River. Some of the residential districts in the area include R40, R40A, R30, R20, R20A, Rural Residential, or RR, and R6A. There are only five properties in the entire area with some form of Commercial zoning. Approximately 83% of the area is zoned A1, 10% of the area is zoned CD, 3% is zoned RR. The other zoning districts cover the remaining 4% of the area.

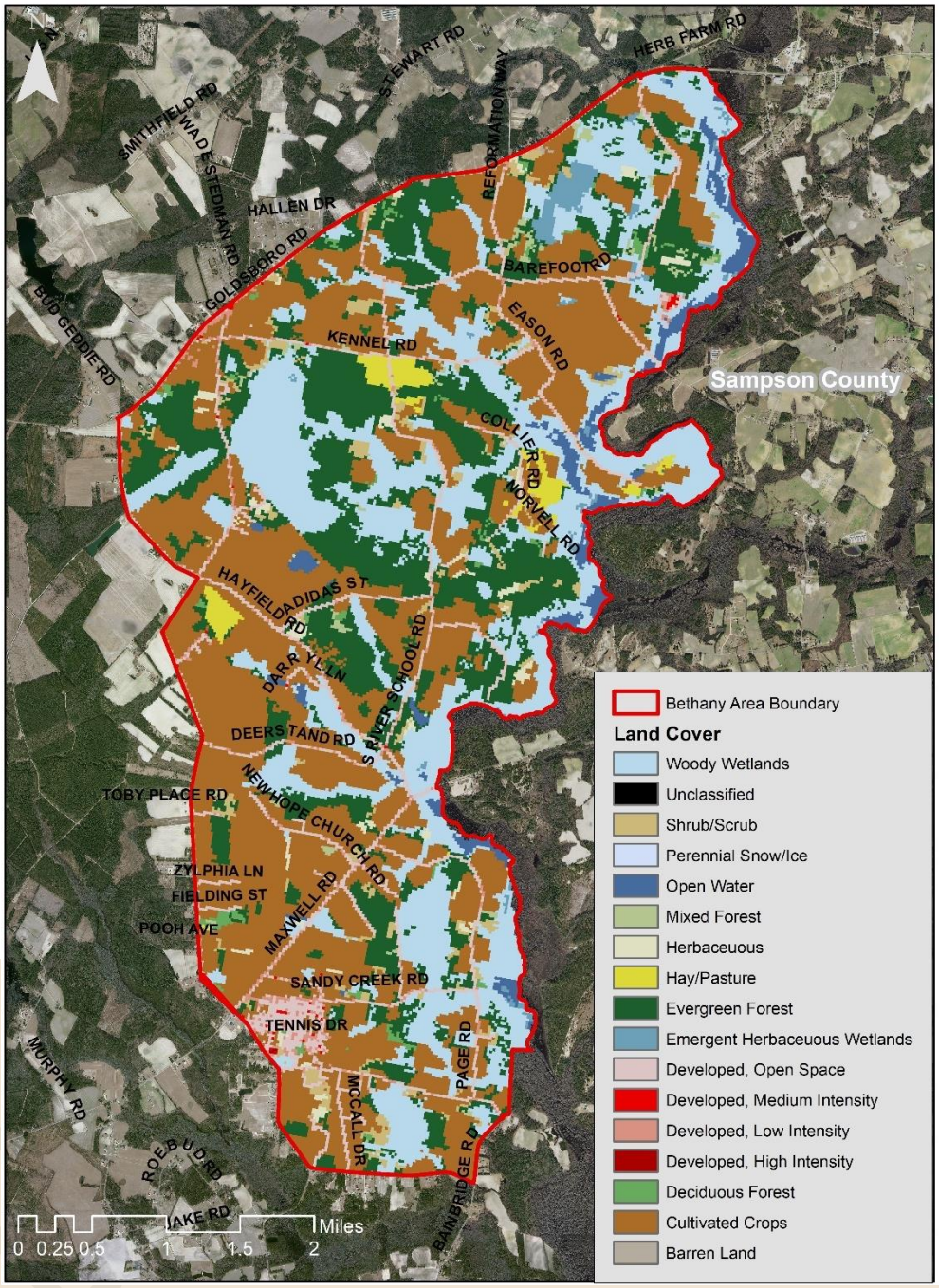
A complete description of zoning districts can be found in the appendix of this document.

Bethany Area Rezoning Cases 1981-2020
Bethany Area and 2mi Buffer



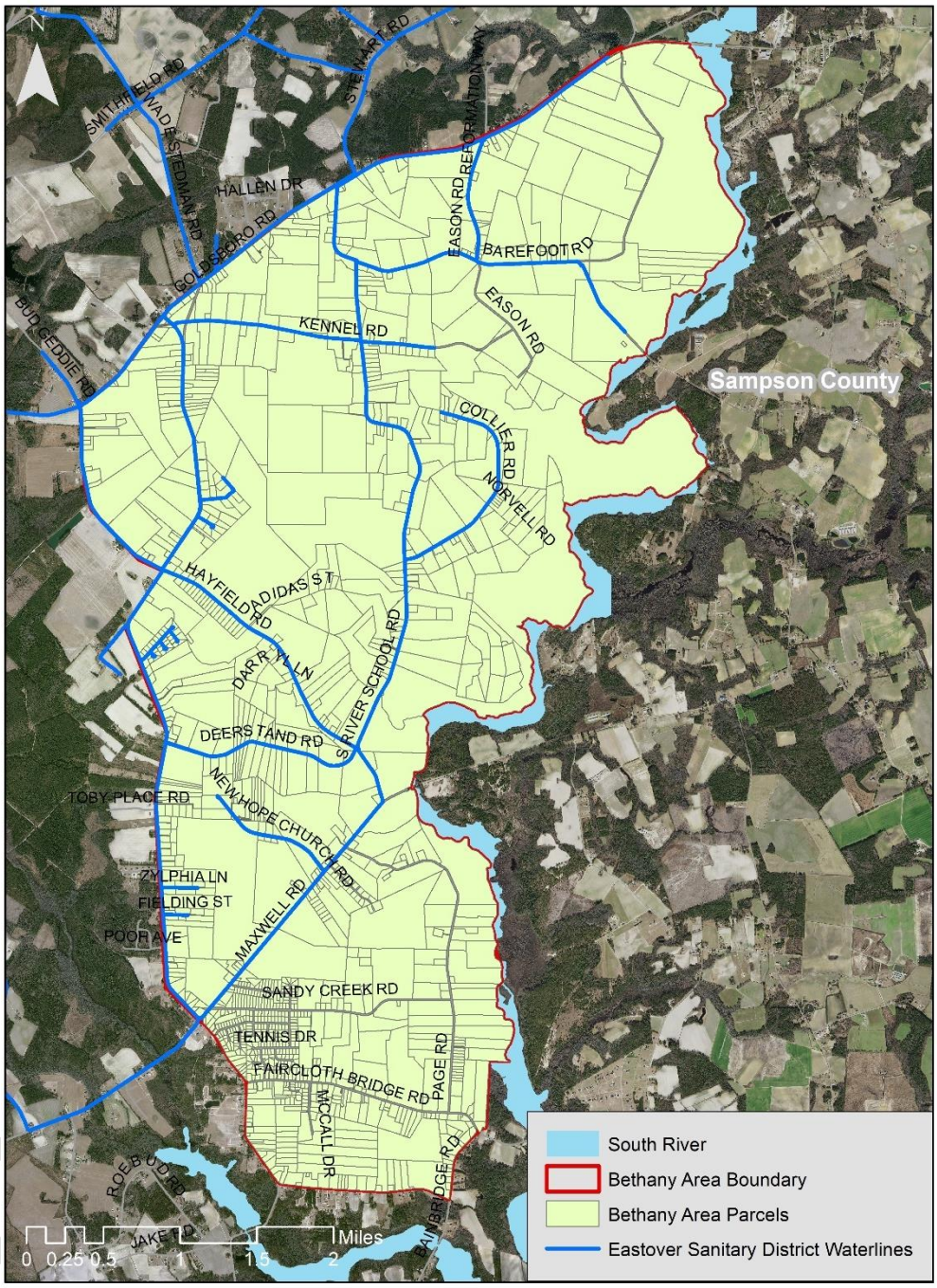
The Bethany area had a total of 33 approved zoning cases from 1981-2020. Among these 33 cases, five were approved to agricultural districts A1 or A1A, five were approved to commercial districts, one was approved to residential district R20A, six were approved to rural residential zoning district RR, two were approved to residential district, R30 and 14 cases were approved to residential zoning districts R40 or R40A. This map depicts the rezoning cases from the same time period for the Bethany area and a 2- mile radius around the area.

Bethany Area Land Cover



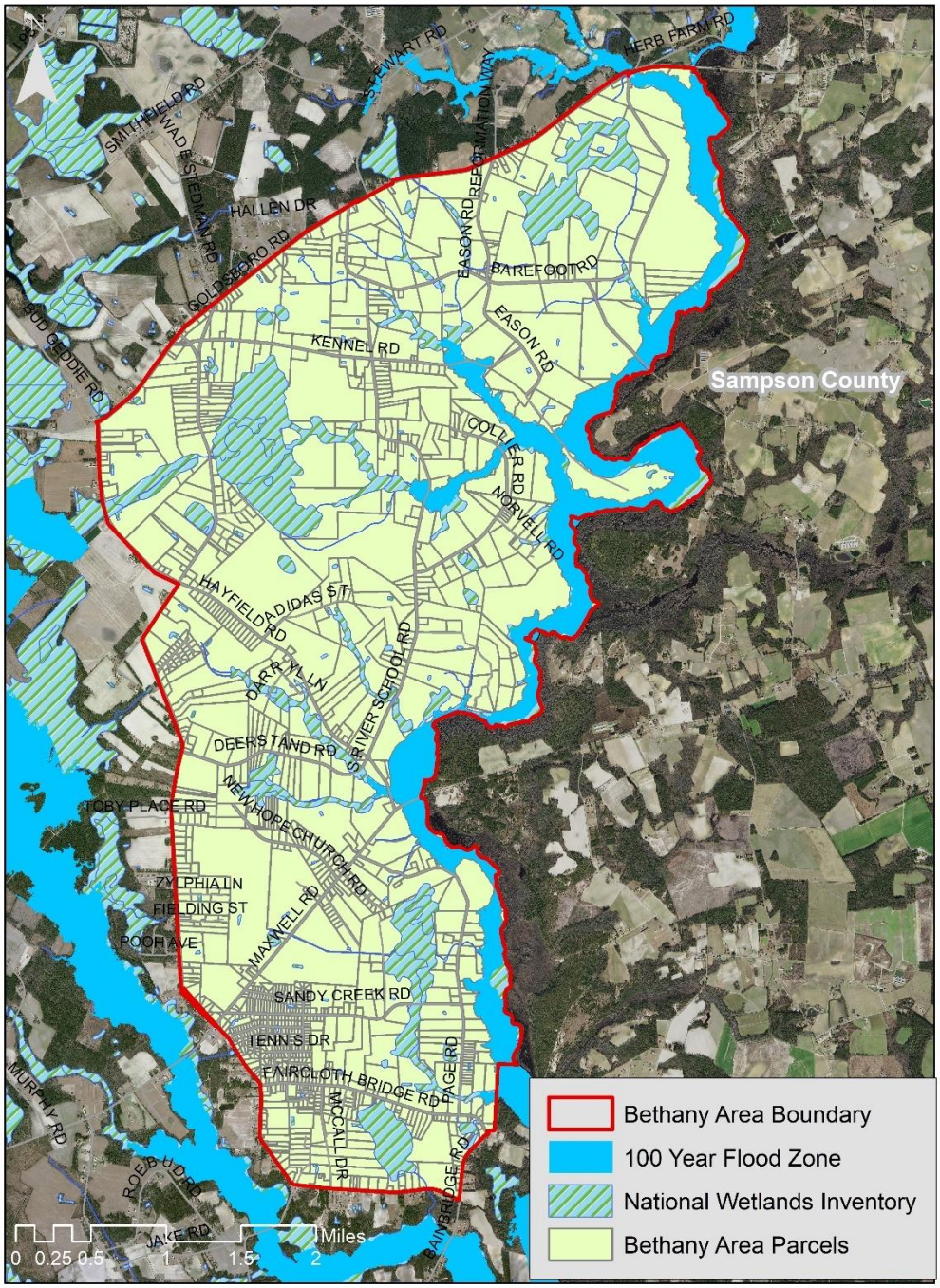
Land cover describes how much of a region or area is covered by forests, wetlands, impervious surfaces, agriculture, and other land/water types. This information is provided by the United States Geological Survey's (USGS) National Land Cover Database (NLCD). The Bethany Area consists of three main types of land cover: **cultivated crops** which accounts for 24% of the area or 2,663 acres, **woody wetlands** (29% of area/ 3,194 acres), and **evergreen forests** (32% of area/ 3,582 acres). This evaluation is consistent with the current development of the area being mainly farmland and forest with homes on larger lots.

Bethany Area Utilities



The location of existing utilities in an area are one of the main keys to guiding and predicting future development. Eastover Sanitary District (ESD) water lines run throughout the area, and 645 parcels, or 48%, of the area's parcels have access to water lines. Although water lines provided by Eastover Sanitary District (ESD) traverse much of the Bethany area, many area residents and businesses rely on private wells as their water source. There are no sewer lines located within the Bethany study area boundary. Residents and businesses rely on septic systems.

Bethany Area Flood Zone and Wetlands

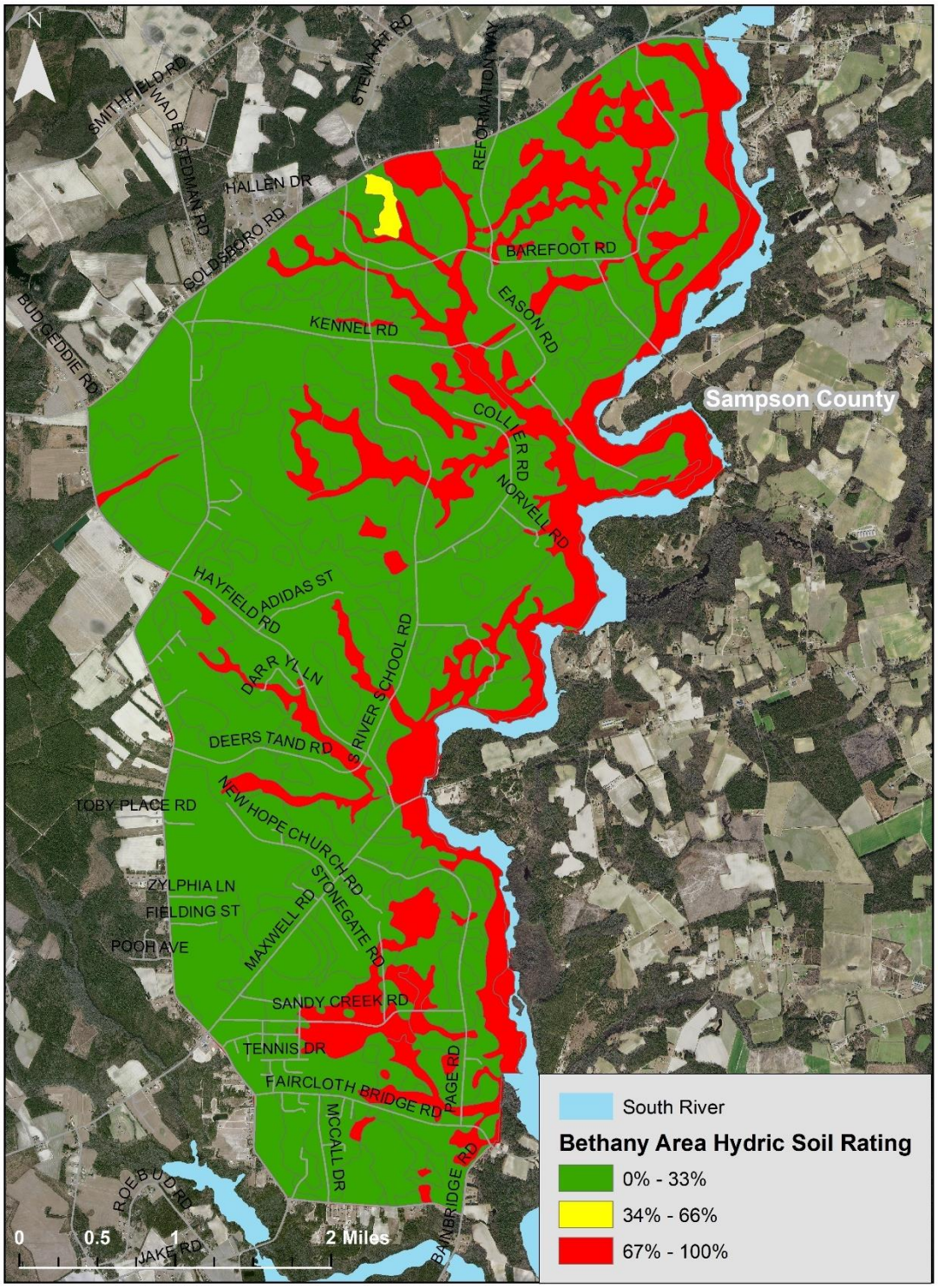


The Bethany area is home to several streams and wetlands as well as the South River, located along the eastern border of the area. When planning for future land use, hydrologic features are highlighted not only as assets to an area, but also as possible hazards.

The Special Flood Hazard Area, shown here, represents the "AE" flood zone, which is described by FEMA as, "Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Mandatory flood insurance purchase requirements and floodplain management standards apply" (FEMA 2018). Development in this area is regulated which, in turn, protects the safety of the general public, helps to maintain a stable tax base, and minimizes the need for relief efforts associated with flooding. Approximately 11% of the area covered by 100-year floodplain.

There are several delineated wetlands throughout the study area comprising approximately 11% of the study area. These wetlands protect and improve water quality, provide crucial fish and wildlife habitats, store floodwaters, recharge aquifers, and maintain surface water flow during dry periods. Developing near wetlands, which are strictly regulated by the United States Army Corps of Engineers, is generally prohibited and should be avoided.

Bethany Area Hydric Soils



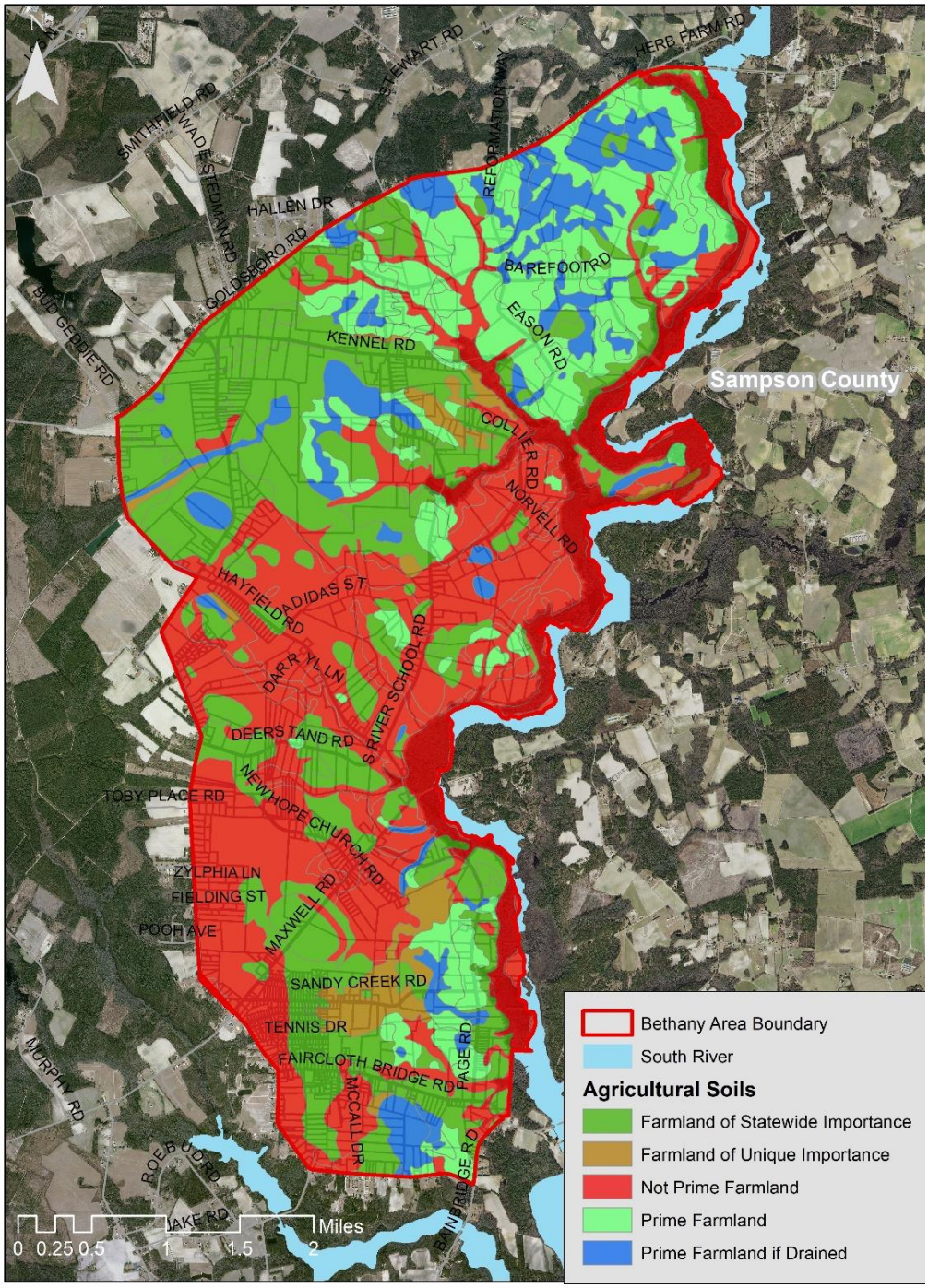
The USDA defines hydric soils as “soils that formed under conditions for saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part”. The presence of hydric soils can severely limit the type and intensity of development in a given area.

This map indicates the percentage of soils in defined areas that are hydric. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric.

In the Bethany area, about 77% of the area is comprised of soils with a low hydric rating. Areas surrounding flood zones and wetlands have soils with a higher hydric soil rating, comprising approximately 22% of the area.

NOTE: It is important to note that restrictive soil features can only be accurately determined by a soil and site evaluation performed by a certified soil scientist.

Bethany Area Prime Farmland



NOTE: Areas categorized as “Not Prime Farmland” are not necessarily areas that cannot be farmed or be productive. The soils of these areas do not meet the specific requirements to designate as prime, but that does not mean these areas cannot be farmed or yield crops.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply. According to the USDA Web Soil Survey, a considerable portion of the Bethany area is either “farmland of state importance” or “not prime farmland”. Land considered “farmland of state importance” comprises 30% of the area. Smaller portions of the study area are considered “prime farmland” (17% of area) or “farmland of unique importance”(3% of study area).

Prime Farmland, as defined by the USDA, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. Unique farmland is used for production of specific high-value crops.

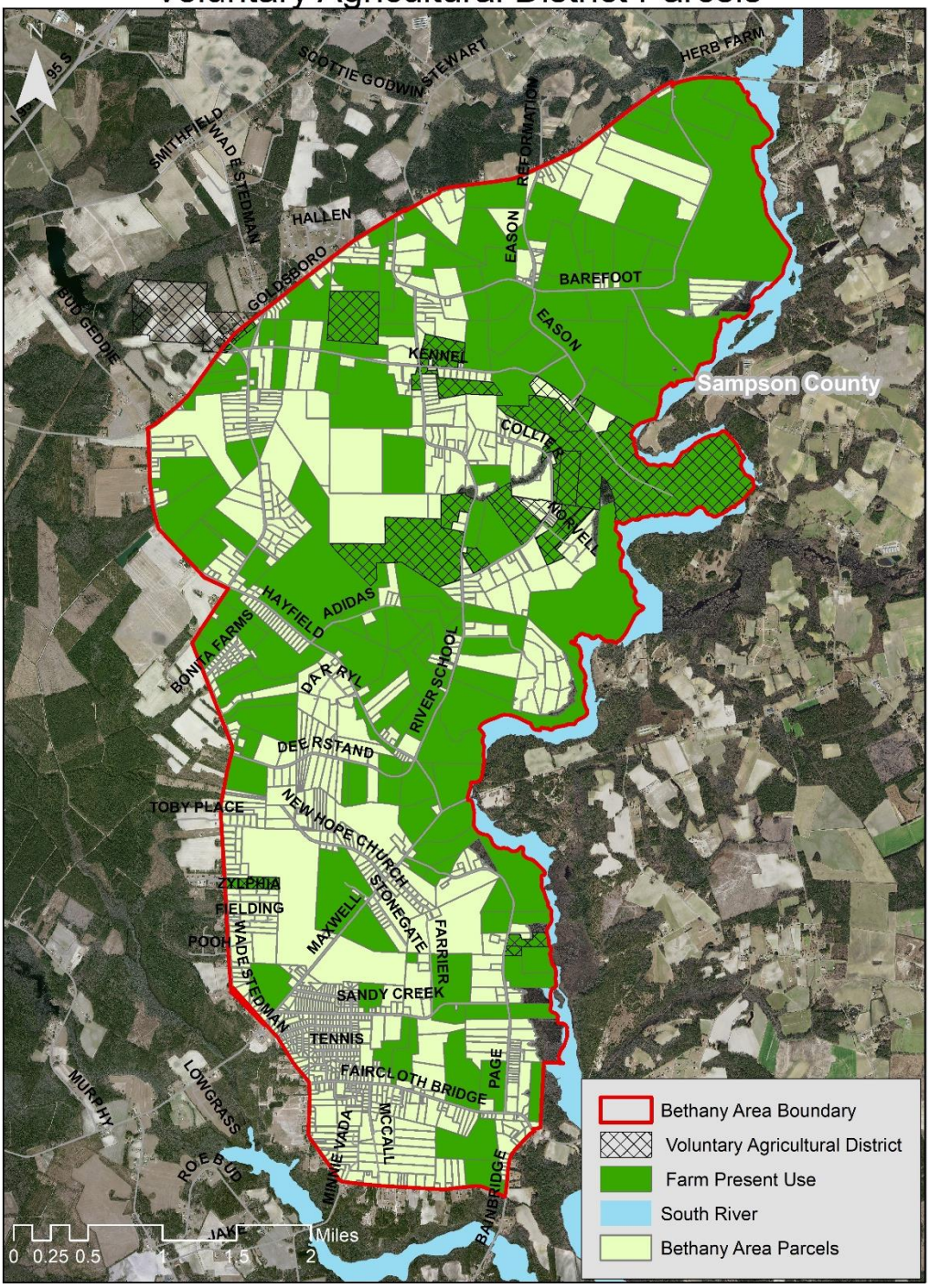
Generally, farmland of state importance includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Loss of this type of land to massive residential or commercial development would mean a reduced capacity for food production for the state.

This survey does not account for possible obstacles that would need to be overcome for crop production (wetness, drought, flooding, etc.). For more information on crops that would be suitable for soil types in the study area, please contact the Cumberland County Center of the North Carolina Cooperative Extension.

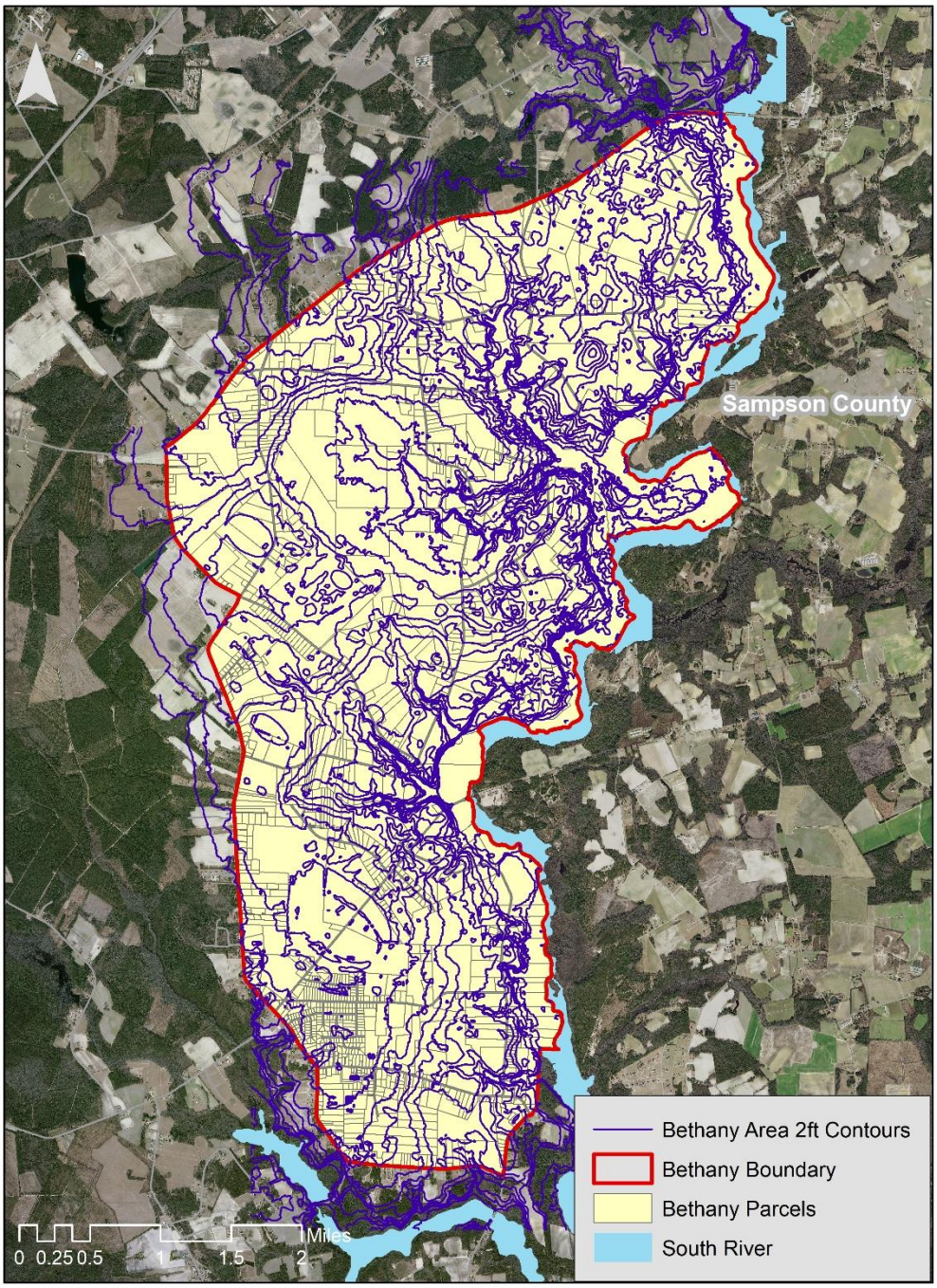
The Present-Use Value Taxation Program was established by the North Carolina General Assembly in 1974 and gives county tax offices the ability to value qualifying properties by present-use value rather than the market value. The present-use value is based on the ability of the land to produce income in its current use as agricultural land, horticultural land, or forestland. Wildlife conservation land was added to the Present-Use Value program in 2010. Currently, the Bethany study area has approximately 6,258 acres of land in the Present-Use Value Taxation program.

The Voluntary Agricultural District Program encourages the preservation and protection of farmland from non-farm development. In Chapter 106, Article 61 of the North Carolina General Statutes, the North Carolina General Assembly authorized counties to undertake a series of programs to encourage the protection and preservation of farmland. Currently, the Bethany study area has approximately 1,100 acres of land in Voluntary Agricultural Districts or VADs. Basic requirements for qualifying can be found in the appendix of this document.

Bethany Area Present Use Tax and Voluntary Agricultural District Parcels



Bethany Area Contours

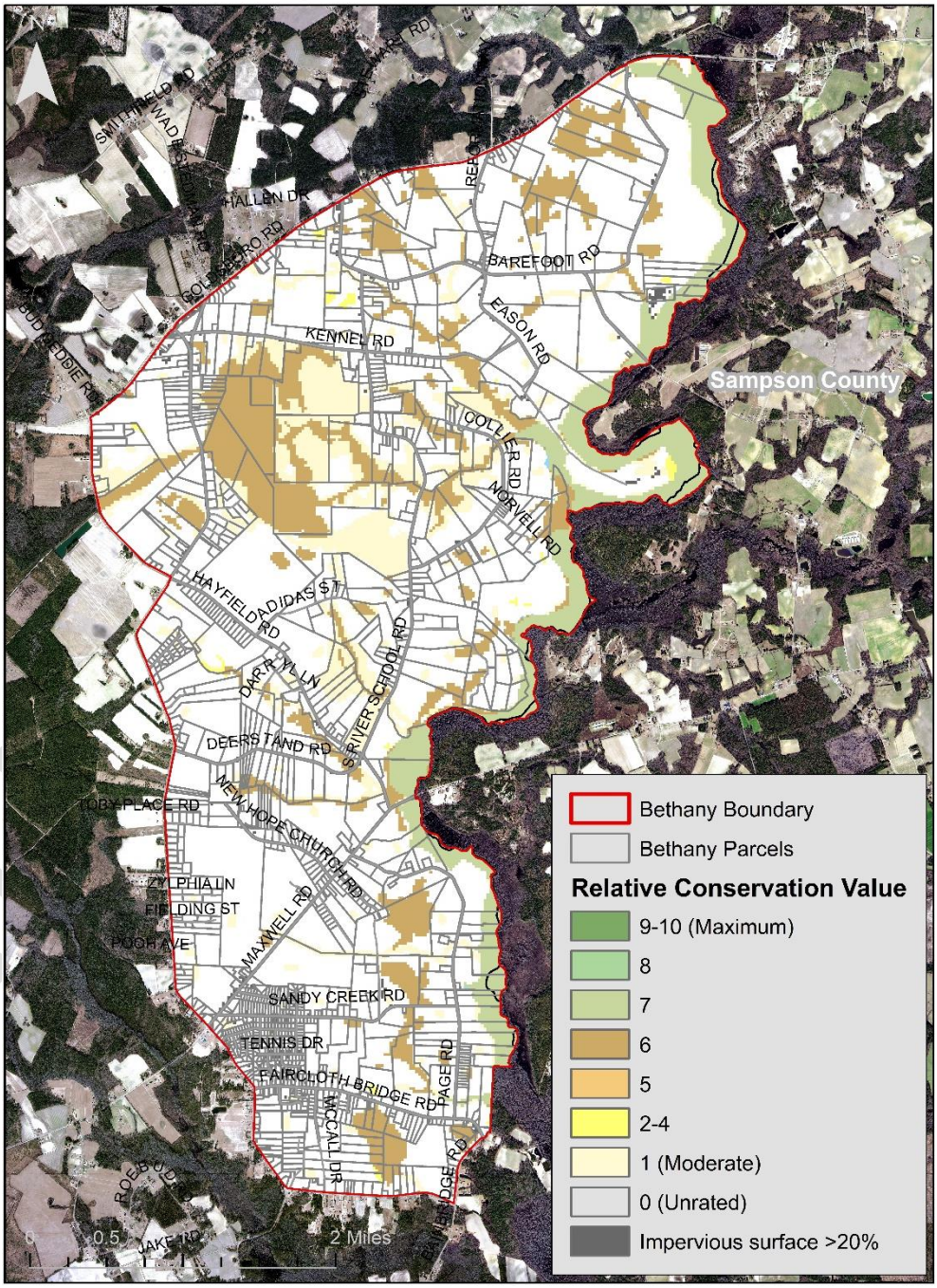


Topographic information is important in the determination of suitability of areas for various types of development. The topography in the study area is generally flat with naturally occurring elevation changes in areas bordered by the South River.

The conservation of land is vital to sustain natural heritage areas, core wildlife habitats, aquatic resources, wetlands, and watersheds. Although many regional land trusts exist that conserve hundreds of acres of land annually, land use planning also plays a significant role in land conservation. A common method used in planning to protect vulnerable environmental areas is designating them as “open space”. These areas typically include land in flood plains, forests, and land already being used for recreation or park space.

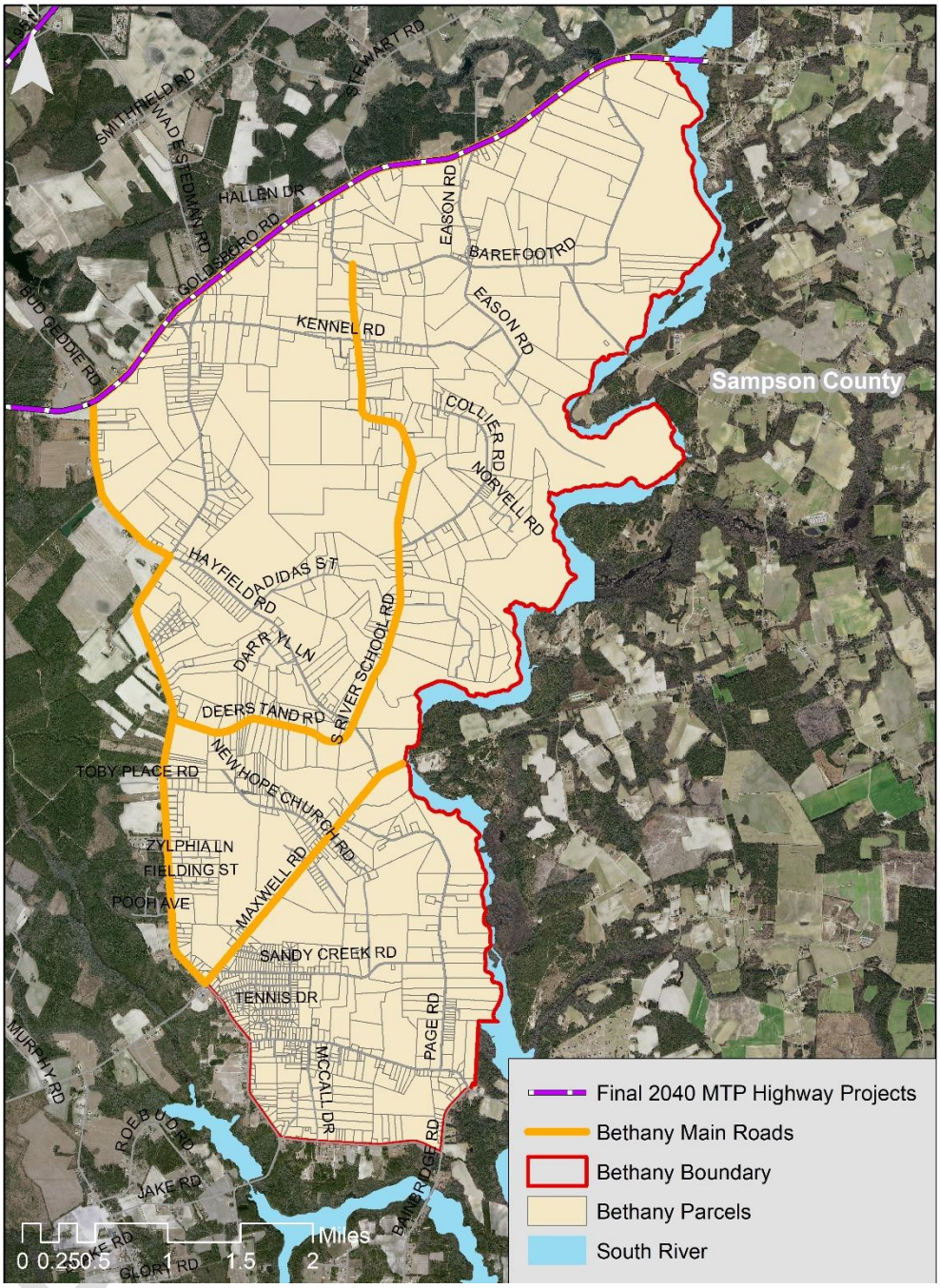
This map depicts the “relative conservation value” of land in the study area on a scale from 1-10. The relative conservation values are based on the biodiversity of aquatic and terrestrial species, large scale landscapes, and land important to ecosystem processes. Due to the presence of the South River, the highest conservation values are mainly located on the Cumberland and Sampson County border. Generally, the areas shown with relatively high conservation values will be limited to certain land uses and less likely to support higher density development.

Bethany Area Conservation Value



Data downloaded from: North Carolina Natural Heritage Program. 2018. Geographic Information System (GIS) data. NCDNCR, Raleigh, NC. Available at www.ncnhp.org. (Accessed: May 2019).

Bethany Area Transportation



The Bethany area's main roads include **Goldsboro Rd**, **South River School Rd**, **Maxwell Rd**, and **Wade Stedman Rd**. The aforementioned roads are all two-lane roads with the majority of travelers using private vehicles. US 13 (Goldsboro Road) is identified as a thoroughfare needing improvement in the 2045 Metropolitan Transportation Plan. This road is still in project prioritization with no immediate funding scheduled.

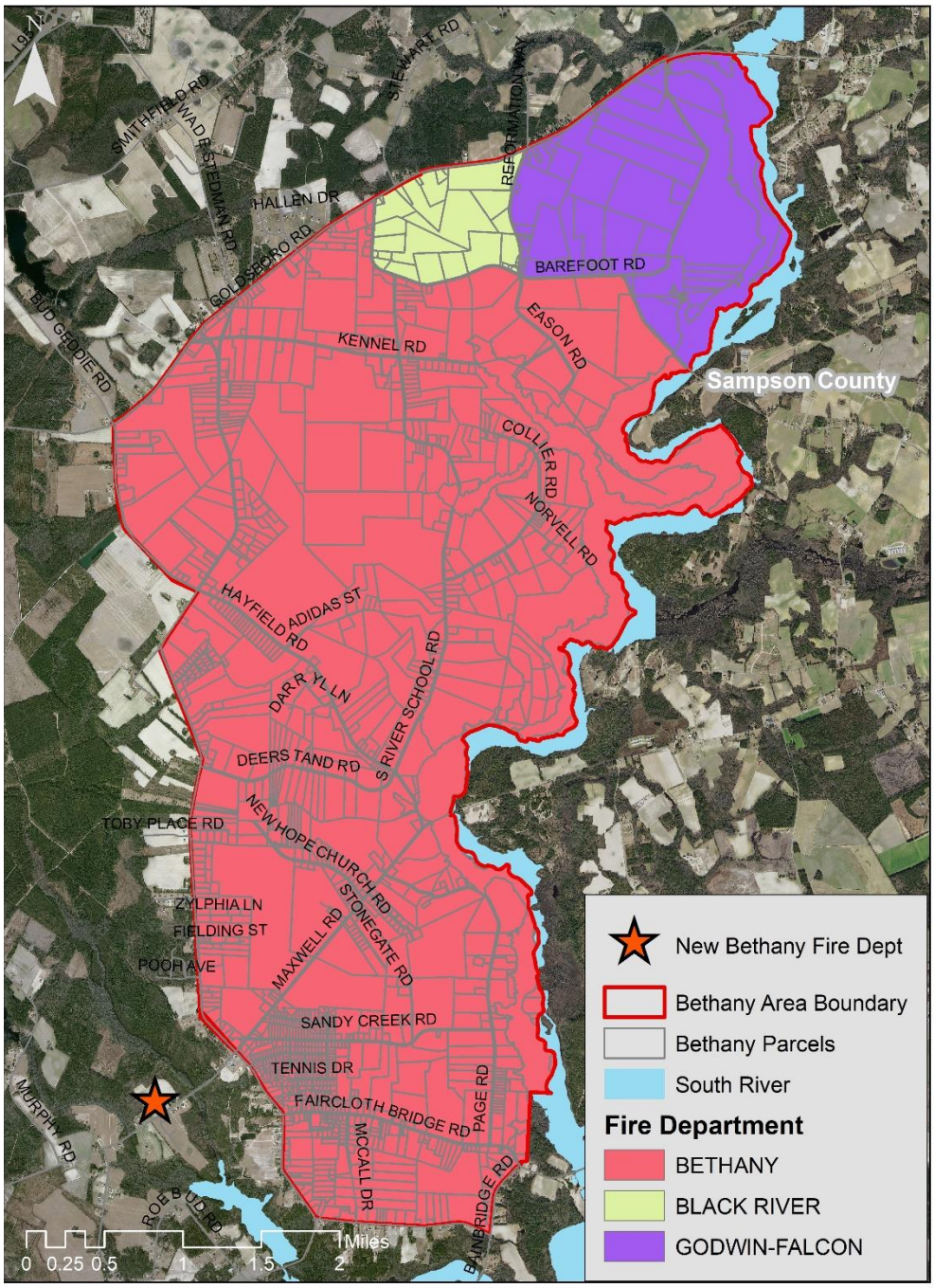
Fire –The majority of the properties in the study area are served by the Bethany Fire Department. A small portion to the north of the area is served by Black River Fire Department, and the northwest corner being served by the Godwin-Falcon Fire department.

Police – The entire area is served by the Cumberland County Sheriff's Office with assistance from other state and federal agencies.

Critical Facilities – There are two hospitals located within 30 minutes of the study area. Cape Fear Valley Medical Center is located in Fayetteville and is the 8th largest health system in the state, serving a six-county region of Southeastern North Carolina. Sampson Regional Medical Center is in Clinton and boasts being "one of only a handful of independent, community-based hospitals remaining in North Carolina." The location of individual parcels within the study area would determine which hospital is closest in an emergency.

Schools – There are no schools physically located within the study area boundary at this time. Dependent on location of residence, Elementary school-aged children could be assigned to one of the following schools: District 7, Stedman Primary, Stedman Elementary or Eastover-Central. Middle school-aged students would be assigned to Mac Williams Middle School and High School-aged students would be assigned to Cape Fear High School.

Bethany Area Fire Districts



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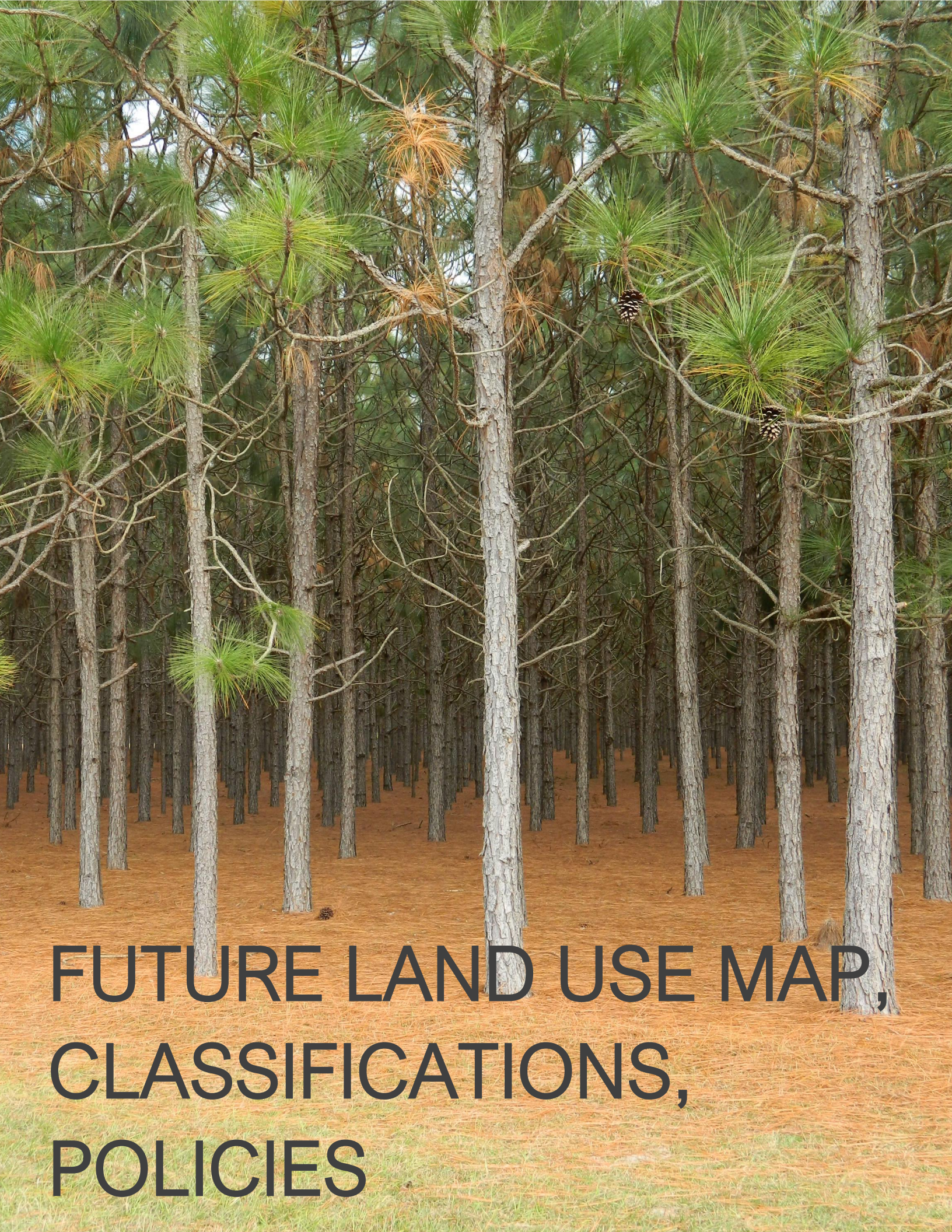
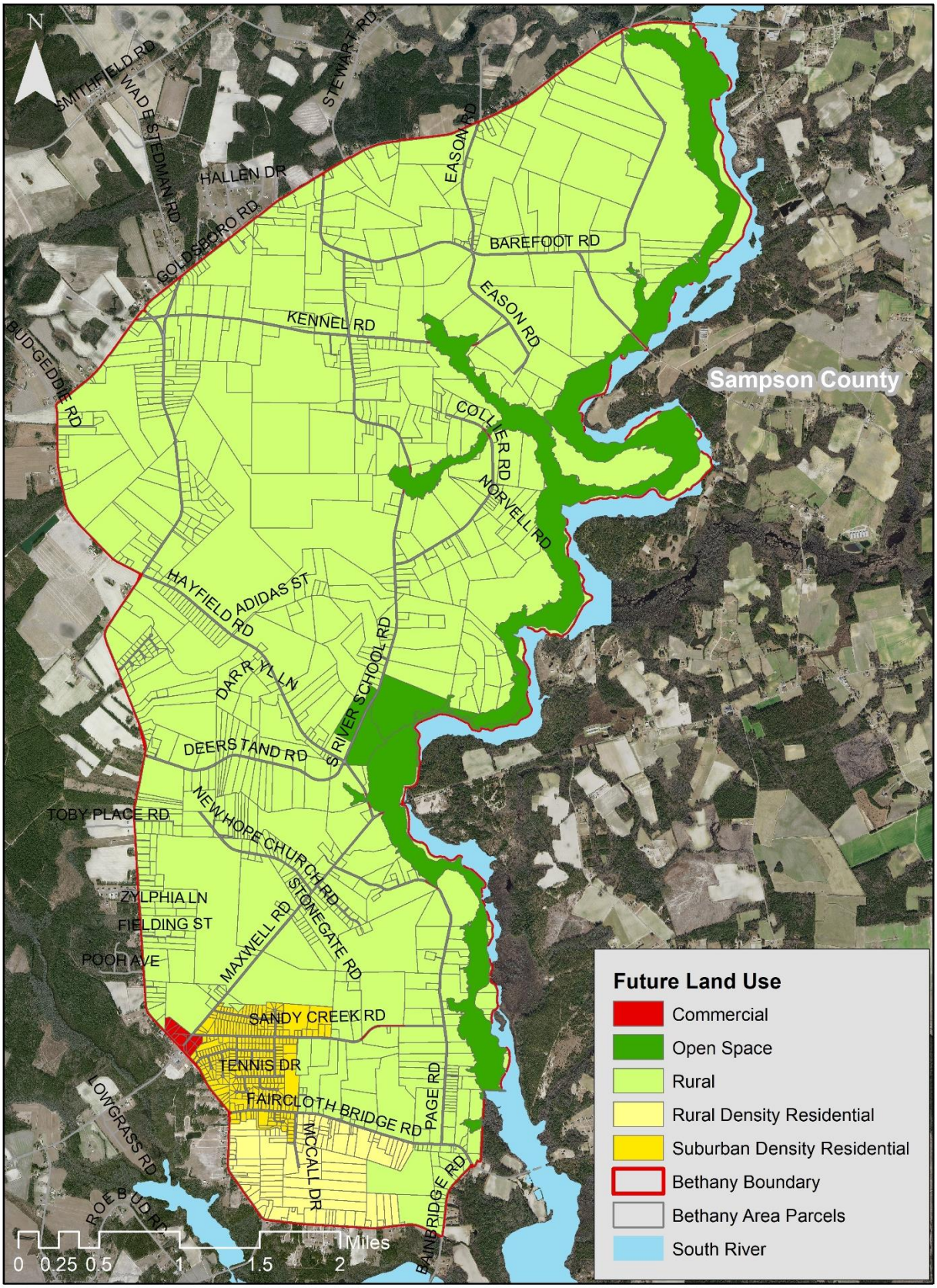


FUTURE LAND USE MAP, CLASSIFICATIONS, POLICIES

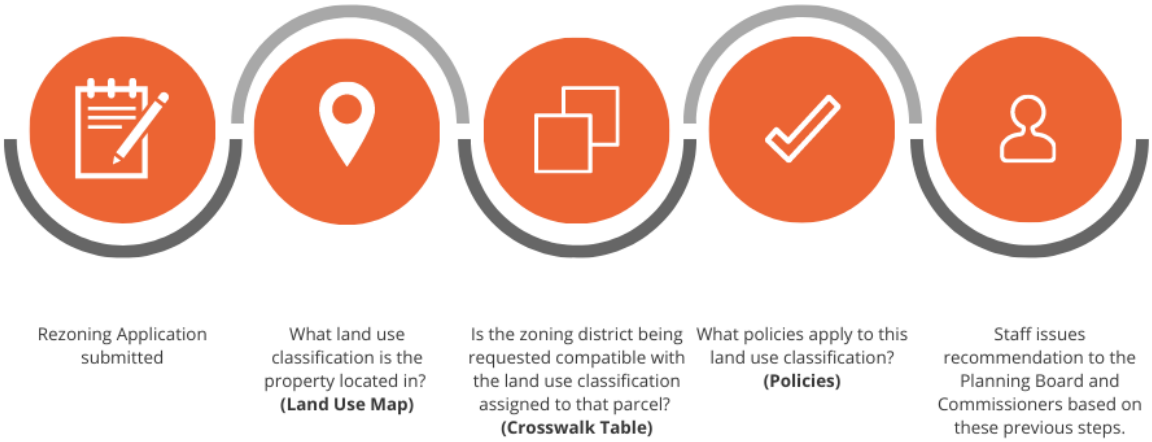
Bethany Future Land Use Map



INTRODUCTION

A useful land use map should reflect 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 have gone in to the creation of the future land use map, classifications, and policies including existing conditions, land use planning principles, and the input from the Bethany Area Citizen Work Group. Because this plan has been devleoped in the absence of any future additions or modifications to infrastructure and without the knowledge of any future natural events, this plan should be re-evaluated and modified when necessary. In an effort to ensure that plans are up to date with the latest data, it is the goal of the Planning Department to update area plans every five to seven years.

HOW THIS PLAN IS USED

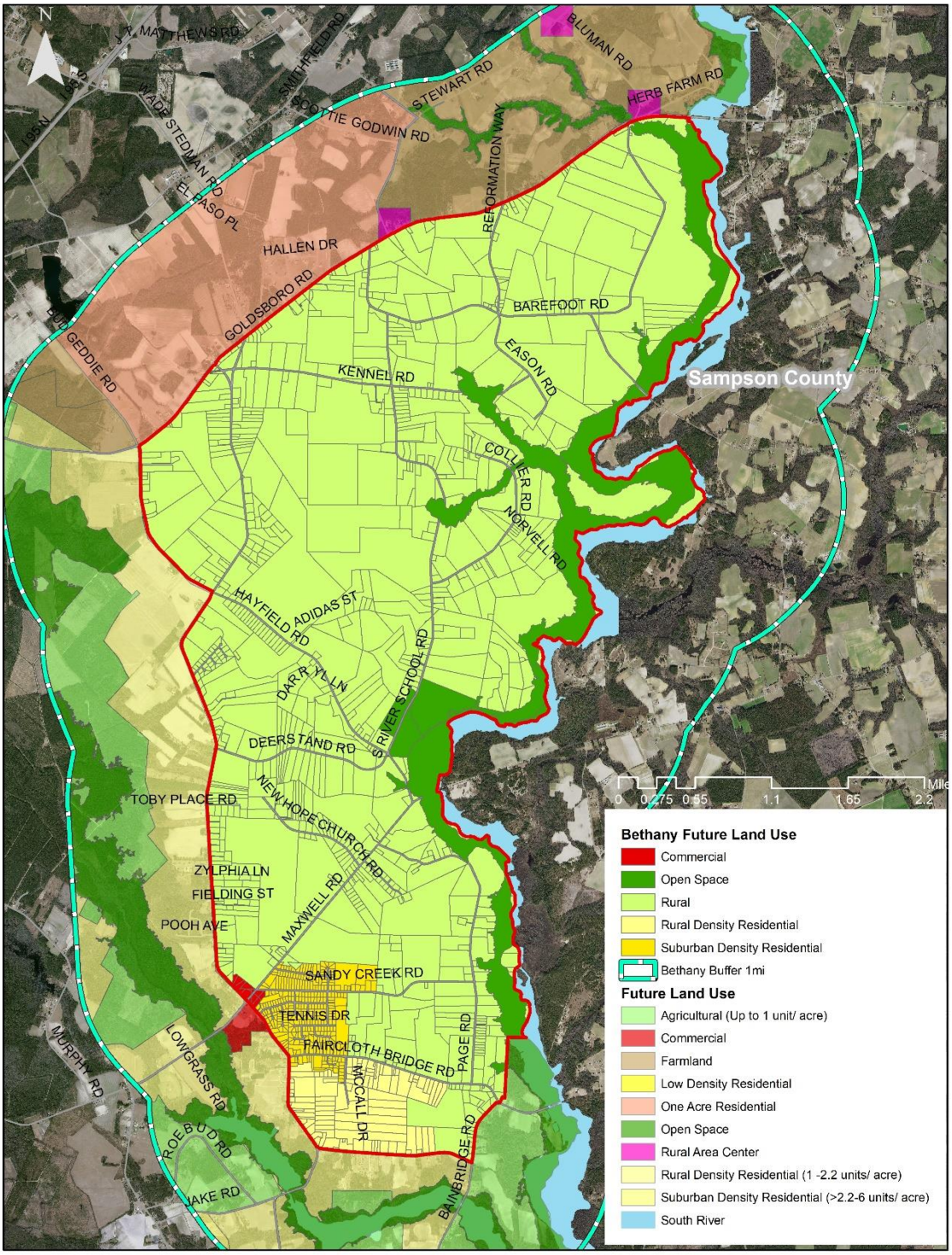


CROSSWALK TABLE

Bethany Area Land Use Map Classifications	CD	A1/A1A	R40/R40A	R30/R30A	R20/R20A	RR	O&I(P)	C1(P)	C2(P)	C(P)
Open Space										
Rural										
Rural Density Residential										
Suburban Density Residential										
Commercial										

	Rezoning is likely appropriate
	Rezoning may be appropriate, but only when compatible with the surrounding area. Conditional zoning should be required.

Bethany Future Land Use 1 Mile Buffer



This map illustrates the future land use classifications for the Bethany area as well as adopted future land use classifications within a one mile buffer of the study area. The study area is surrounded by the Stedman Area Land Use Plan to the south, the Eastover Plan to the west, and the Wade Plan to the north. These plans call for mostly rural residential type land use classifications, agricultural land use classifications, open space, and very little commerical type land uses.

The Open Space Classication consists of the 100 Year Floodplain.

RURAL CLASSIFICATION

This area is very rural. Residents have indicated an overwhelming desire for the area to remain rural and to sustain and provide for the growth of farms/farm-related enterprise in the area. This Land Use Plan helps to achieve this by classifying most of the plan area as Rural. 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 Development or some other form of higher development standard is utilized.

This classification is characterized by traditional agricultural operations, pasture land, forestry, rural lot residential subdivisions, and scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is a relative abundance of large, undeveloped tracts historically not experiencing significant development pressures. This area consists of farmland, farming and other agriculture-related endeavors, as well as scenic and other natural heritage assets that contribute to the unique characteristics of the land.

Characteristics and Development Considerations

CHARACTERISTICS

- Residential Density (generally 1 unit per 2 acres)
- Unlikely to have access to urban services such as sewer
- Undisturbed natural areas w/ conservation value
- Prime agricultural operations
- Access primarily by secondary roads
- Contains natural scenic, historic, or other heritage assets

CONSIDERATIONS

- Rural pastoral nature contributes to the area's quality of life
- Possible presence of Gen X in well water
- Conflict among residential and agricultural uses may be extreme
- Special watershed or other environmental restrictions may exist
- Farmland Protection Area Disclosure is utilized (see Appendix)

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RURAL POLICIES

Policy 1

Agricultural zoning districts A1 and A1A are appropriate zoning districts for this classification. Residential zoning districts R-40/ R40A may be appropriate in this area, however, only when compatible with the surrounding area and when a Conservation Development (currently called Density Development- Conditional Zoning District) or some other form of higher development standard is utilized. This will help preserve scenic views and elements of rural character by increasing the amount of undeveloped land and minimizing views of new development from existing roads through use of natural buffers and open space.

Policy 2

The utilization of zero lot line / variable lot developments is not desirable in this classification unless rural design standards, such as buffers, berms, additional setbacks, etc. are applied. This can be accomplished through the use of conditional zoning.

Policy 3

Encourage creativity in design of residential subdivisions where site specific development plans and the use of building location, natural buffers, and landscaping will be utilized with the goal of lessening adverse impacts and retaining the desired rural character desired in this area.

Policy 4

New driveway connections on existing state roads should be limited and designed in a way to utilize shared access roads (illustration below) on existing public roads. New and existing subdivisions should be designed in a way to provide for internal connections.

Illustration courtesy of Harnett County UDO; modified

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Policy 5

The availability of public water service should not be considered justification for increasing density beyond 1 unit per acre in subdivisions.

Policy 6

Public utilities introduced in the area should be designed to serve only rural density type development.

Policy 7

Utilize the Conservation Zoning District (CD) to protect and preserve the Special Flood Hazard Area, Significant Natural Heritage Areas, Managed Areas, Dedicated Nature Preserves, endangered species and wildlife habitats, and other environmentally sensitive areas.

Policy 8

When possible, preserve open space, including those areas that contain unique and sensitive features such as natural areas, wildlife habitats, steep slopes, streams, wetlands, and flood plains through conservation subdivisions, conservation easements, use of Conservation (CD) zoning district in sensitive areas during rezoning requests, and the use of conditional zoning in rezoning requests.

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RURAL DENSITY RESIDENTIAL CLASSIFICATION

The Rural Residential land use classification represents land used for a mix of agricultural and residential uses while preserving the rural character of the area. The primary zoning districts associated with this classification are A1, A1A, R40, and R40A. However, R30 and R30A may be appropriate, but only when compatible with the surrounding area. Conditional zoning should be required. The CD Conservancy District is also acceptable for this classification.

This classification is designed for residential uses that are supported by individual septic and well systems and maintains the rural character of the area by allowing densities of one unit per 40,000 square feet (0.92 acres). Conservation developments and other planning techniques such as vegetative buffers, berms and significant setbacks from main roads as well as other planning techniques that preserve rural character should be encouraged but not required.

Characteristics and Development Considerations

CHARACTERISTICS

- Residential Density (generally 1 unit per 0.92 acre)
- Unlikely to have access to urban services such as sewer

CONSIDERATIONS

- Possible presence of Gen X in well water

RURAL DENSITY RESIDENTIAL POLICIES

Policy 1

Septic systems should be allowed based on soil type, lot size, and distance from public sewer.

Policy 2

New driveway connections on existing state roads should be limited and designed in a way to utilize shared access roads on existing public roads. New and existing subdivisions should be designed in a way to provide for internal connections.

Policy 3

Properties adjacent to existing farm operations may require conditional zoning in order to mitigate conflicts between residential and agricultural land uses. For example, a buffer and/ or additional setbacks should be recommended.

Policy 4

The utilization of zero lot line / variable lot developments is not desirable in this classification unless rural design standards, such as buffers, berms, additional setbacks, etc. are applied. This can be applied through the use of conditional zoning.

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SUBURBAN DENSITY RESIDENTIAL CLASSIFICATION

The Suburban Density Residential land use classification represents areas that may be used for residential purposes of a denser nature than that of the Rural Density Residential classification. The primary zoning districts associated with the Suburban Density Residential in this plan are R30, R30A, R20, R20A and RR. The intent of this classification is to allow for denser, neighborhood type residential developments with no more than one unit per 20,000 square feet. Septic systems may be utilized based on soil type, lot size, and distance from public sewer.

Characteristics and Development Considerations

CHARACTERISTICS

• Suburban Density

(1 unit per 0.69 acre-1 unit per 0.46 acre)

• Neighborhood type developments

CONSIDERATION

- Connectivity and walkability important to neighborhood type developments

SUBURBAN DENSITY POLICIES

Policy 1

Septic systems allowed based on soil type, lot size, and distance from public sewer.

Policy 2

Properties should be encouraged to connect to public water if within 300 ft of existing water line.

Policy 3

Properties should have access to a public or approved private street. New driveway connections on existing state roads should be limited and designed in a way to utilize shared access roads on existing public roads. New and existing subdivisions should be designed in a way to provide for internal connections.

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COMMERCIAL CLASSIFICATION

Commercial uses located within the Bethany Plan area should primarily be located in the southern portion of the plan area in the vicinity of the intersection of Wade-Stedman Road and Maxwell road. Associated zoning districts within this classification are C1(P) and O&I(P). C2(P) and C(P) may be considered with conditional zoning.

Characteristics and Development Considerations

CHARACTERISTICS

• Supports needs of surrounding rural community

• Reflects the rural character of the area

CONSIDERATIONS

- May be located near the intersection of two developed streets
- Commercial uses that require sewer would be incompatible unless public sewer is extended to the area

COMMERCIAL POLICIES

Policy 1

Conditional zoning should be utilized when considering the C2(P) or C(P) zoning districts.

Policy 2

Should provide convenient goods and services to the immediate surrounding area

Policy 3

Direct access to a minimum of a collector street is required

Policy 4

Significant buffering should be required when adjacent to residential uses

Policy 5

The design of any new commercial development and/or signage should be encouraged to fit in with the rural nature of the surrounding area

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RECOMMENDATIONS

BETHANY AREA RECOMMENDATIONS

The recommendations of a plan are meant to be tangible goals that if accomplished may improve the quality of life of the citizens in the area. These recommendations should be used as a guide when creating future budgeting priorities and policy decisions and should move the area forward in achieving the stated vision of the community. Specific policies for land use classifications can be found starting in the previous section of this plan, labeled Future Land Use Map, Classifications, and Policies.

AGRICULTURE

- Encourage the development of new small farms, farmstead, homesteads, holdings and artisan activities of 1-10 acres or similar sizes to capitalize on the agricultural nature of the area
- Encourage farmers to participate in the Cumberland County Voluntary Agricultural District (VAD) and Present Use Taxation Programs
- Support incentives for retired farmers and absentee landowners to rent their land to active farmers or reforest their land to tree farming
- Promote educational measures that show the importance of farming and the role it plays in the economic, social, and environment of the Study Area and County
- Support agri-tourism and agribusiness operations such as a “Bee Byway”, the creating and selling of farm-based products, and educational farm experiences that are in harmony with the surrounding area

NATURAL ENVIRONMENT

- Support the preservation and protection of the Special Flood Hazard Area, farmland, Significant Natural Heritage Areas, Managed Areas, Dedicated Nature Preserves, historic features, and scenic sites
- Support efforts to enhance minimum stream buffers widths, floodplain development limitations, and tree preservation/restoration in open space/recreation areas
- Adopt County rural design standards
- Explore the creation of a Compatibility Design section of the Cumberland County Zoning Ordinance that specifies context-sensitive development options in the Agricultural and Rural Residential areas in the Future Land Use Plan

COMMUNITY

- Support the efforts of the Bethany Historical Society
- Support the establishment of a local Farmers' Market and local roadside produce stands
- Establish a centralized location for community events and where local food trucks can serve the community
- Improve existing facilities for recreational ball fields and research grant funding for those improvements
- Promote measures to rehabilitate vacant or abandoned homes
- Establish walking/ biking trail in the area
- Explore the creation of a community clean- up program to address roadside trash

PLAN IMPLEMENTATION

Ideally, after adoption of a Land Use Plan by a Governing Board, the plan is not placed on a shelf and archived, but regularly consulted and referred to in making formal and informal decisions. Considerable thought went into this plan from the Bethany Area Citizen Work Group, elected and appointed officials, and Cumberland County planning staff. Implementation means taking advantage of the analysis that was performed and the strategic thinking of those who combined data with the community's desires and values. Of course, no plan is perfect, and every plan should be supplemented and updated with new information when available and adjusted to suit changing circumstances. Overall, consistent efforts utilizing the future land use map, land use classifications, and policies as well as accomplishing the recommendations in this plan should help to achieve the vision for the future of the area.

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APPENDIX

Updated General Statues

N.C. General Statutes Regarding Land Use Plans

§ 160D-501.

***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).)*

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Copy of Postcard notifications (top pictured is first notification; bottom pictured is second notification)

Help Plan the Future of the Bethany Area!

The Cumberland County Planning staff will be working with your community to create a detailed land use plan for the area. This land use plan will NOT change the current zoning or use of your property. The purpose of this informational meeting is to give an overview of the planning process and to form a Citizens Committee. Please try to attend the meeting listed below:

ATTENTION

Tuesday, January 28th, 2020
East Regional Branch Library
4809 Clinton Road, Fayetteville, NC 28312
Time: 6:30 PM

Your attendance is vital! Our mailing list for the study area is based on property owners listed on the Cumberland County tax records. Please share this information with those who may be renting in your community. If you have any questions, please contact the Cumberland County Comprehensive Planning staff at 910-678-7629 or 910-678-7611.

Let your voice be heard! Please complete a brief online survey at the following web address: https://www.surveymonkey.com/r/3Y66HVK

Scan this code with your smartphone to access the Cumberland County Comprehensive Planning website. Or visit

The Cumberland County Planning Department now has a DRAFT Bethany Area Land Use Plan available for your review on the Planning & Inspections website. Please review and submit your comments to us using the comment box or at the following:

Trey Smith	Jennifer Oppenlander
910-678-7629	910-678-7611
rsmith@co.cumberland.nc.us	joppenlander@co.cumberland.nc.us

If unable to view online, copies of the draft plan may be picked up at the Bethany Fire Department located at 2140 Wade Stedman Road between 9:00 a.m. and 6:00 p.m.

Questionnaire and Results for Bethany Area (given out at beginning of planning process.)

1. Do you own or rent property in the Bethany area?

Own: 77 Rent: 1 Both: 1

2. How long have you lived in the Bethany area?

Less than 1 year: 5 6-10 years: 4

1-5 years: 11 Over 10 years: 53

Don't live in the area: 6

3. Where do you get news about the Bethany area?

Municipal website:4 social media: 41

Email: 11 other: 9

Newspaper: 23

4. Overall, how would you rate the quality of life in the Bethany area?

Excellent: 39 Average: 7

Good: 31 Poor: 1

5. Are you satisfied with the services offered in the Bethany area?

Yes: 61 No: 16

6. Which term best describes the rate of growth in the Bethany area?

Too quickly: 61 Too slowly: 4 Just right: 13

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7. What type of development do you want to see in the Bethany area?

Small- scale commercial: 12 Rural type residential: 49

Suburban style residential: 4 Other: 6

8. In your opinion, what size residential lots are suitable in the plan area?

2 acres: 47 ¾ acre: 3 Other: 7

1 acre: 12 ½ acre: 5

9. How would you like to see the Bethany area develop over the next 10 to 20 years?

- Slowly
- Fast
- rural residential
- farm use
- small town feel
- very slowly
- the more growth the better
- somewhat
- just a little
- remain rural and not over developed
- slow and steady planned growth
- slow residential
- large lot subdivisions
- small commercial
- less residential/ more agricultural
- no neighborhoods
- no zero lot lines
- no housing developments
- no double wide communities
- stay the same mixed development
- no storage units
- very slowly
- large green areas
- wildlife refuges
- Commercial kept to a minimum
- Restaurants
- Small businesses
- Expand both high- end residential and small to mid- size businesses
- Preserve and protect agriculture

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Cumberland County Zoning Districts associated with Bethany Future Land Use Classifications

SECTION 302. CONSERVANCY DISTRICT.

CD Conservancy District. This district is designed to preserve and protect identifiable natural resources from urban encroachment. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources and on file in the County Planning and Inspections Department.

SECTION 303. AGRICULTURAL DISTRICTS.

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

B. A1A Agricultural District. This district is primarily designed to allow for residential use of single-family residential dwellings and/or Class A manufactured homes on lots with an area of one acre or greater and is to be located within predominantly agricultural areas. The district is not intended to encourage large scale developments and shall not be considered for tracts of land greater than ten acres.

SECTION 304. RESIDENTIAL DISTRICTS.

Residential districts are composed of certain existing residential areas of the County and certain areas where similar residential development should be encouraged to occur. The regulations for these districts are designed to stabilize and protect the essential characteristics of each district by promoting and encouraging a suitable environment for family life and prohibiting certain incompatible activities

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of a commercial or industrial nature. To these ends, development is limited to dwellings that provide homes for the residents plus certain additional such uses as schools, parks, recreation facilities and certain other public facilities. This system of classification optimizes orderly development by providing a variety of living environments based on different levels of permitted population density, facilitating the adequate provision of transportation and other public services.

(Amd. 04-18-11)

A. R40 Residential District. A district designed primarily for single-family dwelling units with a lot area of 40,000 square feet or above.

B. R40A Residential District. A district designed primarily for single-family dwelling units including the use of manufactured homes on individual lots with a lot area of 40,000 square feet or above.

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

D. R30A Residential District. A district designed primarily for single-family dwelling units and Class A manufactured homes with a lot area of 30,000 square feet or above.

E. R20 Residential District. A district designed primarily for single-family units with a lot area of 20,000 square feet or above.

(Amd. 2-21-06)

F. R20A Residential District. A district designed primarily for single-family units and Class A manufactured homes with a lot area of 20,000 square feet or above.

(Amd. 2-21-06)

G. RR Rural Residential District. A district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

(Amd. 01-19-10, Amd. 04-18-11)

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SECTION 305. PLANNED PROFESSIONAL DISTRICT.

O&I(P) Planned Office and Institutional District. This district is designed primarily for agencies and offices rendering services in the professions, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized generally as having no retail or wholesale trade, except as incidental uses. The district is often situated between business and residential areas and may also consist of a mix of limited business and residential uses. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide. To promote the essential design features with the O&I(P) district, plan approval is a requirement.

(Amd. 04-18-11)

SECTION 306. PLANNED COMMERCIAL DISTRICTS.

A. C1(P) Planned Local Business District. This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C1(P) district, plan approval is a requirement.

B. C2(P) Planned Service and Retail District. This district is designed to allow for the non-residential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.

(Amd. 02-19-08)

C. C(P) Planned Commercial District. This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient 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)

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Voluntary Agricultural District Requirements

To qualify a farm must be:

• Participating in farm land-use taxation

• Be certified as a farm by National Resources Conservation District or

• Managed according to Soil and Water Conservation District erosion practices or

• Subject of conservation agreement

• Comprised of at least 5 acres of horticultural land or 20 acres of forest land.

Final qualification will be determined by the Cumberland County Farm Advisory Board following submission of application by the farm/landowner

Farmland Protection Area Disclosure (referenced in Rural Area Classification Considerations)

Sec.2504 B, Cumberland County Subdivision Ordinance (Amendments through March 20, 2012)

B. Farmland Protection Area disclosure.

All final plats for subdivision or other development located within a designated Rural Area, as defined in the Land Use Plan in effect at the time of recordation, and depicted on the Land Use Plan map, or subsequent comparable officially adopted plan and map, shall contain a disclosure notice that states:

August 18, 2008 60 Cumberland County Subdivision & Development Ordinance (Amendments Through March 20, 2012) —This property or neighboring property may be subject to inconvenience, discomfort and the possibility of injury to property and health, arising from normal and accepted farming and agricultural practices and operations, including but not limited to noise, odors, dust, the operation of any kind of machinery, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides.‖

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Public Comment

Planning Staff received public input through a public meeting, virtual work group meetings, e-mails, phone calls, and through electronic submissions through the Comprehensive Planning website. Provided below are the items submitted through e-mail or through the website.

Vision Statement

I am in favor of keeping the zoning in this area A-1. This is still a a agricultural and woodland area, and the people that are originally from this area want to keep it that way. You can see the evidence in how many people from this area as shown up to stop any zoning changes. One last thing. R Zoning does not and never will exist with A zoning without having a lot of conflict with the different lifestyles that the people live from these two areas.

Vision - The Bethany area is developing in keeping with its rich history and heritage. The large open green agricultural spaces continue to produce all kinds of farming products and produce. It has especially increased its local, organic and whole foods production and has become known as a bedrock for the healthy-eating community, much like the areas around Ashville or the Pacific Northwest. Small farmers and landholders of 5 -40 acres have flourished and produce a large amount of food that is sold locally and shipped throughout the state and country. Farm land is protected. Camping, biking, hiking and outdoor activities and businesses flourish in the community and historical and heritage sites have been developed that are entertaining and educational, and that preserve the rich history of the local area and the state. Conservation areas are developed, maintaining the wildlife habitats and offering educational and recreational opportunities. Public records and databases are preserved and open so that all people can trace their ancestry to the area. Old cemeteries and other historical sites are discovered, documented, and preserved. Artisans and small crafts businesses have found a welcoming home and the area is marketed throughout the local, state and east coast area much like the pottery trail or the antique trail. The community has support for its medical needs and business opportunities for medical, dental, and vision businesses is strong. Property values are increasing, and civic pride is enhanced by the beauty and smart development in the area. Zoning is preserved to limit sprawl and the open, green and agricultural nature of the area is preserved.

Protect agricultural/rural character. a) Support and encourage through regular zoning efforts and innovative practices (e.g. solar/designated protected areas) all working agriculture and agriculture–related efforts. When possible, deter large concrete/paved/concentrated/multilevel housing and commercial business areas that will disturb the tranquil landscape. Discourage Zero Lot Lining in zoning decisions. Avoid undesirable land use patterns and densities. Incorporate respect for agricultural operations in zoning decisions that will reduce conflicts between farmers and potential new residents. a) Provide for open greenspaces and recreational spaces that reflect a rural area. This may include trails, meadows and fields, community gardens and small-scale farming operations. Make all conservation a priority. Ensure water quality for all residents. Support agri-tourism that is harmonious with and does not adversely affect surrounding areas. (Farmer's markets, Corn mazes, sunflowers/photography venues, beekeeping, as examples) Facilitate protection of wildlife (deer, birds, coyotes, wolves, bears) in Bethany and protect all forested areas to discourage further displacement of their wildlife habitats. Maintain and improve the efficiency of public services. Agricultural areas are perfect for bees. Not only is there space and people with an inclination to keep them, they do well in areas where many popular residential pesticides are not used. There is a Cumberland County's Beekeepers Association, whose mission is to promote beekeeping as a hobby or livelihood, and stimulate the interest

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of the general public on the advantages and benefits of beekeeping. The North Carolina Cooperative Extension, Cumberland County office offers a 6 week Beginning Beekeeping course. Let's face it: No bees? No food. Honeybees transfer pollen from one flower to another for more than 100 crops, providing invaluable support to North Carolina's $87 billion agriculture industry. Many crops require insects to move pollen from one flower to another. Pollination ensures fruit set, proper development, more fruit, and viable seed. Honey bees are the most important insect pollinator for crops grown in North Carolina. Vegetable and fruit crops that require honey bees include cucumbers, blueberries, watermelons, apples, squash, strawberries, melons, and peaches. Forage crops that benefit from honey bee pollination include alfalfa, cotton, peanuts, and soybeans. The Bethany area has many beekeepers. Colonies, unfortunately, have been declining so every single year beekeepers struggle to grow populations. The chief reasons for loss of bees are the overuse of pesticides by uneducated homeowners, habitat loss due to developments, and climate changes. Bethany recognizes her beekeepers and their value to Cumberland County.

Bethany Vision Statement Protect agricultural/rural character. a) Support and encourage through regular zoning efforts and innovative practices (e.g. solar/designated protected areas) all working agriculture and agriculture–related efforts. When possible, deter large concrete/paved/concentrated/multilevel housing and commercial business areas that will disturb the tranquil landscape. Discourage Zero Lot Lining in zoning decisions. Avoid undesirable land use patterns and densities. Incorporate respect for agricultural operations in zoning decisions that will reduce conflicts between farmers and potential new residents. a) Provide for open greenspaces and recreational spaces that reflect a rural area. This may include trails, meadows and fields, community gardens and small-scale farming operations. Make all conservation a priority. Ensure water quality for all residents. Support agri-tourism that is harmonious with and does not adversely affect surrounding areas. (Farmer's markets, Corn mazes, sunflowers/photography venues, beekeeping, as examples) Facilitate protection of wildlife (deer, birds, coyotes, wolves, bears) in Bethany and protect all forested areas to discourage further displacement of their wildlife habitats. Maintain and improve the efficiency of public services.

SWOT Analysis

The major threat for this area is that the zoning for Cumberland County always recommends R 40 for everything out in this area without doing a complete investigation of the area. The last two zoning meetings for this area the county zoning employees recommended r 40 1 beside a turkey farm and the other beside a cattle farm. Now everyone knows that is not even close to a right recommendation it should have been to keep it A-1. Even though we won those two cases it is happening as we speak ,trying to change the zoning beside a cattle farm and Cumberland county's recommendation is again R40. That is a problem that needs to be fix ASAP. The county employees should do there job and research before they give a recommendation. If not find employees that will.

Strengths Very concerned citizens Rural, green, open, flat Rich history, heritage Mature population Desirable area for families to move to. Weaknesses Little commercial development to support community; have to travel to town Aging population Few municipal facilities and little support High water tables; poor drainage, no municipal sewer No plan; civic leaders arbitrary in decision making Not large enough population to influence decision makers. Opportunities Cultural and heritage businesses and sites for educational and recreational purposes Nature trails, parks, camping spaces - animal preserves - green areas - recreational areas that require space. Small business, medical offices, artisan businesses Increased land and property tax values thru smart growth Agri-tourism, conservationist growth Local, organic and whole foods growth Threats Arbitrary decision making by civic leaders; zoning threats and exceptions approved; little resident political influence or accountability for leadership decisions. Pollution damage to underground water (Dupont); high impact on irrigation and farm well water. Restrictive regulations that increase farming costs; no support for farming (processing facilities; wholesale facilities) Urban sprawl, arbitrary subdivisions, lack of traffic enforcement on narrow roads that also support farming

DRAFT 7/4/21

S-Strong sense of community. Quiet, rural area. Very low crime rate. Community park/rec area. W-No approved land use plan. Developers act like Bethany is part of the wild west where they can do as they please with no land use plan. No post office. O-Chance to take charge of the future of our community development to preserve our way of life. T-Contiued development will be damaging to our septic systems,, our well systems, destroy our woodlands and the wild life living there, the numerous bee hives that pollinate our crops thereby negatively impacting the crop production of the entire area. A dominoe affect that when one begins to fail it creates a chain reaction whereby they all fail.

Strengths Close-knit agricultural community with strong sense of identity, low crime rate, quiet, rural area, rich with existing wildlife Weaknesses Communication in rural area/farmer (large and small) input, lack of local post office, perhaps a small, family restaurant (not a chain) Opportunities Agri-tourism, parks and trailways, community center Threats High density growth, Drainage/storm/well water issues, crime, overcrowding of schools, destroying existing roadways by too much traffic

Draft Land Use Plan Comments

My wife and I moved into the Stedman/Bethany area a few years ago. We really like the country atmosphere to live in but often find ourselves traveling to Fayetteville for many things such as home improvement items, shopping, restaurants, etc. although some of that can be found here as well. One thing I would really like to see in our community is a walking/bike trail. Occasionally I will see people walking or riding bikes along Maxwell which is a bit dangerous in my opinion. The Cape Fear River Trail is a wonderful example of what a walking/biking trail could look like, but I know we probably don't have the funds for something that nice. What I can envision though is something like what was done across the street from the existing fire department but on a much bigger scale! Before I moved here, I would go jogging on occasion, but when I tried that here, there was not really a good place to go and when I tried to do it on rural streets, I would get met by dog(s) on occasion as if I did not belong on that street.

So could you please add a walking/biking trail to the list of community improvements?

One other item I will mention that probably does not belong with what I just said is that we have noticed a lot of trash lately on Maxwell road. I have even stopped and picked some up but there is a lot of it! Here we are trying to make our community nice and people are dumping in our streets, very unsightly! Any thoughts on that?

DRAFT 7/2/21

My wife did mention that a round-a-bout would be safer at the Wade-Stedman/Maxwell intersection and she has heard some talk about that.

Well, I don't want to sound like a complainer and this probably is not the place so let me end with just saying "Thank You" for what you are trying to do to improve our community and please let me know if you would like to discuss any of this further (I do have some ideas for a bike trail).

DRAFT 7/2/21

Note: In Stedman Plan on page 3, the citizen's committee names are listed. Why have you elected to not do that here?

1. Page 5 – Bethany Area Vision. Instead of reference to "good life, " in last line which may connote moral or socio-economic ideals, the usage of "a productive lifestyle which co-exists in respectful acknowledgement of a rural lifestyle, the land and other natural resources, agriculture and wildlife, which abound in Bethany."
2. Page 8, add to bullet one as first item listed, "Provide for preservation of farms and farmland, and when and if prudent, (continue on). Bullet two, "When making any changes, require a comprehensive impact statement, citing at a minimum impact to natural resources, water quality, existing farms, homes that are reconditionable, wildlife and infrastructure (roads, schools, businesses and services concerns). This will assist in…" Bullet three, after future development add "does no harm, and instead"…

   Add here as well,, possibly as number four, "Encourage the development of new small farms, farmstead, homesteads, holdings and artisan activities of 1-10 acres or similar sizes to capitalize on the agricultural nature of the area while encouraging more residential growth and the movement of younger populations into the area that conservation support efforts."

3. Page 14, second paragraph: instead of "Shortly after the public participation process began, our nation…(entire sentence)," replace with Early in March, the COVID-19 pandemic was confirmed to have reached North Carolina. (More accurate). Please also add to 2nd paragraph a sentence reflecting that this is especially problematic in such a rural area, where many residents do not have internet service. 3rd paragraph, I would capitalize Vision Statement and also add to second sentence , "In October 2020, a section was added…". 4th paragraph, first sentence, add

"On February 25, 2021," Last sentence of 4th paragraph, include date copies were place at Bethany Fire Station.

4. Page 15, first sentence, capitalize informational Meeting (consistency). Why is there a hyphen between nine and question?
5. Page 21, the percentages at bottom of table only add up to 96% with less than one percent other only adds up to 97%. Please explain/correct.
6. Page 24, referring to access to ESD water is a bit misleading. Water service is not required if more than 300 feet from access point. I would rework this statement and include:

   Although water lines provided by Eastover Sanitary District (ESD) traverse much of the Bethany area, most area residents and businesses rely on entirely on private wells as their water source. ESD water pressure in this area is not sufficient for fire truck operation, thus necessitating pumper trucks to any fire emergency in the area.

7. Page 27, this National document is misleading. Many of these areas marked Not Prime Farmland are successfully farmed and contribute greatly to the area. When checking the USDA website it appears the National Resources Inventory was done in 2007.

   I did attempt to locate Mr. Milton Cortes, NC state soil scientist to verify, but he passed in November 2020 and the website has not been updated.

   If this is the case, it is very outdated and should be omitted here as it seems inaccurate.

8. Page 32, how were Deerstand and S River School Road identified as main arteries? They are not thoroughfares. Hayfield is used more than Deerstand, as a connector to Maxwell Rd.. Shouldn't farm vehicles, commercial vehicles and schoolbuses also be mentioned here (second sentence)?
9. Page 33. Location of the new Bethany Fire Department OUTSIDE of the Bethany area seems problematic to residents, who are concerned with conflicting priorities and distances to residents served by this new fire station,
10. The map on page 36 does not seem to be the most current one used by the Working Group.
11. Page 37, line 6. Infrastructure is misspelled. The Crosswalk Table is difficult to understand. Shouldn't there be some sort of explanation here?
12. Page 38 same comment as number 10. **Why have we jumped to rural definition, instead of including open space and agricultural as the Stedman Plan does?**
13. Page 39, first paragraph second sentence, add at the end "and to sustain and provide for the growth of farms/farm-related enterprise in the area." Second paragraph , last sentence. Change to read, "This area consists of farmland, farming and other agriculture-related endeavors, as well as scenic and other natural heritage assets that contribute to the unique characteristics of the land. (This comment was offered in the working group, yet not incorporated.)

    Add under characteristics: Established Agriculture Districts

    Does this: Large undeveloped tracts refer to farmland???? Can't we refer to it as farmland? If it is being used as farmland, why do you consider it undeveloped?

DRAFT 1/2/21

14. Page 40. The last sentence of Policy 1 needs to be reworked. Suggested: '"This will help shield and preserve farmland, farming, and other agriculture-related endeavors, as well as scenic and other natural heritage assets and elements of rural character by not developing open land and ~~minimizing perceived density~~ and minimizing views of new development from existing roads through use of natural buffers and open space." Comment to yellow – this is trickery of words, no one really believes this. It should be deleted.
15. Policy 4 – the driveway illustration is not a desirable access road in that there are homes backing up to the main roadway, which the text amendment would not approve. The six homes adjacent to the main roadway need to be removed
16. Page 41, policy 7, endangered wildlife/protection of wildlife habitats should be mentioned here.
17. Page 42, 2nd paragraph, 1st sentence. This sentence makes no sense. How did you get to .69 acre in Agricultural area?? Policy 1 – Consideration should also be given to the impact increased septic systems will have on residents who have well water only. A proliferation of septic systems can cause introduction of waste and other toxins to these residents.

    Policy 2, what is difference between street and other roadway. What is "approved"? Many homes exist down dirt driveways, etc. which is not uncommon. This must be clarified since this is a "must." Policy 4, 2nd sentence should be changed to read," buffers and/ or additional setbacks should be recommended when considering new zoning next to farms/farmland. The Stedman Plan, also on page 42, has a depiction of what this type of development should look like. This should be added here.

18. Page 43. Why does this say Limited Septic…Bethany is entirely septic and Policy 1 therefore makes little sense. Maybe use the same comment about sewer that is under Commercial.
19. Page 46 OVERALL comment: We seem to have gotten a little cute here. Looking at the Stedman Plan, their basic recommendations seem to hold true here (found on page 57 of that Plan) I show them here:

RECOMMENDATION 1: Protect rural character, working agriculture, and water quality

1.1: Discourage rezonings to higher density residential districts in Agriculture and Rural Residential Areas

Zoning in the Agricultural and Rural Residential areas is predominantly A1. Allowing rezonings to high density districts or approving large-scale Planned Unit Developments (PUDs) could have a negative impact on agriculture, rural character and negatively impact water quality.

1.2: Modify zoning and development standards to encourage low density development and discourage inappropriate density in rural areas. Discouraging large-scale development in these areas and encouraging well-designed residential that fits into the landscape should be a priority.

Implementation Strategies:

• Create a Compatibility Design section of the Cumberland County Zoning Ordinance that specifies context-sensitive development options in the Agricultural and Rural Residential areas in the Future Land Use Plan. (This bullet may need to be replaced with updated Text Amendment language)

DRAFT 7/2/21

1.3: Protect working agricultural operations through site design

The design details of new developments have the ability to mitigate the visual and environmental impacts that can occur when rural homesteads and farms are replaced with subdivisions. Respecting existing agricultural operations through site design can reduce conflicts in the future between new residents and existing and future farmers.

Implementation Strategies:

• Consider requiring or incentivizing working farmland buffers for subdivisions with lots smaller than 30,000 square feet in or adjacent to agricultural areas, especially those enrolled in the Present Use Value (PUV) program or Voluntary Agricultural Districts (VAD)

1.4: Support agri-tourism that is harmonious with and does not adversely affect surrounding areas

1. 1.5: Develop community gardens throughout the plan area

These should be included HERE. They worked for Stedman as approved 8/2020. The additional bullets shown with the below comments may be included but not to dilute or supercede the ones above. Without clear language, there is no clear impression of what our uppermost recommendation is.

Page 46, 1st set of bullets: With regard to the Bethany Historical Society. While stating support is laudible, the society on their social media page posts lost pets, yard sales, BBQ sales and other political posts. It is hardly a conduit for meaningful civic activity. They don't have an active webpage and phone numbers are not listed on the Facebook page. It is just the ONLY organization out here. I would put it down on the priority list. On the last bullet in addressing older homes, it should be state, "especially when considering new zoning requests."

Recommendations: These from the Stedman Plan should also be incorporated:

RECOMMENDATION 10: Create a network of connected useable open space

10.1: Support collaborations between organizations to make connections between trails, parks, and other useable open space within the area

RECOMMENDATION 11: Encourage useable open space in residential developments

11.1: Useable open space in residential developments can include trails, meadows and fields, community gardens and small- scale farming operations

2nd set of bullets: 4th bullet "is" should be "are."

ILLUSTRATION/PICTURE NOTE: So many cattle farms and not one cow picture??? In fact where did these animal pics come from? I have some if you like.

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1. Ball field or sports facility. We haven't even one, just a small park which is actually in Stedman. No splash pad either.

2. Rec center/ gathering place. There is a small historical society (which calls itself Bethany) but is in Stedman and recently received public fund and still charges residents/churches fees to use it. so we have no gathering place or recreational facility. This is highly desired by residents.

3. I would also like to reiterate that the Bethany Fire Dept.'s new location is actually in Eastover, which does not seem to make sense to many residents, and hopefully through good management will not result in any conflict.

4. We have no Post office.

5. We do have many agriculture related activities and opportunities. They start with initiative and good hard work of course.

So infrastructure and things that provide very basic services are very desirable if the area continues to see an influx of families.

I have viewed the land use plan and it appears that almost everything on it we already had or have. Little to nobody shows up to community events because its second rate. We've had the food trucks, farmers days etc. sorry but nobody is going to come to a bee trail, realistically. That's as bad as an aquarium on the river in Fayetteville. Hwy 24 blows right by Stedman, there's no reason to stop. Blight and trash line our roads. Nobody is gonna make it with a lemonade stand i.e. farmers market, most of them can't keep afloat now. Unkept trailer communities outnumber farmers and are an eyesore and property value killer. What this area needs is good roads that don't get flooded, ditches cleaned so surface water and lots i.e. septic and ground water can both work properly, we have not seen the hwy. dept. for ditch work in years, standing water and mosquito filled ditches line our roads and property. I would say we all need clean water since Gen X has been found in our area wells as well as other Cumberland co. groundwater wells. We need code enforcement, law enforcement, clean water and the things our local officials and agencies are already supposed to be providing

Do NOT/NOT allow any further sub-residential (subdivision) construction with lot size less than 5 acres in the Bethany district. Out local infrastructure (roads, water, power) are already stretched beyond intended design. Our schools are beyond maximum capacity, and increasing class size will decrease quality of education. Our emergency services are at capacity. Increasing population density by allowing multiple zero lot line or other small developments only dilutes

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property value and quality of life for those who choose to live a rural lifestyle here in Bethany. Say no to development... keep Bethany rural!

I tried to input comments in the box on the designated page but I couldn't submit because it was" too long". There was no word count given.

First I'd like to say that we did not get a postcard or any kind of notification about the availability of the draft land use plan. Page 14 states that ALL PROPERTY OWNERS

were mailed a postcard. No one I asked had gotten any kind of notification. Fortunately, I was able to print off a copy and read it. I feel that you did not serve the community well in this. Cards should be sent out and more time given for residents to be able to give input.

In studying the Draft there are a number of things of concern. Seeing the different area maps I realized there are a number of roads I have not been on. However, I have driven past at least 3 subdivisions being built as well as the fairly sizeable one on the other side of the creek on Maxwell Road. That means a lot of people area moving into the area but there are is no land area designated for a possible school. No area set aside for Public Rec Center. There is no Police/Sheriff substation. There is no place designated for a Post Office. Shouldn't those things be planned for? The Bethany Fire Department is moving out of Bethany? How is that happening?

On Pg40 regarding the Rural Policies... the Conservation Development is a deceptive idea in that the houses may be hidden from the road but it is still the same number (whatever it is) of homes but closer together with less space for septic systems, certainly a problem for the many people relying on well-water. And, creating more hardscape for water run off.

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Who is going to oversee the "creative design of residential subdivisions" as stated in Pg 40 Policy3?

Just wondering why "Support the Bethany Historical Society" is first bullet under recommendations. Would have been nice to read what insights they provided about the Bethany area.

Seems a contradiction to say zero lot line development is not desirable in this area (p41 Pol8, p42 Pol8) but then say buffers, berms and setbacks will hide it if designed a special way. Would be very hard to have a rural community remain rural if zero lot lines development brings more and more people in.

Thank you for your work on the Land Use Plan. Maybe we could meet in in the CFH school gym to have actual input in a "socially distanced" way. the Zoom meetings are rough and not conducive for genuine participation.

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Copy of final meeting Postcard Notifications

DRAFT

Comments collected from the Bethany Area Land Use Plan Public Comment Session

Date: June 29, 2021
Time: 6pm-8pm
Location: Center Baptist Church
4980 Wade-Stedman Road
Wade, NC 28395
Number of attendees: 58 community members

Comments have been recorded verbatim as they were written on the comment cards. See below:

- All needs to stay A-1; no R40.
- Keep our land classified as A1; no lots smaller than 2 acres.
- Please keep 2 acre lots – zoned as A1 in Bethany/Wade community. Preserve the rural community and help protect the livelihood of farmers. Discourage/forbid use of zero lot line zoning. Like previous version of the plan of higher standards for housing areas should the zoning deviate from A1 zoning. Concerned the area water/roads/utilities can facilitate housing areas that could become zoned 1 acre or smaller. Best for the community, balance of the farmers and anyone wishing to enjoy a rural lifestyle in a 2-acre A1 zoned area.
- Keep it Ag- A1 or A1A
- Area needs to stay A1 (2 acre lots). Need to get rid of zero lot line loophole.
- Only 2 acre lots – no zero lot lines
- No zero lot lines – only 2 acre lots
- For future development of subdivisions, please require sidewalks in future planning. Also prevent builders from building – less than quality homes. Quality is important to this rural area.
- It is crazy that Bethany is no longer in Bethany. These lines should be drawn with Bethany Residents having input. Ridiculous! How about the 4-point community? The Bethany fire department is actually in Eastover?! What the heck!
- What is planning to control development in areas where water is testing positive for GENX? What is rule for allowing an above ground septic tank? I personally think they should not be allowed – no exceptions.
- Current plan is acceptable except suburban residential 1) utilities and 2) water contamination GENX. No zero-lot line.
- The community majority should be followed. A1 needs to stay A1 2 acre lots are small enough.
- Stop Building! I moved out to Steadman area to get away from Fayetteville. We now have more crime, drugs and a whole lot of people who are moving too close. Give us back the quiet.
- We moved to the country surrounded by farmland and want to keep it that way. Agriculture needs to stay. Keep original plan.
- Leave current zoning as is
- Currently is there a need for a large subdivision out here? Traditionally this side of the river has been agriculture. People have purchased land on this side of the river because it's the two-acre minimum. Keep our farms in business.
- A1 needs to stay A1 2 acres. Lots are small enough.

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- This area is being overtaken by what we see as greed. Putting the number of houses on the amount of land that keeps popping up is ridiculous. Zero lot lines should never be allowed. Houses are being built on land that hold water like a swamp. Why are they allowed? Houses are being packed in like sardines. The runoff has no where to go, the schools do not have the capacity and the rural character of our community is being destroyed.
- Please do not rezone any area within the Bethany Area to less than 2 acres. We as a community do not want any more people in the area.
- I love the peace and quiet, low traffic and trees, I have 3 dogs, a cat, ducks and geese and they need space and fresh air, Stedman does not need to be Hope Mills! Do not crowd us!
- Ask colleges would they like to purchase farmland to teach students hands on farming. Ask timber companies to plant trees as a renewable source and to give nature a place to raise their young.
- A1 zoning protects current agricultural practices. R40 or less only benefit of developer. Family land cost will not change. Encourage high density development closer to towns not in agricultural locations. We accepted this lifestyle don't allow changes of this magnitude.
- Our primary and elementary schools cannot handle extra children. The schools are OLD.
- I would like to keep a majority of Bethany considered rural without R40. I support 2 acre lots which helps keep the area from growing too quickly. The community cannot support the population growing too quickly. There should be no more subdivisions built, but I do support 2 acre lots. As someone who owns livestock, I support the area labeled A1.
- Please consider the residents that currently live in this agricultural area. 93% of the area is A1 – also like on 2 acre or larger lots. Imply they are here because of this. Change of 2 acre lots or larger disappoint current residents and create unintended consequences. Residents do not want any smaller than 2 acre lots.
- Remove all references of re-zoning to R40 from the plan. Any change from A1 zoning to any less restricted zoning would only be done to benefit builders and developers. It would not result in any benefit for the sellers/farmers.
- Bethany community does not want zoning changed to less than 2 acres/agriculture. As for the lack of utilities, if housing developments are not allowed, we won't need them. Keep the area agriculture.
- Don't change a thing.
- Lower speed limit to 45 on either side of Maxwell Rd extending 1 mile in each direction on Wade-Stedman Rd. Install stop light at intersection of Maxwell & Wade Stedman Rd. Install left turn lane either side of Maxwell Rd on Wade-Stedman Rd.
- When Bethany FD moves into their new building, utilize their old building as a manned sheriff's annex/EMT location.
- Install rumble strips at intersection of Wade-Stedman / Faircloth bridges Rd.

DRAFT 7/2/21

RESOLUTION OF RECCOMENDATION

BETHANY AREA LAND USE PLAN

CUMBERLAND COUNTY JOINT PLANNING BOARD

WHEREAS, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D-501 of the North Carolina General Statues; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Bethany Area Land Use Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth and development within the Bethany 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 Joint Planning Board hereby recommends adoption of the Bethany Area Land Use Plan

On this _____ day of _____, 2021.

BY: _____

Stan Crumpler, Chairman

CUMBERLAND COUNTY JOINT PLANNING BOARD

ATTEST: _____

Rawls Howard, Planning Director

DRAFT 7/2/21

RESOLUTION OF ADOPTION

BETHANY 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 Bethany 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 Stedman 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 Bethany Area Land Use Plan

On this _____ day of _____, 2021.

BY: _____

Charles Evans, Chairman

BOARD OF COUNTY COMMISSIONERS

ATTEST: _____

Candice White, Clerk to the Board

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