STEDMAN AREA LAND USE PLAN

2020

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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 the aforementioned sections as well as Addressing/ Street Naming, Current Planning, Graphic Services and Transportation, have all contributed to this plan.

* Section responsible for this plan

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PURPOSE

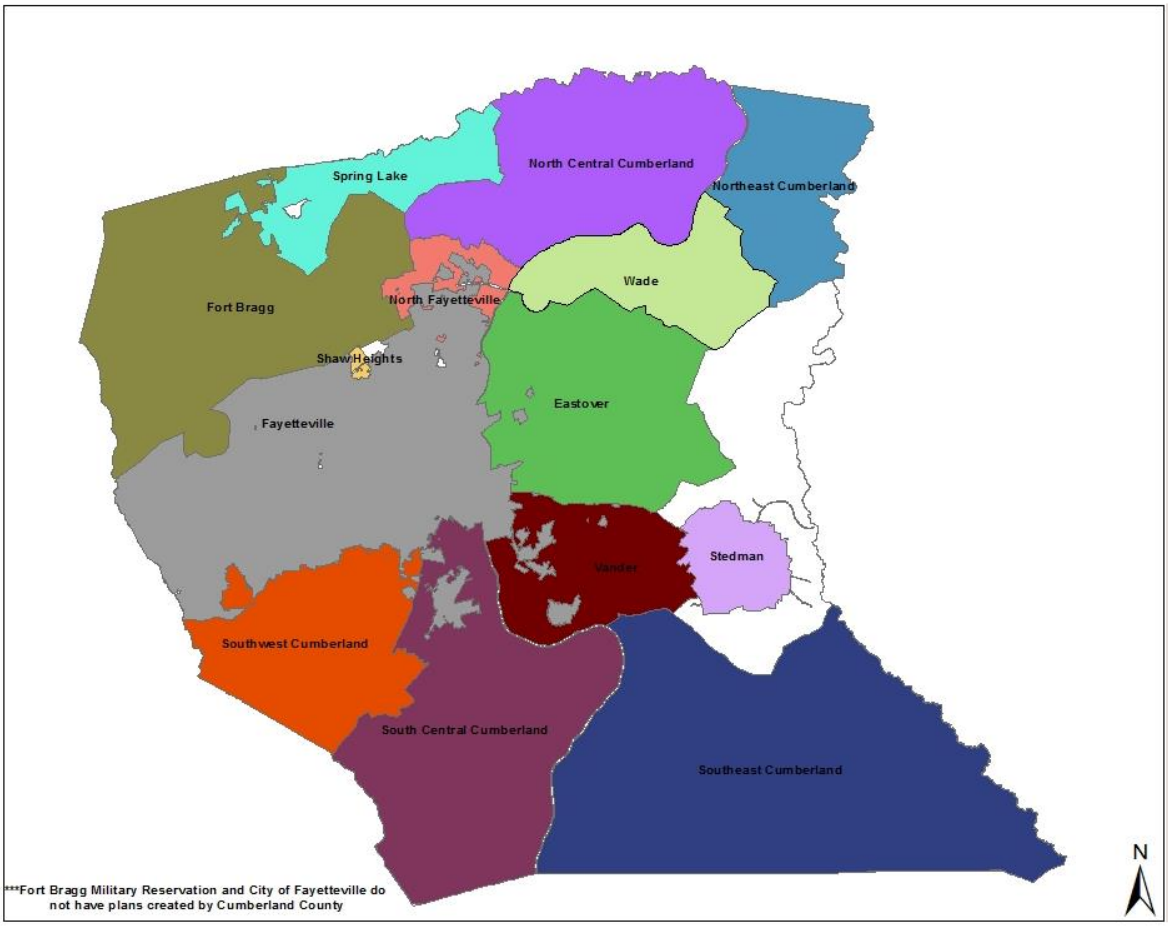
The Stedman Area Plan seeks to guide the future development of the area while also addressing the health, safety, and overall quality of life for its residents. With major improvements to and the widening of Highway 24 completed in recent years, the area now has better access to Fayetteville and other parts of the county west of the Cape Fear River.

THREE KEY PURPOSES OF THE LAND USE PLAN

- Provide guidance for rezoning, planning and capital investment decisions and set policy directives for officials, staff and other parties concerned with future development.
- Assist in producing desirable land use patterns, uses and densities.
- Ensure future development adds to the overall quality and uniqueness of the community and builds upon the existing foundation that defines Stedman and its surrounding 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 achieving the goal of completing and updating detailed land use plans for each area of the County. These plans are used by Planning Staff and Governing Boards when making land use decisions.



Cumberland County Adopted Area Land Use Plans

The Map to the left shows all 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 area land use plans for the entire County and to update these plans when needed.

STEDMAN PLAN AREA OVERVIEW

The Stedman area is generally located in the eastern portion of Cumberland County along North Carolina Highway 24, approximately 5 miles east of I-95.

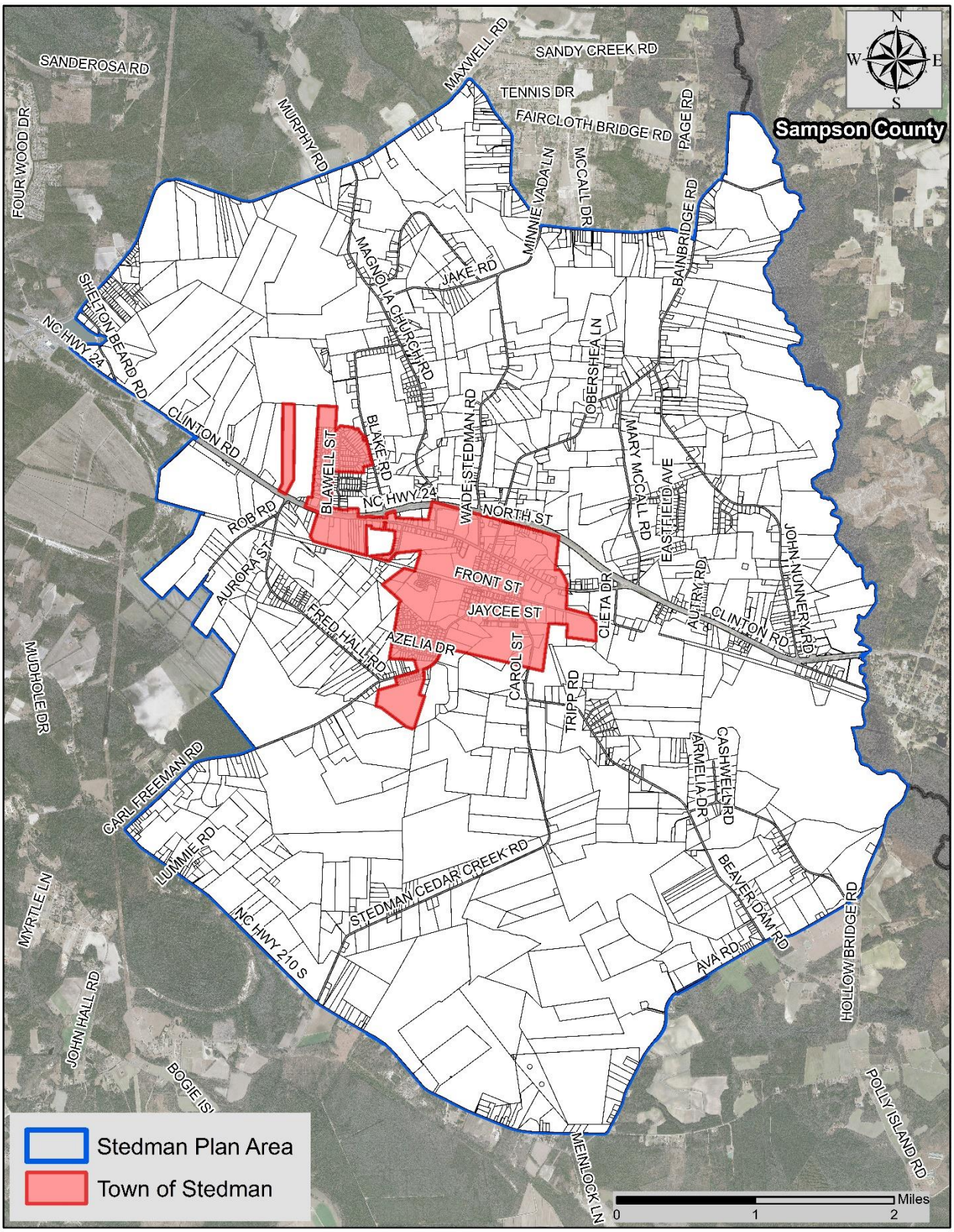
The Town of Stedman, originally named Blockersville, was settled around 1888, incorporated in 1913 and renamed in honor of Nathan A. Stedman who was the treasurer of the Cape Fear and Yadkin Valley Railroad.

The Stedman area consists of approximately 20,000 acres (31 square miles) and is defined as the entire area of the Stedman town limits and a distance extending approximately two miles outside the town limits of Stedman. The area extends north to Maxwell, Wade-Stedman, Oak Grove Church and Bainbridge roads; west to Shelton Beard Road, areas in the vicinity of Rob Road, Aurora Street and Carl Freeman Road; south to N.C. Highway 210 and Ava Road and east to the South River, which forms the border between Cumberland and Sampson counties.

The area outside of the town limits is predominately rural in character, consisting of farming and single-family residential development with a very small amount of commercial uses just outside of the town. Inside the town limits residential uses are mixed with commercial and office and institutional uses. Most existing commercial development occurs along Clinton Road within the Town of Stedman.

NOTE: This detailed plan replaces the original Stedman Area Land Use Plan (adopted April 1999) and supplements the Cumberland County 2030 Growth Vision Plan (adopted in April 2009).

Stedman Area Land Use Plan Boundary



PLANNING PROCESS

The Stedman Area Land Use Plan was formulated by obtaining citizen input, researching and analyzing census data and existing conditions as well as reviewing existing plans that affect the area. The gathering of this background information is crucial to the development of a land use plan because it helps to set the tone of the future land use discussion. This information helps measure the type and pace of growth that has occurred in the plan area over a certain period.

After background information was gathered, the planning staff engaged community members through committee meetings and surveys. Public involvement is vital in order to ensure a complete and accurate depiction of the concerns and needs of the community.

PUBLIC PARTICIPATION

The public participation portion of the planning process began February 28, 2019 with an "Informational Meeting" held at the Stedman Community Building.

Prior to the meeting 1,719 notices were mailed to property owners of record within the plan area, and approximately 52 citizens attended. Planning staff gave a presentation outlining the planning process and a survey was given in order to obtain feedback from the community. Five members of the Cumberland County Planning staff were in attendance in order to answer questions and address any concerns.

The Stedman Area Citizen's Committee was formed from volunteers that attended the informational session. Stedman Area Citizen's Committee meetings were held, with attendance ranging from a low of 2 to a high of 9 individuals, at the Stedman Town Hall on the following dates:

March 21, 2019

April 11, 2019

May 23, 2019

August 8, 2019

A rough draft of the Stedman Plan was presented to the Stedman Area Citizen's Committee at the September 19, 2019 meeting. Comments were received by Planning Staff and incorporated into the draft.

SURVEY

At the information meeting, a 10-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 sample of questions asked.

1. Overall, how would you rate the quality of life in the Stedman Area?
2. Are you satisfied with the services offered in the Stedman area?
3. How would you describe the rate of growth in the Stedman area?
4. What type of development do you want to see in the Stedman area?
5. How would you like to see the Stedman area develop over the next 10 to 20 years?

A total of 54 people completed the survey. The following is a brief summary of the most popular responses received:

Question # 1: 50% of respondents rated the quality of life in the Stedman study area as "good" with approximately 45% choosing "excellent". The remaining 5% indicated an "average" quality of life.

Question #2: About 70% of respondents indicated that they were satisfied with the services offered in the Stedman area.

Question #3: A majority of respondents believe that the rate of growth in the Stedman area is "just right."

Question #4: Most respondents indicated they would like to see small scale commercial and rural residential type development in the study area.

Question #5: This was an open-ended question that encouraged respondents to share what they hope to see in the Stedman area in the future. Some suggestions include more rural development, family friendly entertainment, more recreational areas for families, family restaurants and fast food restaurants of good quality, allowing the sale of alcohol within town limits and affordable housing.

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/wanted in the community in a simple, yet effective format. The following is a summary of input gathered at the Stedman Area Citizen's Committee meeting on March 21, 2019. These results reiterate some of the issues and concerns expressed in the Stedman Area Survey.

STRENGTHS

Schools

Small-town atmosphere

Proximity to larger communities with more amenities; i.e. entertainment and sports venues

HWY 24

Churches (number and variety)

Utilities within town limits

Strong parks and recreation

Fire protection

Health facilities

WEAKNESSES

Design of HWY 24

Local roads too narrow

Poor water drainage

Lack of utilities outside of town limits

Lack of restaurants

Lack of residential rentals; multi-family housing

OPPORTUNITIES

Managed growth

New Hwy 24 commercial development

Sale of alcohol within town limits to encourage restaurants/retail to locate within the town

THREATS

Increase in population could lead to increase in crime, increase demand for services

No growth

Loss of small-town atmosphere

Resistance to new ideas, growth and raising taxes

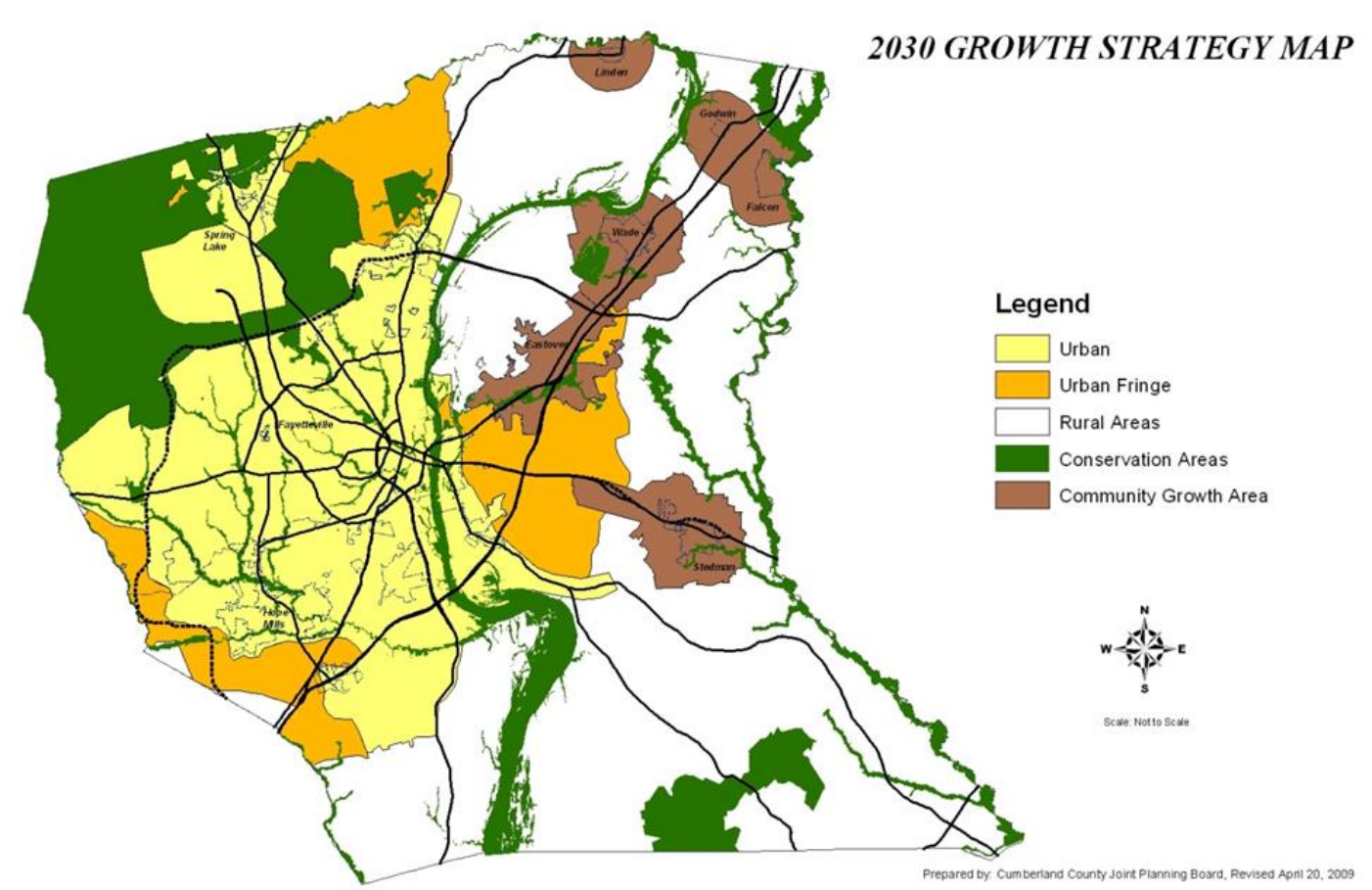
Mis-managed growth

REVIEW OF EXISTING PLANS

An important step in the planning process is to assess existing plans that affect the study area. This allows planning staff to review previous planning efforts in the area to determine whether past goals were met and are still relevant. The following is a summarization of previous plans that exist for the Stedman Plan Area.

2030 PLAN

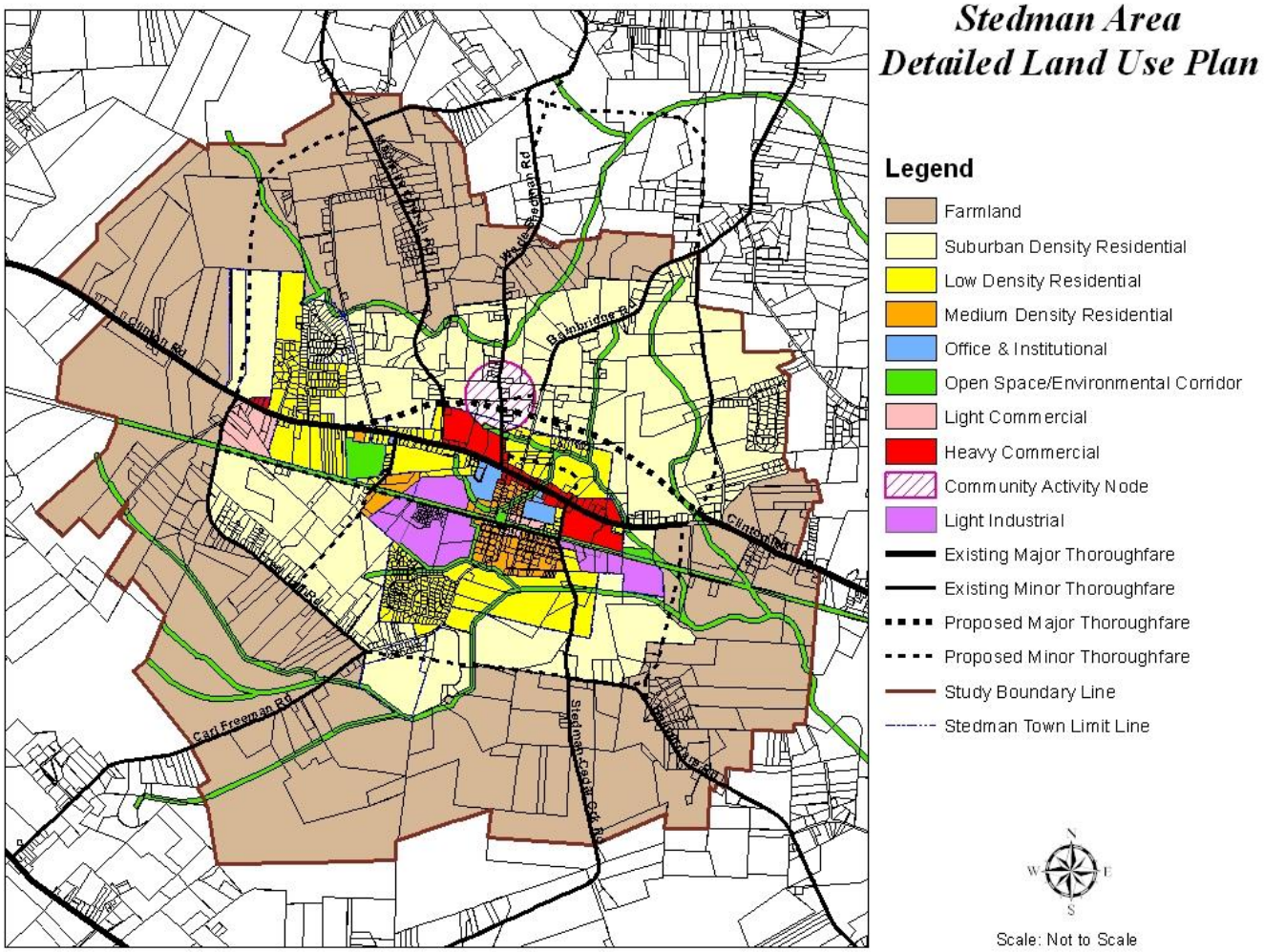
The Cumberland County 2030 Vision Plan adopted in 2009 identifies the Stedman area as a mix of Community Growth (mostly inside Stedman Town Limits) and Rural Areas. These areas are defined in the plan as follows: Community Growth Areas provide for the development and redevelopment of smaller, freestanding communities in Cumberland County. These communities normally provide for a full range of urban services through a combination of municipal and county services. 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 adopted 2030 Vision Plan Land Use Map is shown below for further reference.



STEDMAN STUDY AREA DETAILED LAND USE PLAN

The Stedman Study Area Detailed Land Use Plan was adopted by the Cumberland County Board of Commissioners on March 15, 1999 and the Town of Stedman on April 1, 1999. As the most recently adopted detailed plan for the area, it is currently used by the County and the Town of Stedman as guidance when making land use decisions.

The plan calls for most areas outside of the town limits to be farmland and suburban residential, with a small portion of medium density residential just outside of town on Front Street. The plan also calls for some light commercial on the south side of NC HWY 24 along with an activity node at the intersection of NC HWY 24 and Wade Stedman Road. Inside of the town, commercial uses are called for mostly along Front Street and along either side of NC HWY 24. Light industrial is called for along both sides of the western portion of Front Street. Low density residential is called for in multiple areas of town with medium density residential called for close to town center on Front Street. The adopted Stedman Area Detailed Land Use Map is shown for further reference.



EXISTING CONDITIONS

EXISTING CONDITIONS

Researching and analyzing the existing conditions of the study area is a vital piece in the land use plan process. Without it there is no way to create a plan that will benefit the citizens of the study area. Comprehensive Planning staff utilized data from the Census Bureau, County Tax Records, County Land Use Records as well as input from other agencies (NCDOT, FAMPO, etc.) and the Town of Stedman.

DEMOGRAPHICS

For the purpose of this plan the planning staff used ESRI's Business Analyst to obtain demographic data. Business Analyst provides location-based intelligence for planning, site selection, and customer segmentation. This section is intended to provide an overview of demographic data for the Town of Stedman and the Stedman Area as defined by this plan. By studying this data, we are able to learn more about the make-up of the plan area and make better decisions concerning the long-range planning of the plan area. Further, we are able to make specific goals and objectives based on the data that address potential issues and opportunities.

Stedman Plan Area Demographics

KEY FACTS

3,779
Population

41.6
Median Age

2.4
Average Household Size

$57,540
Median Household Income

EDUCATION

13%
No High School Diploma

23%
High School Graduate

44%
Some College

20%
Bachelor's/Grad/Prof Degree

BUSINESS

81
Total Businesses

635
Total Employees

EMPLOYMENT

56%
White Collar

28%
Blue Collar

16%
Services

2.8%
Unemployment Rate

INCOME

$57,540
Median Household Income

$30,205
Per Capita Income

$115,227
Median Net Worth

Households By Income

The largest group: $50,000 - $74,999 (26.5%)

The smallest group: $200,000+ (4.1%)

Indicator	Value	Difference
<$15,000	9.5%	-3.6%
$15,000 - $24,999	7.7%	-2.7%
$25,000 - $34,999	9.7%	-1.4%
$35,000 - $49,999	12.2%	-3.3%
$50,000 - $74,999	26.5%	+6.5%
$75,000 - $99,999	12.7%	+0.3%
$100,000 - $149,999	12.7%	+1.5%
$150,000 - $199,999	5.0%	+1.5%
$200,000+	4.1%	+1.4%

Bars show deviation from Cumberland County

POPULATION

In terms of demographics, population is often the first statistic considered, and is important in evaluating future investment and possible tax revenue by local governments. According to the latest data, Stedman's population has not changed significantly since the 2010 Census where the population was 1,028. Considering the population grew by about 50 percent between 2000 and 2010, population growth has slowed considerably within the town. The study area's population is approximately 3,379. Therefore, Stedman's population makes up about a third of the overall study area's population.

MEDIAN AGE

The median age of a community contributes to factors such as: the amount of commercial development, the type of housing most prevalent, or the number of schools in an area. With a median age of 42 years old, an individual living in the Town of Stedman or the plan area is roughly 10 years older than the average Cumberland County resident. Generally, it is believed that this is due to two main factors: proximity to Ft Bragg and the desire of individuals in their 20 or 30s to live in a more urban/suburban environment.

MEDIAN HOUSEHOLD INCOME (MHI)

Median household income, or MHI, is the middle of a list of the ranked incomes for a given area. Using the median instead of average tends to give a more accurate depiction of income due to possible extremes that can skew the data. The latest data shows that the median household income for the Town of Stedman is about $2,000 more than the study area. Specific to the town of Stedman, the MHI has increased significantly over the past 9 years from $42,105 in 2010 to $57,540 currently. Although a variety of factors may have contributed to this increase, possibly the single greatest factor in this increase is the country recovering from what has been termed as the Great Recession. In comparison to Cumberland County's MHI, which currently sits at about $45,000, Stedman and the plan area's MHI's are notably higher.

Town of Stedman Demographics

KEY FACTS

1,076
Population

41.5
Median Age

2.5
Average Household Size

$59,355
Median Household Income

EDUCATION

11%
No High School Diploma

19%
High School Graduate

50%
Some College

21%
Bachelor's/Grad/Prof Degree

BUSINESS

52
Total Businesses

458
Total Employees

EMPLOYMENT

56%
White Collar

25%
Blue Collar

18%
Services

2.2%
Unemployment Rate

INCOME

$59,355
Median Household Income

$33,503
Per Capita Income

$117,331
Median Net Worth

Households By Income

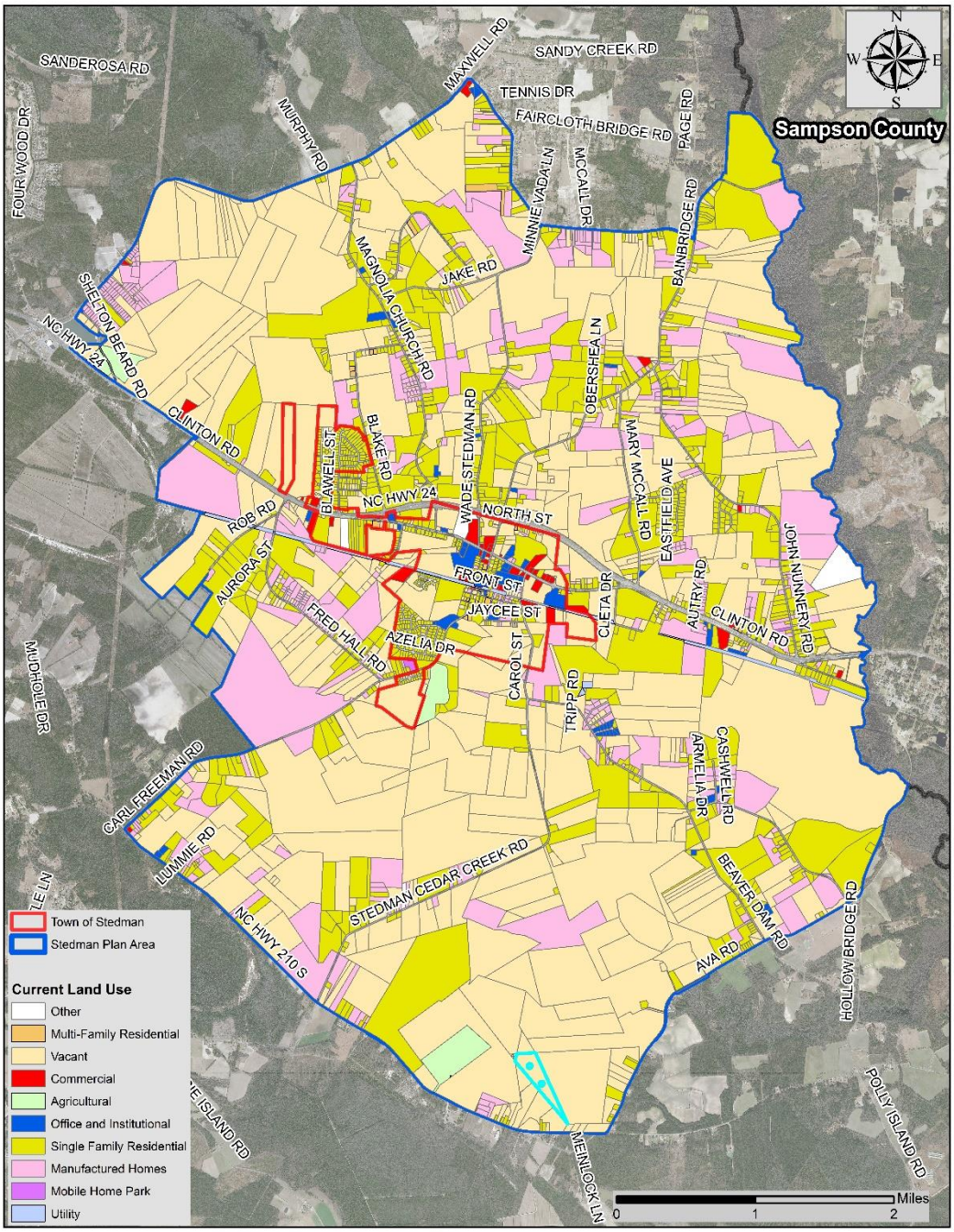
The largest group: $50,000 - $74,999 (22.1%)

The smallest group: $150,000 - $199,999 (5.9%)

Indicator	Value	Difference
<$15,000	9.4%	-3.7%
$15,000 - $24,999	6.8%	-3.6%
$25,000 - $34,999	10.1%	-1.0%
$35,000 - $49,999	13.2%	-2.3%
$50,000 - $74,999	22.1%	+2.1%
$75,000 - $99,999	14.6%	+2.2%
$100,000 - $149,999	11.8%	+0.6%
$150,000 - $199,999	5.9%	+2.4%
$200,000+	6.4%	+3.7%

Bars show deviation from Cumberland County

Stedman Area Current Land Use



CURRENT LAND USE

In order to determine what an area's future land use might be, it is imperative to first identify the area's existing land use. This information, based on Cumberland County tax records, gives a baseline to where current uses are located and can also provide a development pattern for the area. Currently, land use is reevaluated on a County level every 8 years with changes being recorded regularly based on permit data.

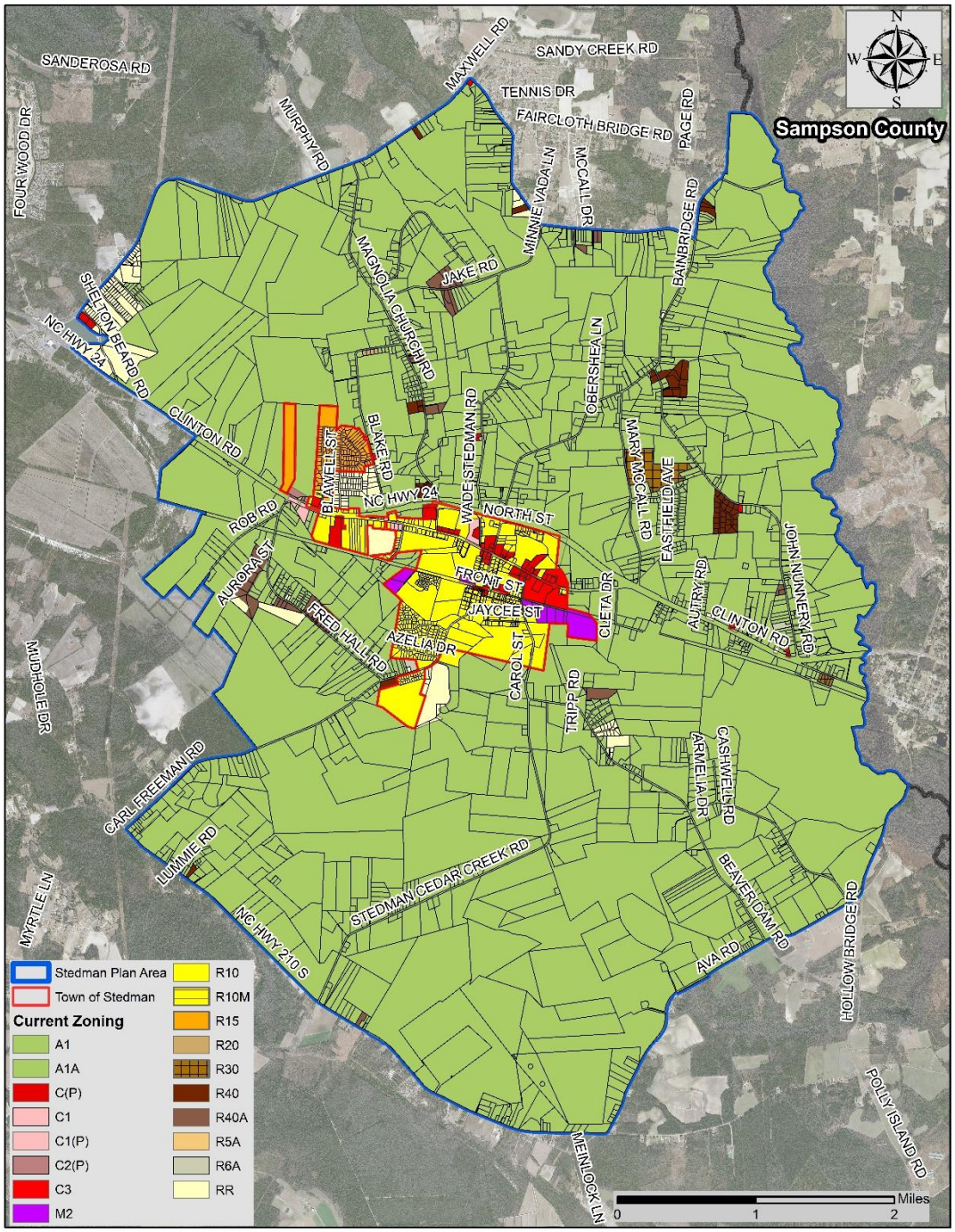
NOTE: A parcel is identified as one use, in some instances, only a portion of the parcel may be used for that purpose.

ZONING

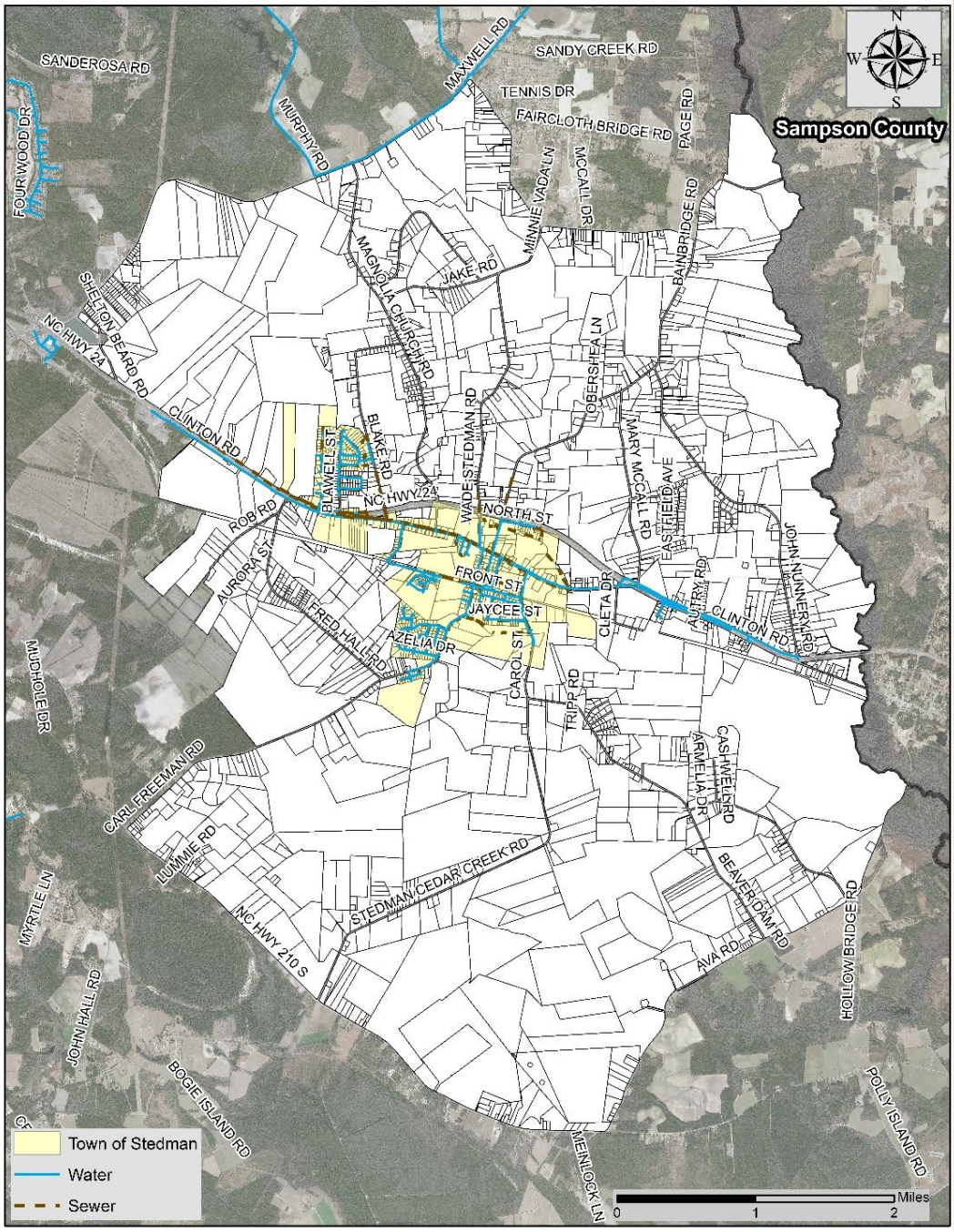
A vast majority of the study area outside of the town limits is currently zoned A1 Agricultural.

Parcels within the town limits are mostly zoned R10 Residential with some M2 Heavy Industrial, C(P) Planned Commercial and C3 Heavy Commercial. A complete description of current zoning districts can be found in the appendix of this document.

Stedman Area Zoning



Stedman Area Water and Sewer



UTILITIES

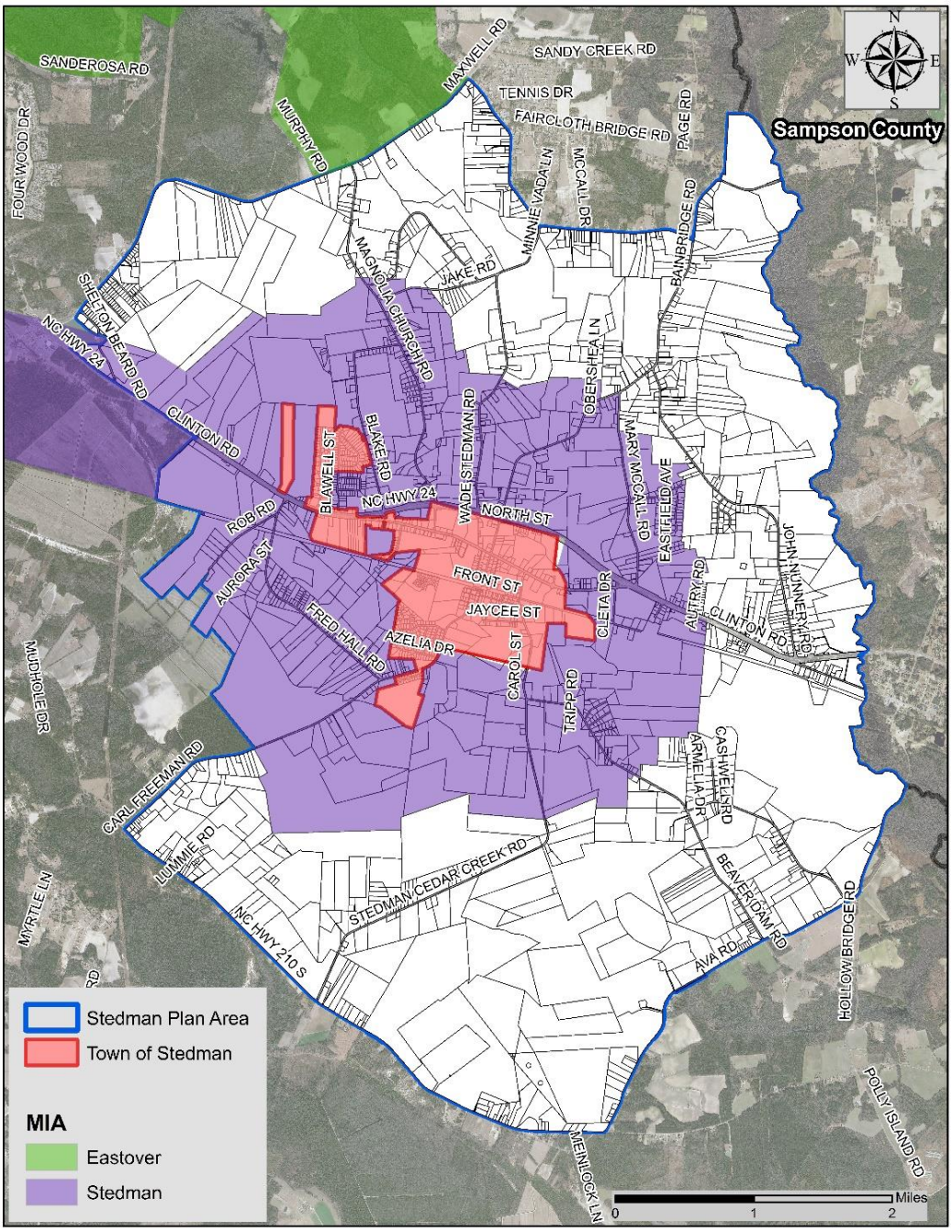
Water and sewer are provided within the town limits through the Town of Stedman's municipal water system. Water was installed in 1978 with sewer installed in 2001. The town provided water to the Town of Autryville from 1984 until 2015. Most of the study area outside of the Town of Stedman is served by individual well and septic systems.

Other utility providers in the area include Progress Energy (owned by Duke Energy) and South River EMC (electricity), as well as CenturyLink and Spectrum (cable/internet).

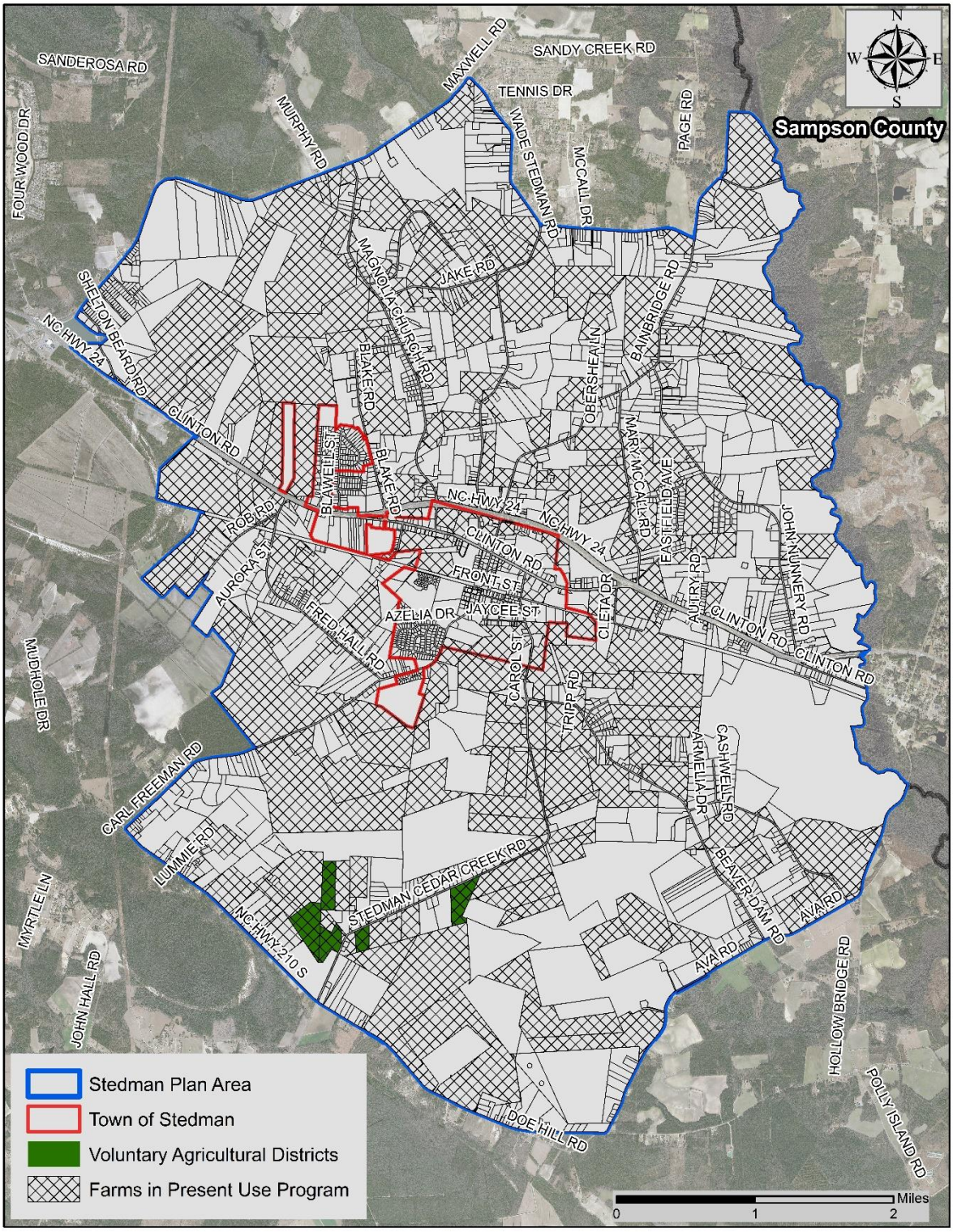
MIA

The Stedman Area Land Use Plan Study Area is impacted only by the Municipal Influence Area (MIA) from the Town of Stedman. A significant portion of the study area outside of the Town limits is not included in any MIA. An MIA provides a platform for municipalities to plan and program the extension of public services and facilities by applying the specific municipality's development standards within their respective MIA. This assists municipalities in addressing future annexation and growth plans, while making future annexations into the municipality more efficient and cost effective.

Stedman Area MIA



Stedman Area Farms and Agriculture



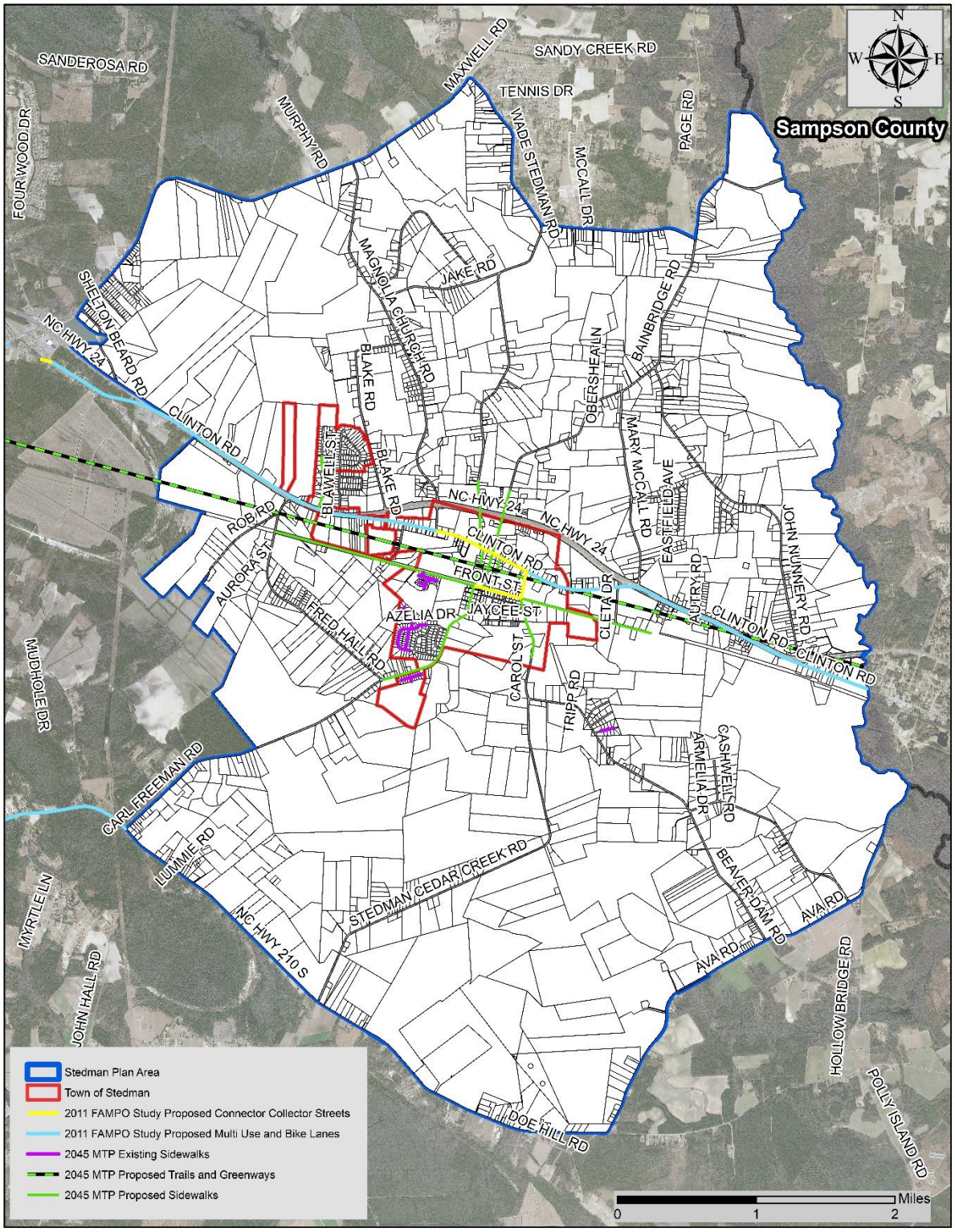
PRESENT- USE VALUE TAXATION PROGRAM

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 the present-use value rather than 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 Stedman study area has approximately 9,500 acres of land in the Present-Use Value Taxation program, which accounts for about 48% of the total plan area.

VOLUNTARY AGRICULTURAL DISTRICT

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. Cumberland County requires at least 5 acres of horticultural land, 10 acres of agricultural land, or 20 acres of forest land in addition to being in the Present Use Value Taxation Program. Currently, the Stedman study area has approximately 110 acres of land in Voluntary Agricultural Districts or VADs, which only accounts for about 1% of land within the study area that is also included in the Present-Use Value Taxation Program.

Stedman Area Transportation

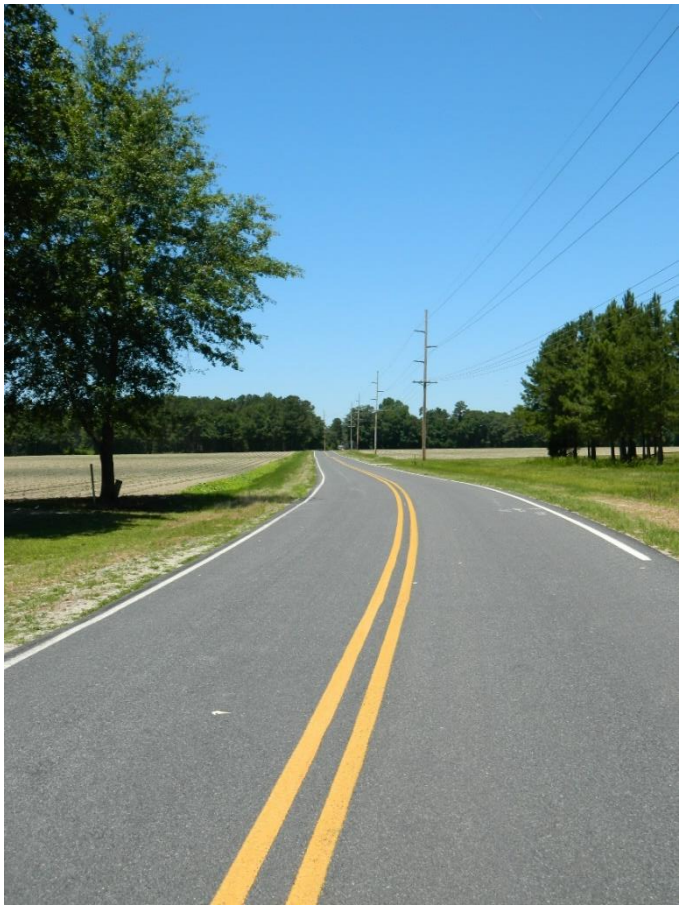


TRANSPORTATION

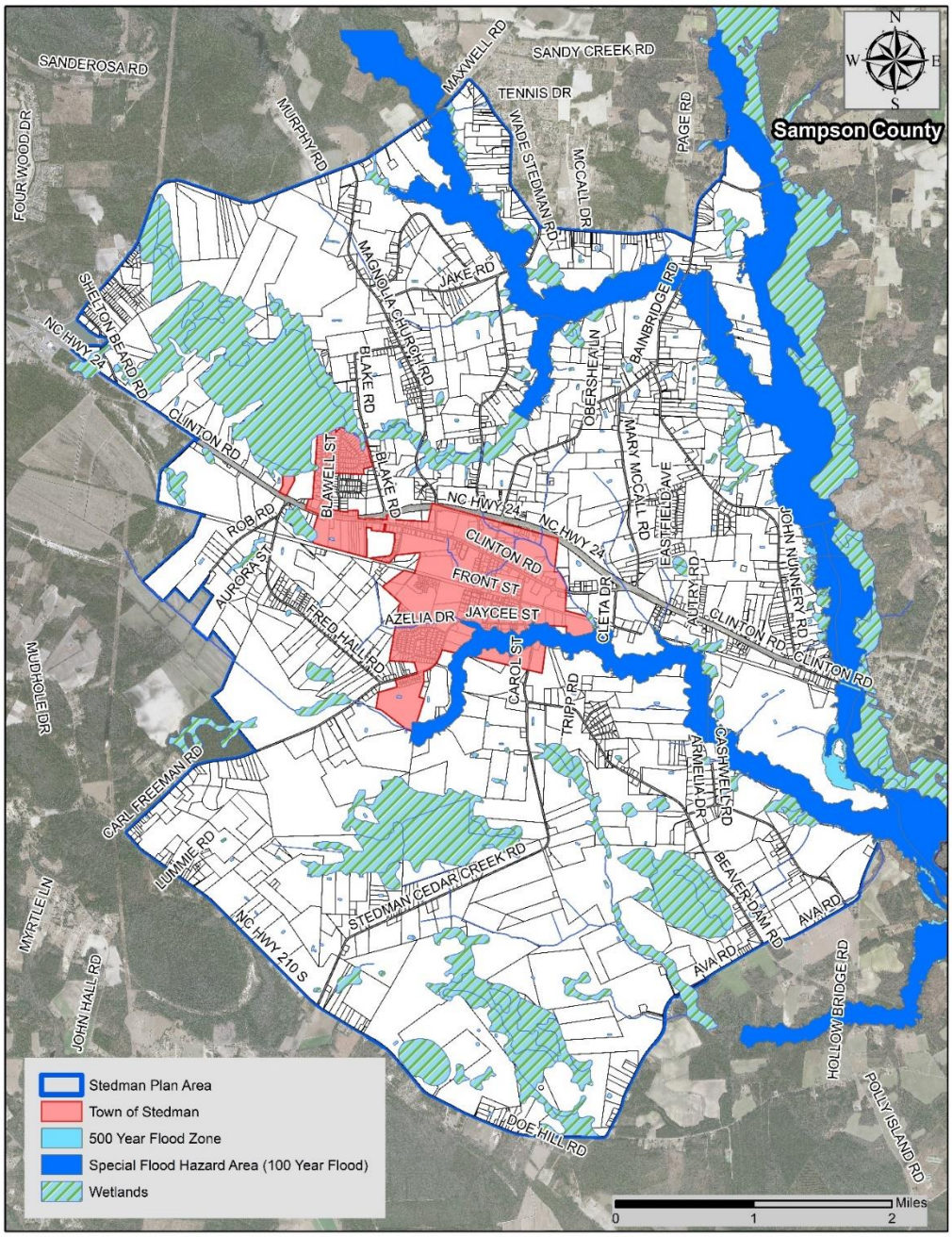
The Stedman Area Land Use Plan Study Area falls within the Mid-Carolina Council of Governments (MCCOG) boundary but has an agreement with the Fayetteville Area Metropolitan Organization (FAMPO) for certain planning activities. These agencies are responsible for developing and coordinating plans that will provide the safest and most efficient transportation while protecting and enhancing the environment. FAMPO and MCCOG work closely with the North Carolina Department of Transportation (NCDOT) to address transportation needs in the area. The following are future plans for the area, visually depicted on the map shown on page 26.

NC Highway 24 is the most recently completed NCDOT project in the study area. Due to the highway being a "restricted access highway" NCDOT has indicated that no new driveway permits or road connections will be approved. Due to this constraint, any new commercial development will have to occur where there is already access to NC HWY 24 via a smaller state road.

The proposed trail running east from Fayetteville through Stedman to the Sampson County line was originally proposed in 2010. This project, shown in the transportation map on page 29, involved local government partnering with Rails to Trails, a nonprofit that works with communities to preserve unused rail corridors, and working with NCDOT to secure funding. Due to a low score in NCDOT's annual prioritization of state-wide transportation project proposals, the plan was not funded and, subsequently, not resubmitted the following year.



Stedman Area Flood Zones and Wetlands



FLOOD ZONES AND WETLANDS

The Stedman 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.

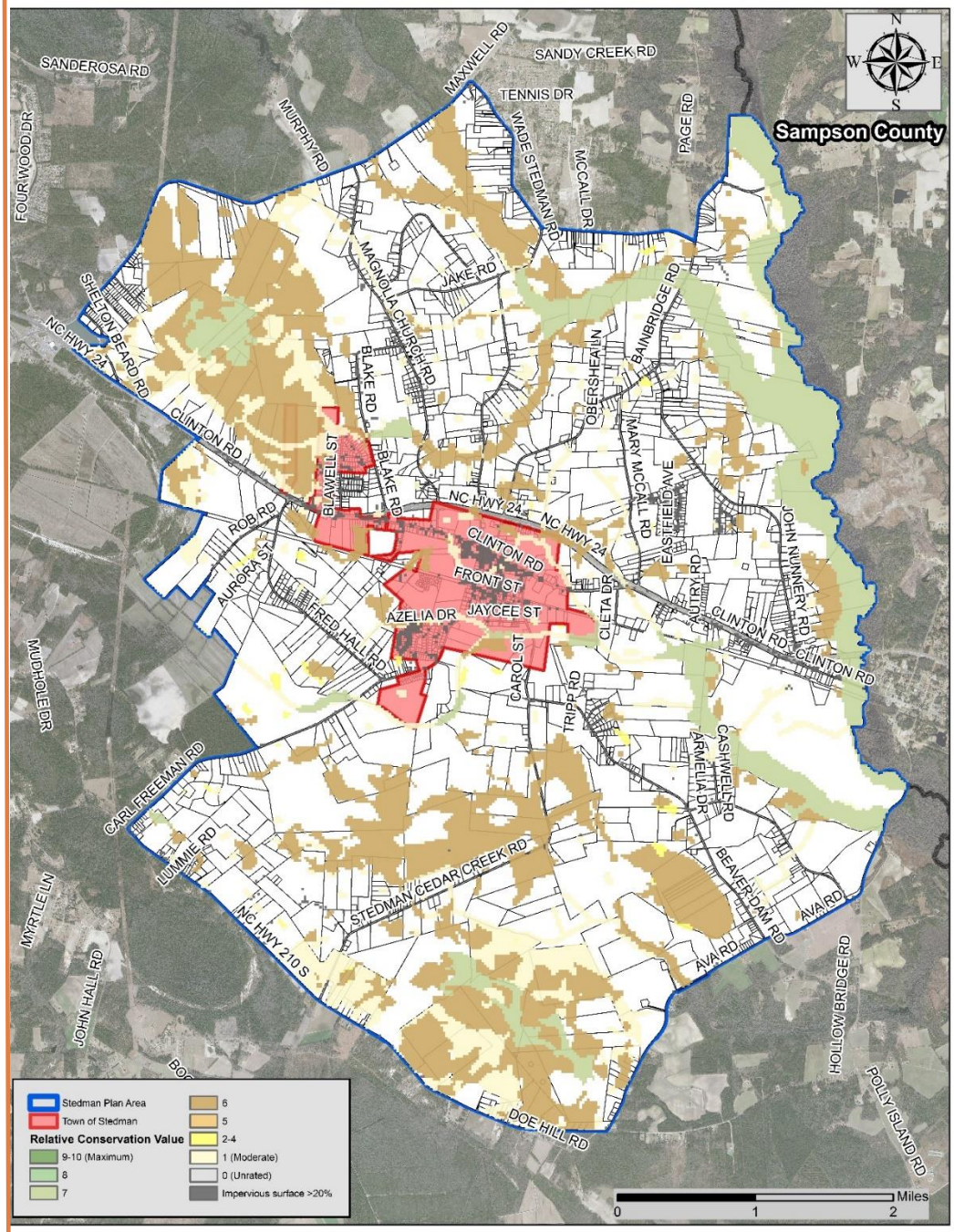
There are several delineated wetlands throughout the study area. These wetlands protect and improve water quality, provide crucial fish and wildlife habitats, store floodwaters, recharge aquifers and maintain surface water flow during dry periods. Developing near wetlands, which are strictly regulated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

CONSERVATION VALUE

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.

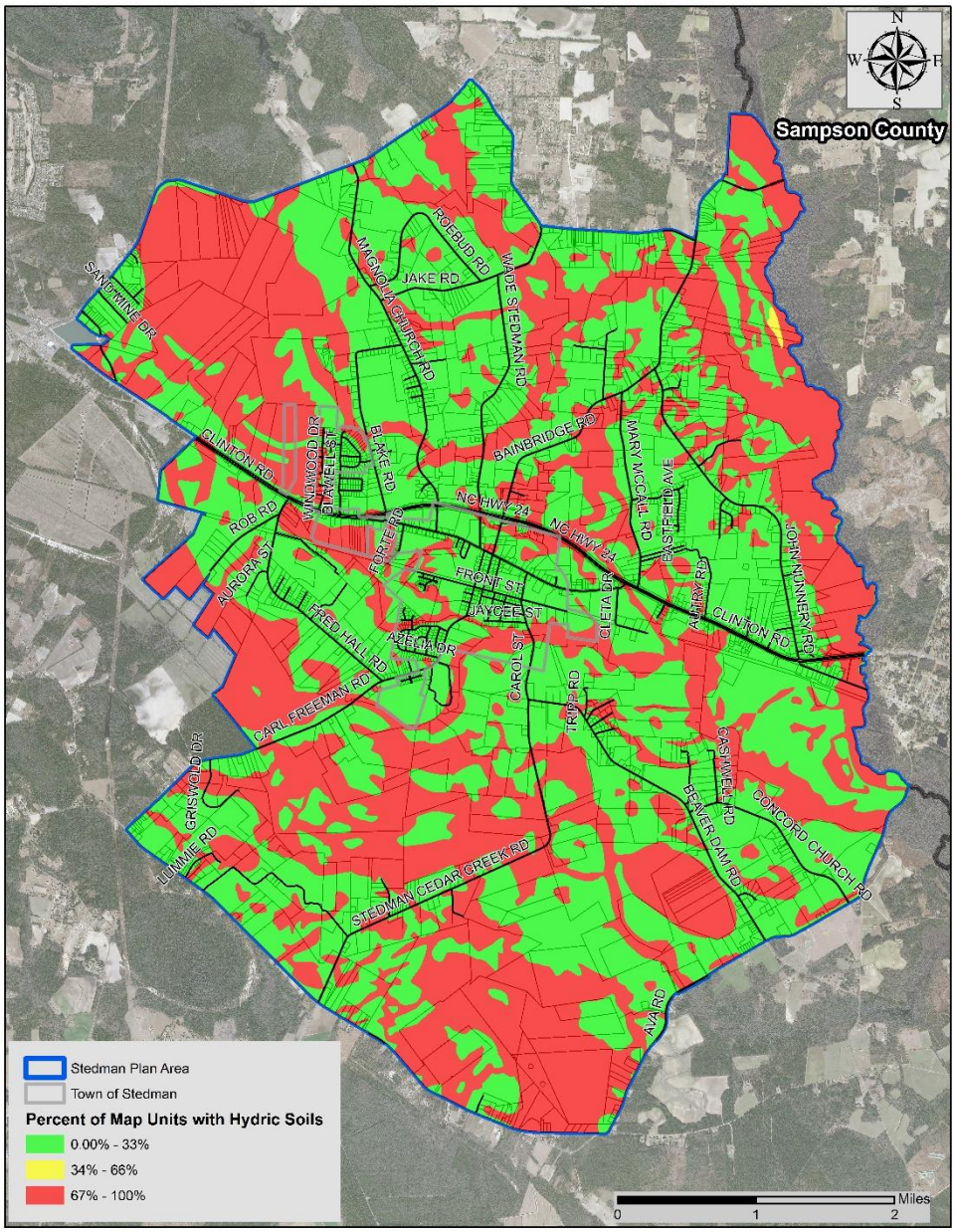
This map depicts the "relative conservation value" of land in the study area on a scale from 1-10. The relative conservation values are based on the biodiversity of aquatic and terrestrial species, large scale landscapes, and land important to ecosystem processes. Due to the presence of the South River, 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.

Stedman Area Conservation



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).

Stedman Area Hydric Soils



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.

It is imperative to know where these soils are for future land use planning and understanding how hydric soils may have or currently are affecting current development. Furthermore, this information also benefits current and potential landowners who are interested in buying and/or selling land.

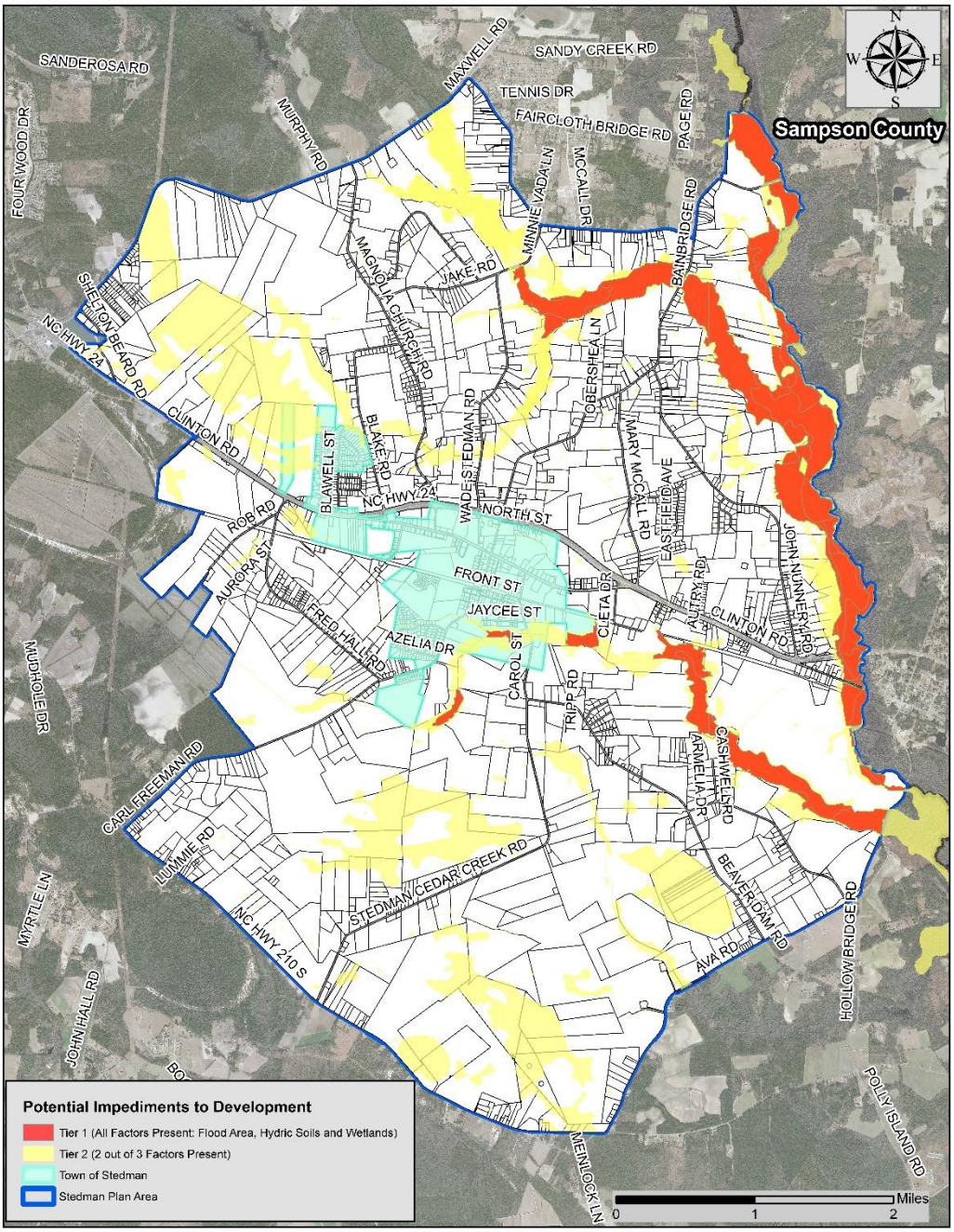
This map indicates the percentage of soils in defined areas that are hydric. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric.

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.

AREAS WITH POTENTIAL IMPEDIMENTS TO DEVELOPMENT

This map depicts areas with potential impediments to development. For the purpose of this map, factors that were used to indicate potential impediments were special flood hazard areas, wetlands and soils considered to be 67%-100% hydric. The areas shown as "Tier 1" have all these factors in common, meaning that all three factors were present. Areas shown as "Tier 2" have only two of three potential impediments to development factors present. This is to say that all areas indicated as "Tier 2" had either a combination of special flood hazard areas and wetlands, wetlands and hydric soils, or hydric soils and special flood hazard areas.

Areas with Potential Impediments to Development



Produce
Carroll's
IGA
Meat
Hwy 55

STEDMAN DRUG
Hwy 55

BRAND SOURCE
HORNE'S
ON THE SPOT IN STORE FINANCING
APPLIANCE

RETAIL MARKET AND INDUSTRY

Most existing commercial uses in the plan area are located within the town limits of Stedman along Clinton Road, and to a lesser extent, Front Street. The future land use map calls for additional commercial to be located along Clinton Road and at intersections of existing roads along HWY 24 in proximity to existing infrastructure.

The ESRI Retail Market Report, shown on pages 32 and 33, is a summary of the existing retail market specifically for the Town of Stedman. The report includes Supply, Demand, Retail Gap as well as Leakage and Surplus. Supply (retail sales) estimates sales to consumers by establishments. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments.

The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand with ranges from +100 (Total Leakage) to -100 (Total Surplus). A positive value represents "leakage" of retail opportunity and a negative value represents a surplus of retail sales. The Retail Gap represents the difference between Retail Potential and Retail Sales.

Highlights of the report show considerable demand in the area for retail establishments in the following categories: Building Material, Lawn & Garden, Clothing & Shoes, Electronics, Sporting Goods, Office Supplies as well as Food and Beverage.

retail_market

Stedman town, NC (3764840)
Geography: Place

Summary Demographics	
2019 Population	1,077
2019 Households	426
2019 Median Disposable Income	$41,222
2019 Per Capita Income	$28,466

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$16,309,451	$17,170,717	-$861,266	-2.6	11
Total Retail Trade	44-45	$14,831,708	$16,694,217	-$1,862,509	-5.9	9
Total Food & Drink	722	$1,477,743	$476,500	$1,001,243	51.2	2

2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$3,356,235	$1,545,915	$1,810,320	36.9	2
Automobile Dealers	4411	$2,775,747	$612,463	$2,163,284	63.8	1
Other Motor Vehicle Dealers	4412	$272,390	$0	$272,390	100.0	0
Auto Parts, Accessories & Tire Stores	4413	$308,098	$933,452	-$625,354	-50.4	1
Furniture & Home Furnishings Stores	442	$541,125	$1,797,538	-$1,256,413	-53.7	1
Furniture Stores	4421	$327,078	$1,797,538	-$1,470,460	-69.2	1
Home Furnishings Stores	4422	$214,047	$0	$214,047	100.0	0
Electronics & Appliance Stores	443	$399,909	$0	$399,909	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	$1,130,758	$0	$1,130,758	100.0	0
Bldg Material & Supplies Dealers	4441	$1,064,218	$0	$1,064,218	100.0	0
Lawn & Garden Equip & Supply Stores	4442	$66,540	$0	$66,540	100.0	0
Food & Beverage Stores	445	$2,509,634	$5,501,548	-$2,991,914	-37.3	1
Grocery Stores	4451	$2,339,780	$5,501,548	-$3,161,768	-40.3	1
Specialty Food Stores	4452	$91,268	$0	$91,268	100.0	0
Beer, Wine & Liquor Stores	4453	$78,586	$0	$78,586	100.0	0
Health & Personal Care Stores	446,4461	$953,479	$4,087,801	-$3,134,322	-62.2	1
Gasoline Stations	447,4471	$1,660,233	$1,324,400	$335,833	11.3	1
Clothing & Clothing Accessories Stores	448	$645,025	$0	$645,025	100.0	0
Clothing Stores	4481	$429,500	$0	$429,500	100.0	0
Shoe Stores	4482	$107,562	$0	$107,562	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$107,963	$0	$107,963	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$366,402	$0	$366,402	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	$313,102	$0	$313,102	100.0	0
Book, Periodical & Music Stores	4512	$53,300	$0	$53,300	100.0	0
General Merchandise Stores	452	$2,364,829	$2,082,227	$282,602	6.4	1
Department Stores Excluding Leased Depts.	4521	$1,688,847	$0	$1,688,847	100.0	0
Other General Merchandise Stores	4529	$675,982	$2,082,227	-$1,406,245	-51.0	1
Miscellaneous Store Retailers	453	$658,397	$354,788	$303,609	30.0	2
Florists	4531	$19,558	$72,105	-$52,547	-57.3	1
Office Supplies, Stationery & Gift Stores	4532	$127,746	$0	$127,746	100.0	0
Used Merchandise Stores	4533	$67,664	$282,683	-$215,019	-61.4	1
Other Miscellaneous Store Retailers	4539	$443,429	$0	$443,429	100.0	0
Nonstore Retailers	454	$245,682	$0	$245,682	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$172,526	$0	$172,526	100.0	0
Vending Machine Operators	4542	$13,636	$0	$13,636	100.0	0
Direct Selling Establishments	4543	$59,520	$0	$59,520	100.0	0
Food Services & Drinking Places	722	$1,477,743	$476,500	$1,001,243	51.2	2
Special Food Services	7223	$13,621	$0	$13,621	100.0	0
Drinking Places - Alcoholic Beverages	7224	$93,100	$0	$93,100	100.0	0
Restaurants/Other Eating Places	7225	$1,371,022	$476,500	$894,522	48.4	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

September 05, 2019

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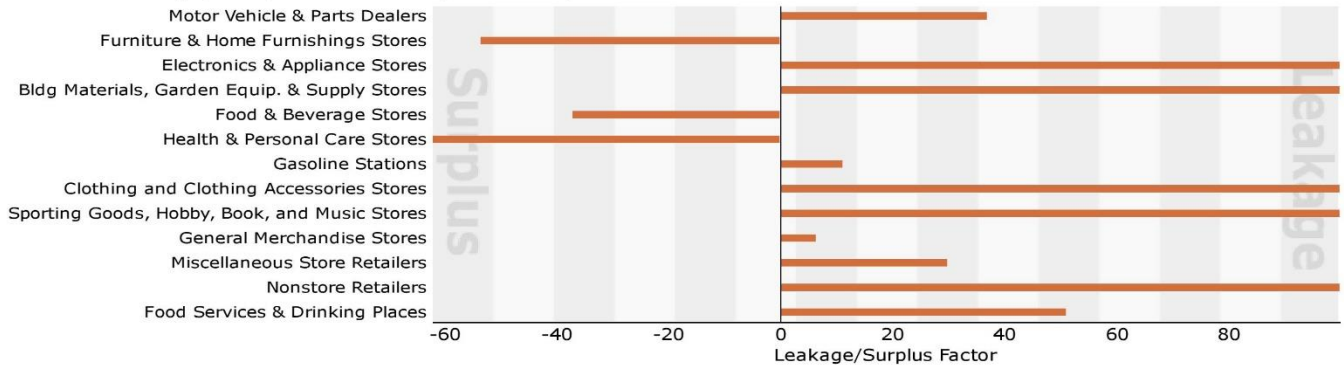
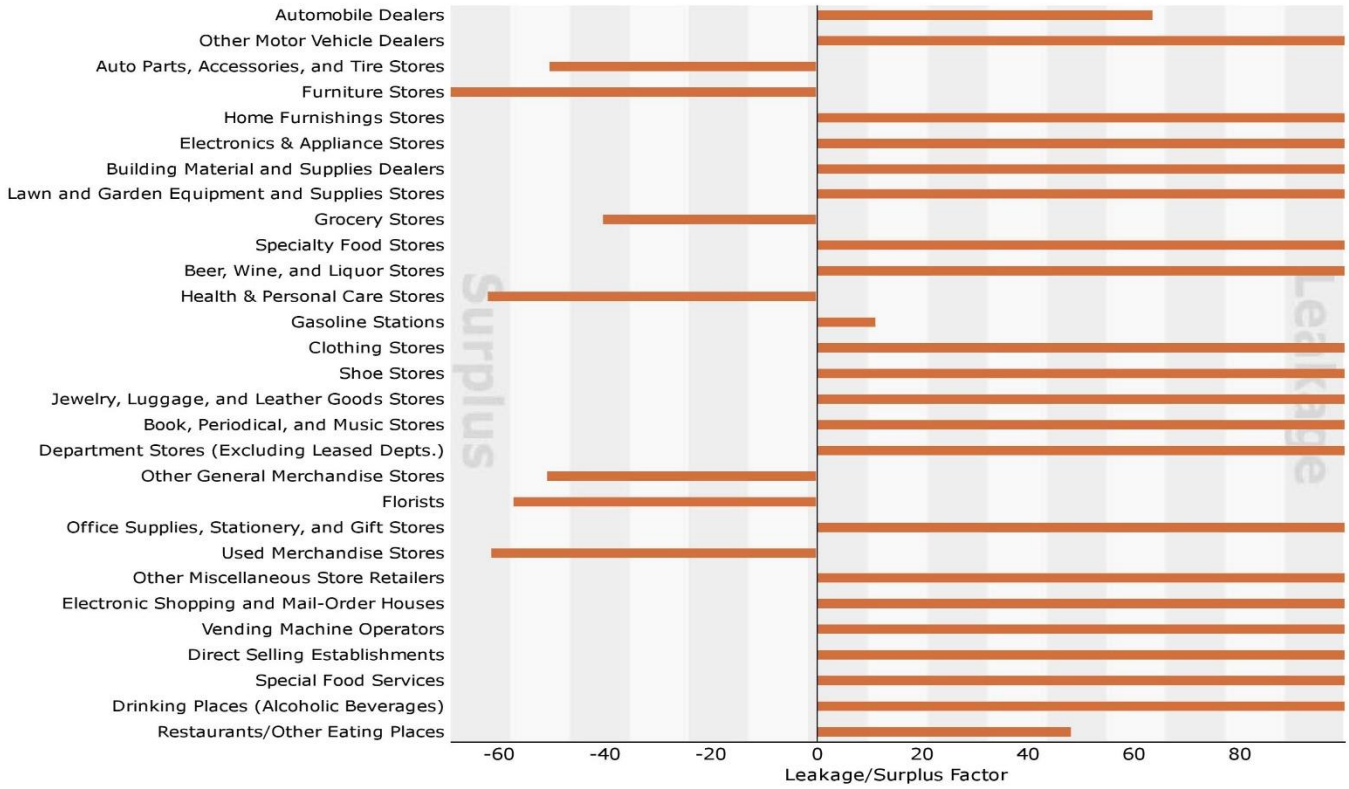
retail_market

Stedman town, NC (3764840)
Geography: Place

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

September 05, 2019

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CLASSIFICATIONS AND FUTURE LAND USE MAP

A useful land use map should reflect a combination of land uses that enhance the community, preserves the existing natural environment and community atmosphere, promotes walkability and separates land uses that are not compatible. The Stedman Area Future Land Use Map takes into consideration sound land use planning principles and includes input received from the Stedman Citizen's Committee. The Plan also acknowledges that it was developed in the absence of any future water and sewer extension plans that would have significance in the placement of certain land uses. Whenever there are changes in infrastructure, the plan should be re- evaluated and modified if necessary.

Other factors considered when determining future land use are existing utilities, current and future demographics, existing land uses, current zoning, future transportation projects, soil suitability and a multitude of other less influential components. The land use classifications within the town limits of Stedman include: Mixed Use, High Density Residential, Medium Density Residential, Commercial and Industrial. The classifications used outside of the town limits of Stedman include, Agricultural, Rural Density Residential, Suburban Density Residential, Office & Institutional, Commercial and Open Space.

COUNTY CLASSIFICATIONS

OPEN SPACE

The Open Space land use classification represents land used for recreation, natural resource protection and buffer areas. The main zoning district associated with the open space land use designation is CD Conservancy District. The CD is designed to preserve and protect identifiable natural resources from urban encroachment and the intent of this district is to provide open area uses for such resource areas.

The main intent and goal for the Open Space classification in the Stedman Area Land Use Plan is to preserve environmentally sensitive areas and natural resources including wetlands and floodplain areas. All areas within the Special Flood Hazard Area (100- year flood area) in the Stedman Area are designated as Open Space in order to protect residents and environmentally sensitive areas. It is also the goal of this plan to see the areas classified as Open Space, where applicable, enjoyed as useable open space by citizens and visitors to the area.

AGRICULTURAL

The Agricultural land use classification represents land use for farming and forestry operations as well as residential uses that maintain the rural character of the area. The zoning districts associated with this classification include Agricultural Districts A1 and A1A as well as Residential Districts R40 and R40A. The CD Conservancy District is also an acceptable zoning district for this classification.

The main goal of this classification is to promote the preservation of farmland and to preserve the rural character of the area. All the zoning districts that are associated with the Agricultural land use classification would allow for the growth and protection of farmland from encroaching higher- intensity uses while still allowing for small- scale rural type residential development to occur.

This picture shows farmland in the study area involved in various agricultural programs. It is the goal of the agricultural classification to support farming and forestry operations.

RURAL RESIDENTIAL

The Rural Residential land use classification represents land used for a mix of agricultural and residential while preserving the rural character of the area. The zoning districts associated with the Rural Residential classification are the Residential Districts R40, R40A, R30, and R30A. The Agricultural Districts A1 and A1A as well as the CD Conservancy District are also acceptable zoning districts 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 no more than one unit per 30,000 square feet, or approximately 0.69 acres. Density Developments and planning techniques that preserve rural character and appearance are highly recommended.

SUBURBAN RESIDENTIAL

The Suburban Density Residential land use classification represents land that will be used for residential purposed of a denser nature than that of the Rural Density Residential classification. The zoning districts associated with the Suburban Density Residential include the Residential Districts R30, R30A, R20, R20A, and RR. The CD Conservancy District and Residential Districts R40 and R40A are also acceptable zoning districts for this classification.

The intent of this classification is to allow for a denser, neighborhood type residential developments with no more than one unit per 20,000 square feet, or approximately 0.46 acres. Septic systems may be utilized based on soil type, lot size, and distance from public sewer.

The rendering to the left, is an example of a desired rural residential development. This example shows a development that not only has ample road frontage, but also allows for large swaths of usable open space including meadows and trails. This development's design also reflects a rural character complete with woodland buffers and variable lot and road layout.

COMMERCIAL

The Commercial land use classification for areas located outside of the Town of Stedman will have associated zoning districts from the Cumberland County Zoning Ordinance. These zoning districts include C1(P) Planned Local Business District, C2(P) Planned Service and Retail District and C(P) Planned Commercial District. The CD Conservancy District and O&I(P) Planned Office and Institutional District are also acceptable zoning districts for this classification.

This classification allows for an array of commercial uses within the County portion of the study area. This allows the County Commissioners, the Planning Board, and Planning Staff to make the best recommendation and decision regarding rezoning cases in these areas. Other factors must be considered when recommending and eventually approving or denying a rezoning request. In most situations, public water and sewer is required.

Examples of desirable commercial development, shown above and below, show developments which allow for walkability and ease of access to multiple stores. These examples, especially the one below, also illustrate the importance of greenery and landscaping for commercial developments.

OFFICE & INSTITUTIONAL

The Office and Institutional land use classification allows for general office and institutional uses that may serve as a buffer between commercial and residential uses. The associated zoning district is O&I(P) Planned Office and Institutional District. C1(P) Planned Local Business District and CD Conservancy District may also be acceptable zoning districts for this classification.

TOWN OF STEDMAN CLASSIFICATIONS

MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential land use classification is located exclusively within the Town of Stedman, and therefore reflect zoning districts found in the Town of Stedman's Zoning Ordinance. The zoning districts associated with the Medium Density Residential classification are Residential Districts R15 and R10. Residential District R15 allows for single family dwellings with a lot area of 15,000 square feet or above, and Residential District R10 allows for single family dwellings on 10,000 square feet or above. This classification requires public sewer and water.

The intent of the Medium Density Residential classification is to allow for residential uses cognizant of the density that already exists within the Town of Stedman. In the Town of Stedman's Zoning Ordinance there is opportunity to not only include residential uses within the residential districts associated with this classification, but also for recreation facilities, schools, parks and other community facilities to be located within this classification.

HIGH DENSITY RESIDENTIAL

The High Density Residential land use classification is also exclusively within the Town of Stedman for this plan. The zoning districts associated with this classification are Residential Districts R6 and R5A. Residential Districts R10 and R10M may also be appropriate if compatible with neighborhood surrounding uses. Residential District R6, in the Stedman Zoning Ordinance, allows for multi-family dwelling units with a maximum density of 8 units per net acre. Residential Zoning District R5A allows for multi-family dwelling units with a maximum density of 13 ½ units per net acre. As with the Medium Density Residential classification, the associated zoning districts would also allow for recreation facilities, schools, parks and other community facilities to be located within this classification. This classification also requires public sewer and water.

The picture on the right is an illustration of townhomes that could be located in The Town of Stedman. Townhomes such as these are compatible uses within the High- Density Residential Land Use Classification.

COMMERCIAL

The Commercial land use classification located within the Town of Stedman has associated zoning districts from the Town of Stedman Zoning Ordinance. These associated zoning districts include C1 Local Business District, C(P) Planned Commercial District and C3 Heavy Commercial District.

This classification allows for an array of commercial uses within the Stedman town limits. This allows the Town Board, Planning Board, and Planning Staff to make the best recommendation and decision regarding rezoning cases in these areas. Many factors must be considered in a rezoning case other than whether the request is in line with the land use plan. In most situations, public water and sewer is required.

INDUSTRIAL

The Industrial land use classification is located within the Town of Stedman. The Town of Stedman zoning districts associated with this classification is the M2 Heavy Industrial District, C(P) Planned Commercial District and C3 Heavy Commercial District. This district is designed primarily for basic manufacturing and processing industries, all of which may normally create a high degree of nuisance. For this reason, this district is not compatible with residential or commercial and service type uses. The intent of the Industrial classification is to classify areas with large lots, that have access to public water and sewer and that are not in areas predominately characterized by residential, office and intuitional, or light commercial uses. Public water and sewer are required for this classification.

The picture on the left is an example of desired commercial development within the Town of Stedman. This example shows a commercial development that provides walkability and a variety of goods and services conveniently located in one area for citizens to access.

MIXED USE

The Mixed Use classification is located in the Town of Stedman and therefore has associated zoning districts from the Town of Stedman Zoning Ordinance. The associated zoning districts include the C1 Local Business District and the R10, R10M, R6 and R5A Residential districts.

It is intended that the Mixed Use land use classification, which is mostly located in the center of the Town of Stedman, will facilitate a main street, small town atmosphere. This classification allows for the location of neighborhood shopping needs and services, office and institutional uses and high density residential in the heart of town and aims to promote walkability.

The two pictures to the left are visual examples of what the Mixed Use classification intends. The top picture depicts a single building which provides for mixed-use vertically with a store front, commercial use on the bottom and a residential or office use on the top. A recommendation to allow such mixed use buildings in the Town of Stedman ordinance can be found on page 59, Recommendation 3.1.

The bottom rendering shows a mixture of uses within the immediate area, depicting light commercial and high- density residential uses within close proximity to one another. Both examples show the ease of access and walkability that the Mixed Use classification provides.

Location Criteria

When reviewing rezoning requests the following location criteria for each zoning classification should be considered to assist in determining consistency with this plan.

Residential Districts R30, R30A R40 & R40A

- Individual well and septic
- Must have access to a public or approved private street

Residential Districts R20, R20A & RR

- Septic system allowed based on soil type, lot size, and distance from public sewer
- Required to connect to public water if within 300 ft of existing water line
- Must have access to a public or approved private street

Residential Districts R15, R10, and R10M

- Public water and sewer required
- Must have access to a public or approved private street
- Desireable to be located within 3 miles of a recreation area or facility

Residential Districts R6 and R5A

- Public water and sewer required
- Must have access to a public or approved private street
- Desired to be within two miles of a public recreation area or facility
- Should not be developed in areas with hydric soils

Office & Insitutional District O&I(P)

- Public water and sewer is preferred
- Direct access to a collector street is preferred
- If not developed in an office park, should serve as a transition between commercial and residential uses
- Must be located on a sufficient site that provides adequate area for buffering, screening, and landscaping

Commerical Districts C1, C1(P), C2(P)

- Public water and sewer is required unless documentation is provided that septic is adequate
- Direct access to a collector street is preferred
- Should serve as a transition between heavy commercial, office & instiutional, or residential development
- May be located in a rural area at the intersection of two collector streets

Commercial Districts C3, C(P)

- Public water and sewer is required
- Direct access to a collector street is preferred
- Should not be in a predomiately residential area
- May be co-located with light industrial/ manufacturing uses
- Must be located on a sufficient site that provides adequate area for buffering, screening, and landscaping

Industrial District M2

- Public water and sewer is required
- Should have direct access to an arterial street
- Should not be in a predominately residential, office & institutional, or light commercial area
- Must be located on large tracts that provide adequate area for buffering, screening, and landscaping
- Must be located outside of the Special Flood Hazard Area (100- year flood)

LAND USE-TO- ZONING CROSSWALK TABLE (COUNTY)

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

Rezoning is likely appropriate

Rezoning may be appropriate, but only if compatible with the neighborhood and surrounding uses. Conditional Zoning may be advisable.

The Land Use-to-Zoning crosswalk table above suggests appropriate zoning districts for each Future Land Use Classification. This table is intended to assist and simplify the process of determining whether a rezoning request is consistent with the land use plan.

NOTE: County zoning districts omitted from the above Crosswalk Table are not considered consistent with this plan.

PLAN CONSISTENCY

The Future Land Use Map is based on the policies and assumptions contained in the Stedman Area Land Use Plan. The Future Land Use Map shows the general land use recommended and includes a range of potentially appropriate land uses and intensities within each land use classification.

While the Future Land Use Map will influence future zoning, it does not alter current zoning or affect the right of property owners to use the land for its purpose as zoned at the time of this Plan's adoption. The Future Land Use Map will not be referenced as part of the review of development plans, including site plans and subdivisions.

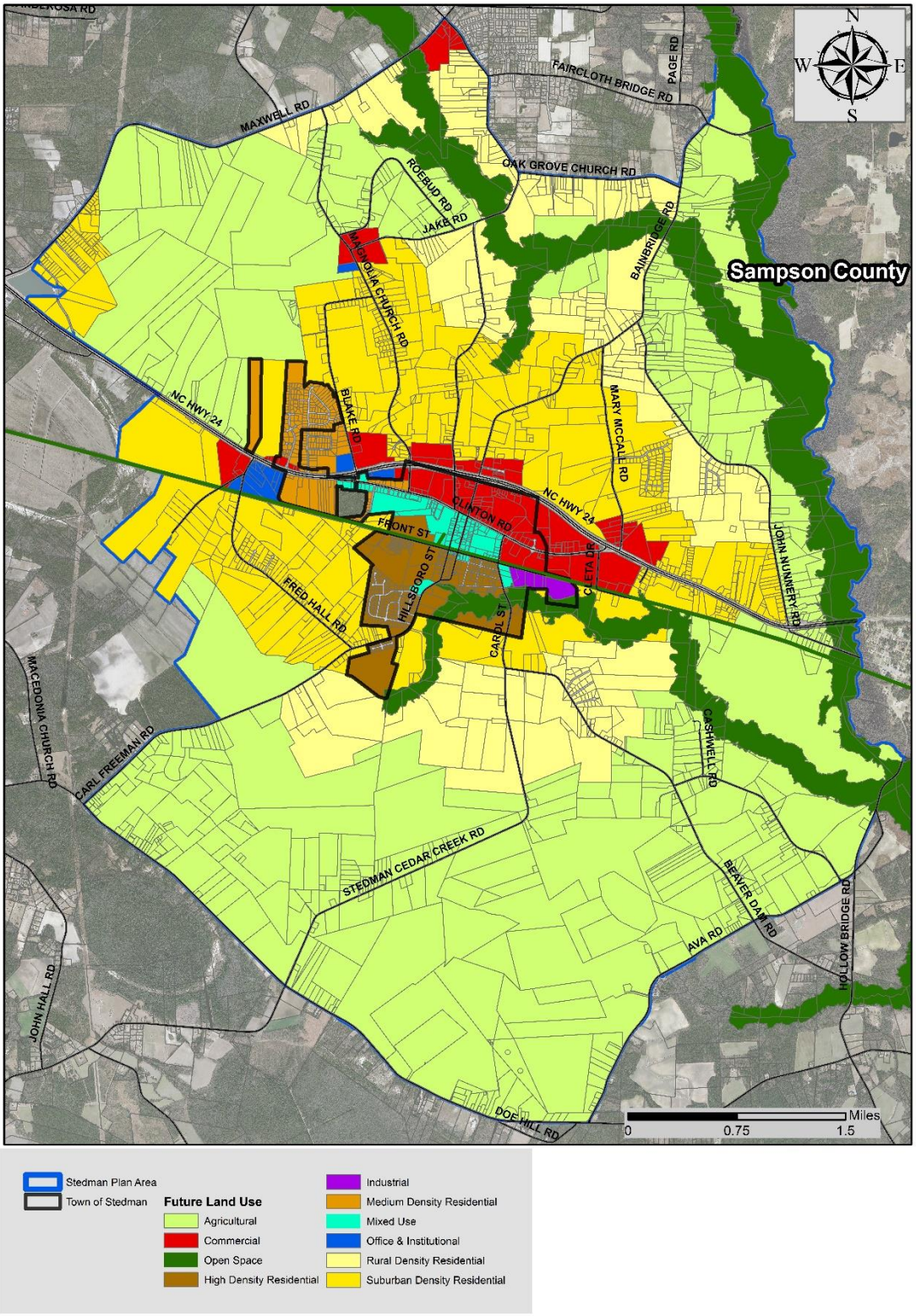
The designation of an area with a particular land use classification does not mean that the most intense zoning district described in the land use classifications is automatically recommended. A range of densities and intensities applies within each category. The use of different zoning districts within each category should reinforce this range and be based on topography, soils, hydrology, adequate streets, infrastructure capacity, availability of community facilities, community character, protection of common open space, and prevailing density and lot size in the surrounding area.

The Future Land Use Map provides the general recommended future use for each designated area. However, other types of uses may be compatible with the designated use and deemed to be consistent with the Land Use Plan.

The future land use classifications should not be interpreted to support nor preclude developments without consideration of the policies and intent of the Land Use Plan.

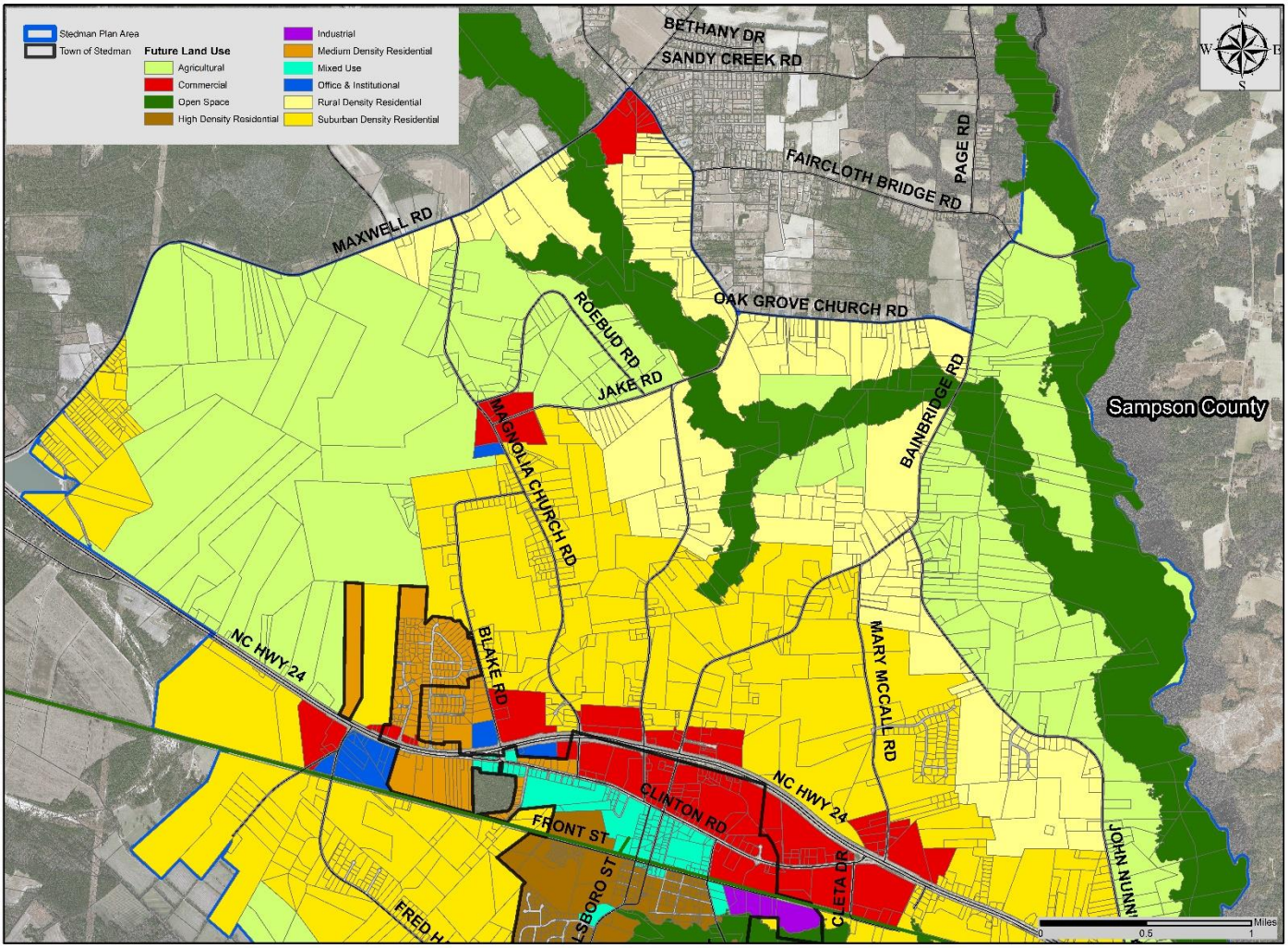
FUTURE LAND USE MAP

Stedman Area Future Land Use



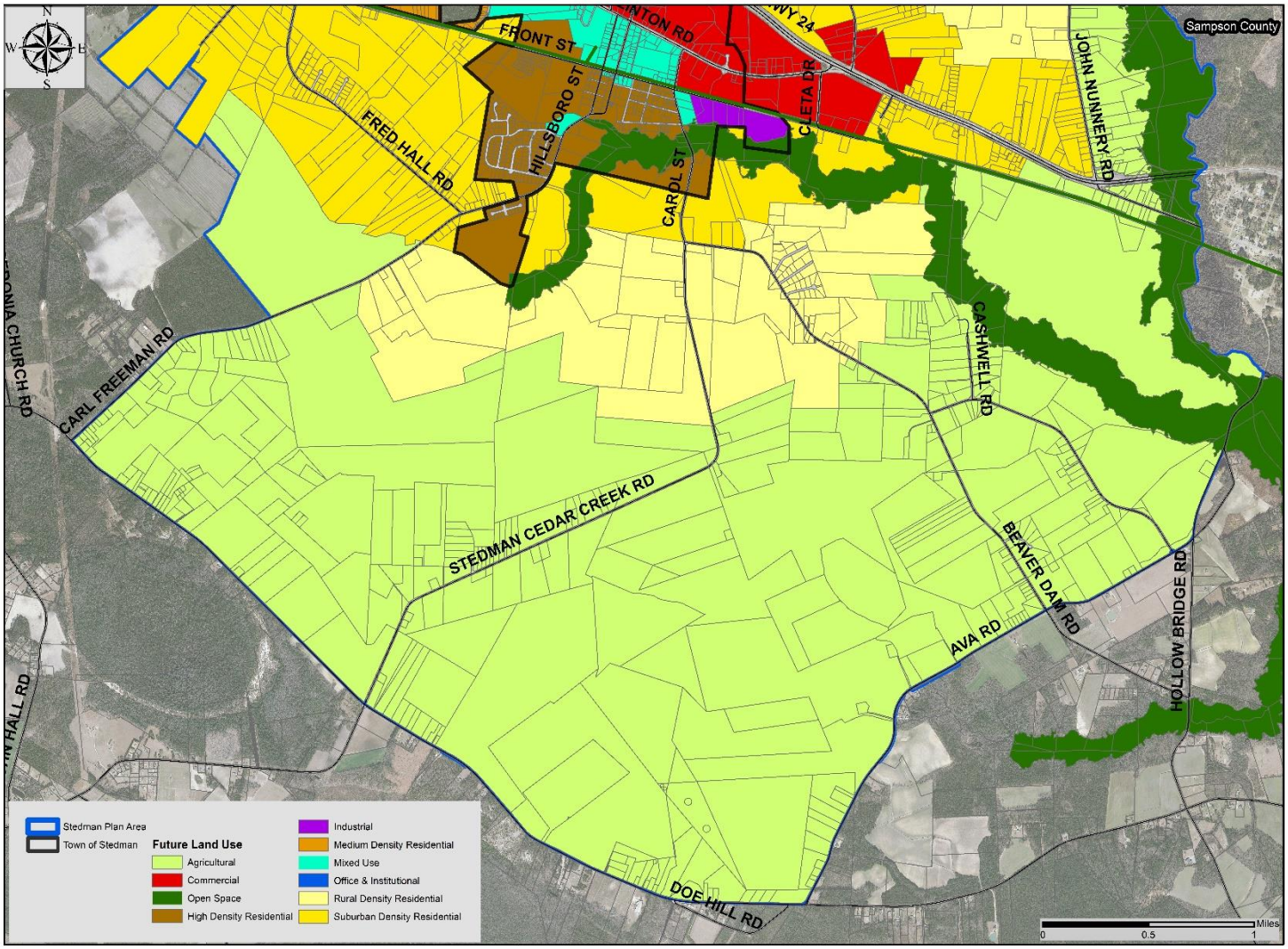
FUTURE LAND USE MAP *(NORTH)*

Stedman Area Future Land Use



FUTURE LAND USE MAP *(SOUTH)*

Stedman Area Future Land Use



LAND USE-TO- ZONING CROSSWALK TABLE (TOWN OF STEDMAN)

Town of Stedman Land Use Map Classifications	Residential					Commercial			Industrial
	R15	R10	R10M	R6	R5A	C1	C(P)	C3	M2
Open Space									
Medium Density Residential									
High Density Residential									
Mixed Use									
Commercial									
Industrial									

Rezoning is likely appropriate.

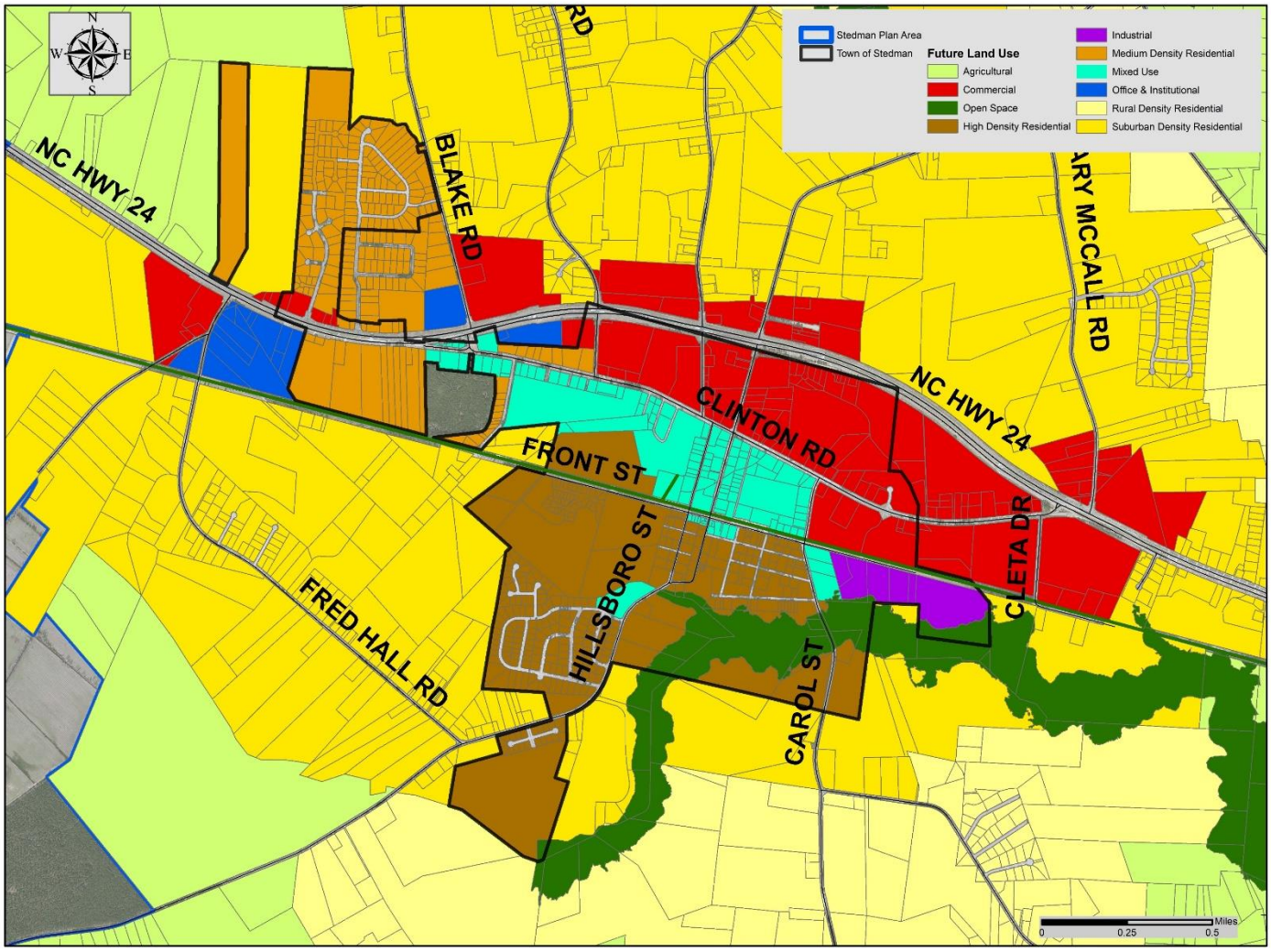
Rezoning may be appropriate, but only if compatible with the neighborhood and surrounding uses. Conditional Use restrictions may be advisable.

The Land Use-to-Zoning crosswalk table referenced above suggests appropriate zoning districts for each Future Land Use Classification. This table is intended to simplify the process of determining whether a rezoning request is consistent with the adopted land use plan for the area.

NOTE: Town of Stedman zoning districts omitted from the above Crosswalk Table are not considered consistent with this plan.

TOWN OF STEDMAN FUTURE LAND USE MAP

Town of Stedman Future Land Use



RECENT LEGISLATION

Legislation adopted by the N.C. General Assembly in 2017 emphasizes the importance of Comprehensive Plans or "Land Use Plans" in making zoning decisions. The new legislation requires that a statement amending the plan is required when a governing body makes a zoning decision that is not consistent with the most recently adopted comprehensive plan. The General Statute referenced is shown below:

§ 153A-341. Purposes in view.

(a) Zoning regulations shall be made in accordance with a comprehensive plan.

(b) Prior to adopting or rejecting any zoning amendment, the governing board shall adopt one of the following statements which shall not be subject to judicial review:

(1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

(2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

(3) A statement approving the zoning amendment and containing at least all of the following:

a. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.

b. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.

c. Why the action was reasonable and in the public interest.

(c) Prior to consideration by the governing board of the proposed zoning amendment, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

RECOMMENDATIONS

RECOMMENDATIONS

Some of the following recommendations apply to the entire area, while others are specific to the Town of Stedman. There are four main sections of recommendations: Land Use, Transportation, Public Services and Open Space and Conservation. The following recommendations are based on the data collected by staff as well as public input. These recommendations should be used as a guide when making land use and policy decisions and are designed to move the area in a direction of growth that the citizens of the area envision.

LAND USE

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.

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

1.5: Develop community gardens throughout the plan area

LAND USE

RECOMMENDATION 2: Facilitate quality, attractive, well designed commercial development with supporting infrastructure that will help to create a sense of place, supports the needs of the community and enhances economic opportunity for area residents

**2.1: Create a Highway Overlay District that specifies design criteria for new commercial development along Clinton Road specifying building orientation, placement of parking, a "build-to" line that factors in highway expansion, architecture standards, lateral access, landscaping, and screening requirements. Minimizing the amount of parking between new commercial buildings and the main road, and the use of high-quality materials and transparent facades in order to promote a "Main Street" atmosphere along Clinton Road.

**2.2: Increase standards for commercial development to improve appearance of all new commercial development in order to provide a sense of place

**2.3: Encourage mixed use developments that prioritize uses that are complementary and the site design, landscaping, parking, services areas, access and circulation provide a workable and visually pleasing environment.

**2.4: Allow vertical and horizontal mixed uses in areas that have sufficient infrastructure to accommodate it without it impacting negatively on the surrounding development.

**2.5: Utilize office, institutional, low intensity commercial and high-density residential development as a transition between intense commercial development and residential areas.

2.6: Encourage connectivity and walkability by requiring sidewalks and connecting adjoining parking lots on all new commercial development.

** Town of Stedman- specific recommendation.

LAND USE

**RECOMMENDATION 3: Update the Town of Stedman's Zoning Ordinance

3.1: Create new zoning classifications to allow for a larger amount of land uses

These new classifications would also enable the Town Commissioners to inspect site plans where they are now only approved at the staff level. These proposed zoning districts to be included are CD Conservancy District, O&I(P) Planned Office and Institutional District, C1(P) Planned Local Business District, C2(P) Planned Service and Retail District, and M1(P) Planned Light Industrial District. It is also recommended that all future rezoning requests involving commercial or industrial be to a Planned District so that the Town Commissioners will be able to inspect site plans before any construction takes place. A mixed use zoning district should also be created for the Town that allows for the development of vertical mixed use buildings and that meets the other needs and criteria specific to the Town of Stedman.

3.2: The C1, C3 and M2 Zoning Districts should become dormant districts

The addition of Planned Districts for commercial and industrial land uses would allow for this to happen. Parcels of land that already have the dormant districts would still be held to the old standards while disallowing any new requests to those districts.

3.3 Include a Use Matrix to make for a more stream-lined, user friendly document

3.4: Removal of "Conditional Uses", "Conditional Use Permit" and addition of "Conditional Zoning" and "Special Use Permit"

This would streamline the process for staff, citizens and the Town. Uses currently considered "Conditional Uses" could be addressed as only available via "Conditional Zoning" or "Special Use Permit" in the above recommended Use Matrix. Extra criteria for certain uses could be laid out in the ordinance in an "Individual Uses" section. Conditional zoning cases would be heard by the Town Board of Commissioners while Special Use Permits would be heard by the Town Board of Adjustment.

** Town of Stedman- specific recommendation.

TRANSPORTATION

RECOMMENDATION 4: The Complete Streets policy should be followed when considering new or the enhancement of existing development (as per NCDOT) to ensure the same rights and safe access for all users of streets, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

4.1: Encourage development that promotes walkability

Implementation Strategies:

- Promote infill and the location of complementary business close to one another

4.2: Create a Complete Street Design for old Highway 24

**4.3: Implement bike/shared lanes along Clinton Rd

**4.4: Secure funding/grants for sidewalks along Hillsborough to Clinton Rd

Implementation Strategies:

- Continue to seek funding from NCDOT

RECOMMENDATION 5: Support possible future Rails to Trails project

5.1: Collaborate with other local governments on details and timelines to support future Rails to Trails project

** Town of Stedman- specific recommendation.

PUBLIC SERVICES

RECOMMENDATION 6: Encourage new development & redevelopment in areas well served by water and sewer infrastructure and/or town services

6.1: Encourage developers near Stedman utilities to work with Town to extend water and sewer lines

6.2: Encourage annexation and utility connections in and near town limits of Stedman

RECOMMENDATION 7: Maintain and improve the efficiency of public services

**7.1: Plan for efficient water and sewer service to areas close to town limits

Implementation Strategies:

- Regularly revise fee structure, connection and reimbursement policies to assure adequate levels of utility service and maintenance of assets.
- Continue to pursue public/private cost shares and developer agreements for reimbursement of infrastructure investments that serve additional development.

7.2: Work with local fire and police department on grants and matches for funding and training

Implementation Strategies:

- Add 1-2 new officers to Police Department to reduce reliance on County Sherriff's Department
    - Utilize Office of Community Policing Services (COPS) – COPS Hiring Programs (CHP) & Community Policing Development Microgrants Program

** Town of Stedman- specific recommendation.

PUBLIC SERVICES

- Obtain grants for area fire departments to ensure adequate response and training
    - Examples of grants available include FEMA Staffing for Adequate Fire & Emergency Response (SAFER) Grants, US HUD – State Community Development Block Grant Program, USDA – Community Facilities Loans and Grants Program, Fire Engineering/Firefighters Support Foundation (Free training programs)

RECOMMENDATION 8: Create and Implement a stormwater ordinance

**8.1: Research and apply for grants to help with creation and implementation of stormwater system and ordinance

Implementation Strategies:

- Examples of available grants include: 205(j) WQ Management Planning Grant (via DEQ and MCCOG), EPA Clean Water State Revolving Fund Program, USDA Rural Development Water and Environmental Programs
- Work with a private firm to create and implement ordinance

**8.2: Increase coordination with County and State officials to ensure regulations are enforced

**Town of Stedman- specific recommendation.

OPEN SPACE AND CONSERVATION

RECOMMENDATION 9: Make open space and conservation a priority

9.1: Allow for CD Conservancy Zoning District to be acceptable within all future land use classifications (As noted in Recommendation 3.1, a CD Zoning District should be created for the Town of Stedman)

9.2: Prioritize high value wetlands and biodiverse areas

Implementation Strategies:

- Consider acquisition of areas considered to be high in conservation value to be conserved, and where feasible, used for open space and recreational activities

**9.3: Complete and formally adopt a Stedman Greenway Plan or amend the Town of Stedman Subdivision ordinance Section 3.13.2 in order to remove reference of said plan

A Stedman Greenway Plan is referenced in Section 3.13.2 of the Town of Stedman Subdivision Ordinance. However, there is no official record of adoption of this map or "Plan" by the Town of Stedman and/or the Planning & Inspections Department.

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

Implementation Strategies:

- Continue relationship between school and Town of Stedman that allows for shared recreational facilities
- Create linkages between trails; create greenways by acquiring land or working in collaboration with landowners
- Foster relationships between landowners and land trusts to promote the conservation of ecologically important and/or hard to develop parcels

** Town of Stedman- specific recommendation

OPEN SPACE AND CONSERVATION

10.2 Use 100-Year Floodplain areas, classified as Open Space, to connect other open space areas and create trails

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

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 Stedman Area Land Use Plan Committee, elected and appointed officials, town staff 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 more recent information when available and adjusted to suit changing circumstances. Overall, consistent efforts to bring forward the recommendations in the plan as well as the Future Land Use Map should pay off in helping to achieve the areas vision for its future.

APPENDIX

COUNTY ZONING ORDINANCE

Excerpt, Article III: Zoning Districts

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. Al 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. AlA 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 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}

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

I. R7.5 Residential District. A district designed primarily for single-family dwellings on lots with a lot area of 7,500 square feet or above.
/Amd. 11-20-06}

J. R6 Residential District. A district designed for a mix of single- and multi-family dwellings.

K. R6A Residential District. A district designed for a mix of single- and multi-family dwellings including the use of manufactured homes on individual lots and in manufactured home parks.

L. R5A Residential District. A district designed primarily for multi-family dwelling units with a maximum density of 13 *Y,* dwelling units per net acre.
(Amd. 02-19-08}

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

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. Cl(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 Cl(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 re- strictions regarding the commercial use of properties.
(Amd. 02-19-08)

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}

SECTION 307. PLANNED INDUSTRIAL DISTRICTS.

A. Ml(P) Planned Light Industrial District. This district is designed for a wide variety of light industrial operations involving manufacturing, processing and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. To promote the essential design features with the Ml(P) district, site plan approval is a requirement.

(Amd. 02-19-08)

B. M(P) Planned Industrial District. This district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with surrounding or abutting residential or commercial areas. The general intent of this district is to permit uses confined to service, wholesaling, manufacturing, fabrication and processing activities that can be carried on in an unobtrusive manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. This district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted except those having only limited contact with the general public and those not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity. To promote the essential design features within the M(P) district, site plan approval is a requirement.

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

TOWN OF STEDMAN ZONING ORDINANCE

Excerpt, ARTICLE II. GENERAL ZONING DISTRICT CLASSIFICATION; SECTION 2.1 STATEMENT OF INTENT, PURPOSE AND ZONE CHARACTERISITICS

2.11 RESIDENTIAL DISTRICTS

Residential districts are composed of certain existing residential areas of the Town and certain areas where similar residential development appears likely 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 activities of a commercial or industrial nature. To these ends, development is limited to dwellings which provide homes for the residents plus certain additional uses as schools, parks, recreation facilities and certain other public facilities. This system of classification is utilized to optimize 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 facilities. *(Amd. 11/03/05)*

R15 Residential district

A district designed primarily for single family dwelling units with a lot area of 15,000 square feet or above. *(Amd. 11/03/05)*

R10 Residential district

A district designed primarily for single family dwellings on medium sized lots with a lot area of 10,000 square feet or above. *(Amd. 11/03/05)*

R10M Residential district

A district designed for a mix of single family and multi-family dwellings including the use of mobile homes on medium sized individual lots having a lot area of 10,000 square feet or above. *(Amd. 11/03/05)*

R6 Residential district

This district is designed primarily for multi-family dwelling units with a maximum density of 8 units per net acre. *(Amd. 11/03/05)*

R5A Residential district

This district is designed primarily for multi-family dwelling units with a maximum density of 13½ units per net acre. *(Amd. 11/03/05)*

2.11.B Separation for family care homes.

No family care home may be located within a one-half mile radius of an approved or existing family care home or approved or existing residential habilitation support facility.

2.11.1. No group home may be located within a one-half mile radius of an approved or existing family care home or approved or existing residential habilitation support facility. *(Amd. 11/07/02)*

2.12. C1 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.

2.13. C(P) Planned commercial district.

The intent of this district is to assure the grouping of buildings on a parcel of land as to constitute a harmonious, efficient and convenient retail shopping area. To promote the essential design features within this district, plan approval is required. Any site plan shall assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land.

2.14. C3 Heavy commercial district.

This district is designed primarily for a wide variety of retail and wholesale business, commercial and contract services, commercial recreation and amusement, public assembly and office uses. Since this district has such a wide selection of uses, it will not be expanded without consideration as to its effects on surrounding lands and is limited to those areas of mixed commercial activity which lie adjacent (to) or at the intersection of major arterials and those areas which exhibit a highly mixed composition of commercial land uses.

2.15. M2 Heavy industrial district.

This district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with residential, or commercial and service uses. The general intent is to encourage the continued use of certain lands in the Town for heavy industrial purpose. The district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted except those having only limited contact with the general public and those not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity.

The Stedman Area Land Use Plan Survey and Results

** Results shown in RED

Stedman Area Land Use Plan

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

☐Own **(49)** ☐Rent **(0)** ☐Both **(4)**

2. Where do you live in the Stedman area?

☐Inside town limits **(16)** ☐Outside of town limits **(31)** ☐Do not live in the area **(5)**

3. How long have you lived in the Stedman area?

☐Less than a year **(0)** ☐1-5 years **(4)** ☐6-10 years **(2)** ☐More than 10 years **(41)**

☐I do not currently live in the area **(6)**

4. Where do you get news about the Stedman area?

☐Municipal website **(5)** ☐Email **(7)** ☐Newspaper **(21)** ☐Social Media **(26)**

☐Other (please specify): **(21)**

5. Overall, how would you rate the quality of life in the Stedman area?

☐Excellent **(23)** ☐Good **(26)** ☐Average **(3)** ☐Poor **(0)**

6. Are you satisfied with the services offered in the Stedman area?

☐Yes **(36)** ☐No **(12)**

7. Which term best describes the rate of growth in the Stedman area?

☐Too quickly **(7)** ☐Just right **(28)** ☐Too slowly **(16)**

Continued on back →

8. What type of development do you want to see in the Stedman area? (choose all that apply)

☐Large scale commercial **(5)**

☐Small scale commercial **(31)**

☐Rural type residential **(14)**

☐Urban type residential **(9)**

☐Industrial **(4)**

☐Other (please specify): **(5)**

9. Where do you feel commercial type development should be concentrated?

☐Inside of Stedman town limits only **(10)**

☐As close to Stedman as possible **(33)**

☐Other (please specify): **(6)**

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

11. Additional comments or concerns?

RESOLUTION OF RECCOMENDATION

STEDMAN 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. 153A-321 of the North Carolina General Statues; and

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

WHEREAS, the Stedman Area Citizens Planning Committee consisting of citizens within the Study Area boundary developed and endorses the Stedman Area Land Use Plan; 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 Stedman Area Land Use Plan

On this 17 day of December, 2019.

BY Diane Wheatley Chairman

Diane Wheatley, Chairman

CUMBERLAND COUNTY JOINT PLANNING BOARD

ATTEST: Rawls Howard Jr

Rawls Howard, Planning Director

RESOLUTION OF ADOPTION

STEDMAN AREA LAND USE PLAN

TOWN OF STEDMAN

WHEREAS, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 153A-321 of the North Carolina General Statues; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Stedman 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 Stedman Area Citizens Planning Committee consisting of citizens within the Study Area boundary developed and endorses the Stedman Area Land Use Plan; 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 Stedman Board of Commissioners hereby adopts the Stedman Area Land Use Plan

On this 13 day of February, 2020.

BY: _____

Martin L. Jones, Mayor

STEDMAN BOARD OF COMMISSIONERS

ATTEST: Christy Horne

Christy Horne, Town Clerk

RESOLUTION OF ADOPTION

STEDMAN 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. 153A-321 of the North Carolina General Statues; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Stedman 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 Stedman Area Citizens Planning Committee consisting of citizens within the Study Area boundary developed and endorses the Stedman Area Land Use Plan; 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 Stedman Area Land Use Plan

On this 17 day of August, 2020.

BY: _____

W. Marshall Faircloth

BOARD OF COUNTY COMMISSIONERS

ATTEST: _____

Candice White, Clerk to the Board