

A landscape photograph showing a bright sun low on the horizon, partially obscured by a dark silhouette of trees. The sky is a gradient of orange and yellow, fading into a darker blue at the top. The sun's rays are visible as a bright glow. The overall mood is serene and natural.

CUMBERLAND COUNTY 2010 LAND USE PLAN

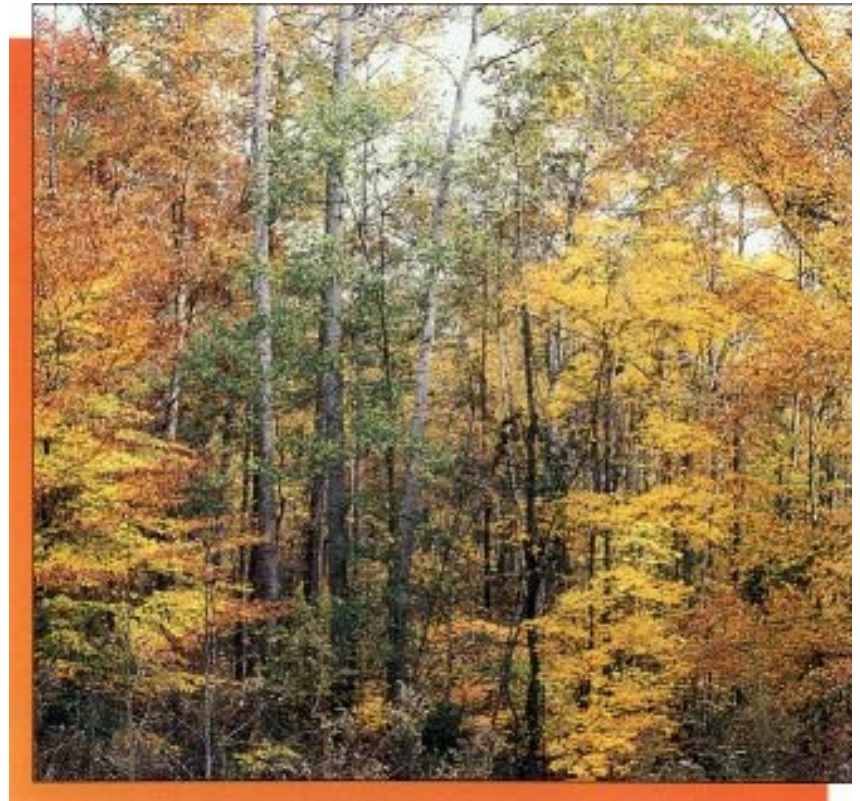
CUMBERLAND COUNTY 2010 LAND USE PLAN

PREFACE

During the past twenty years, Cumberland County and the eight municipalities contained therein, have made great strides in their land use planning efforts. Numerous plans, policies, and other planning tools that have been developed have served the community well, and is part of the legacy of development in the County. Planning is a living, changing, and continuous process. There is no perfect plan or solution to all of our planning and development issues. In most instances, the "planning process" is as important as the resulting plan. As development trends change, these changes should be reflected in all planning endeavors. Each generation of planning endeavors is a refinement and an adjustment to previous plans. The Cumberland County 2010 Land Use Plan incorporates all of our past knowledge and endeavors, recent and projected development trends, technological advancements, and planning theories that have been successfully implemented with the resources and conditions in the Community.

The preparation of the Cumberland County 2010 Land Use Plan involved an extensive collaborative effort including many key players. This included a massive effort of data collection; re-evaluation of existing plans and policies; vision sessions with the County Governmental Association, the Joint Planning Board, the Planning Staff, City Commissions, civic organizations, professional groups, and County residents; tabulation and analysis of this information; development of goals, objectives and Plan recommendations; development of a 2010 Land Use Plan Map; and refinement of this Plan through an extensive

review process. The Plan development process involved over 8,310 surveys, 1,695 residents, 91 meetings, five public hearings, and two luncheons. This extensive planning effort has resulted in a Plan that is not intended to be a solution to all of the land use planning needs, but to serve as a catalyst for a continuous planning endeavor involving the private sector, governmental entities, and County residents. This Plan will serve to guide decisions that will affect the future "Quality of Life" of the citizens of Cumberland County.



CUMBERLAND COUNTY 2010 LAND USE PLAN

INTRODUCTION

The purpose of the Cumberland County 2010 Land Use Plan is to serve as a guide for the revitalization of existing development as well as the framework for future development. The Plan is composed of three elements, and a map that illustrates the location, amount, and intensity of land uses. The first element of the Plan, explains the Setting, basic Planning Assumptions, and the Community Outreach Process, all of which serve as the premise upon which the Plan is based. During the re-evaluation process, the planning assumptions will be initially reviewed to determine if conditions have changed from the initial preparation of the Plan. The Setting briefly outlines past and present growth trends, and the Community Outreach Process outlines the involvement of various participants during the development of the Plan and how the results of this process were factored into the Plan.

The second element of this document contains Plan Recommendations. These include: General Recommendations, Policy Recommendations and Specific Land Use Recommendations. The General Recommendations and the Policy Recommendations would apply to all land use categories. Recommendations which address uniform development standards, zoning ordinances and subdivision regulations are discussed under General Recommendations. The Specific Land Use Recommendations address each land use category. Each land use category is presented, along with goals, objectives, and specific recommendations. These land use categories include: residential development, which incorporates single family,

multi-family, mobile homes, mobile home parks, and manufactured home developments; commercial, office, and industrial development; farmland areas; and open space and environmentally sensitive areas.

The final element of the Plan is Implementation. This section outlines the steps necessary to carry out the recommendations of the Cumberland County 2010 Land Use Plan. The preparation of ordinances, regulations, and policies; delineation of areas and preparation of detailed area or neighborhood plans are just a few of the steps that must be undertaken. It is important to keep in mind that these actions must continuously be evaluated, modified, or eliminated as necessary to continue to meet the ever changing needs of our community.



CUMBERLAND COUNTY 2010 LAND USE PLAN

TABLE OF CONTENTS

Preface	i
Introduction	ii
Table of Contents	iii
List of Exhibits	iv

CHAPTER I - OVERVIEW 1

The Setting	2
Planning Assumptions	6
The Community Outreach Process	8

CHAPTER II - RECOMMENDATIONS 10

General Recommendations	11
The Urban Services Area/Municipal Influence Area Concept	11
Designated Entrance Corridors Concept	18
Nodal/Corridor Urban Form Concept	21
The Land Use Plan Map	26
Transitional Use and Zoning Policy Concept	34
Other General Recommendations	36
Policy Recommendations	37
Specific Land Use Recommendations	41
Residential Development	41
Single Family Development	43
Multi-Family Development	50
Mobile Home, Mobile Home Parks, Modular Homes, and Manufactured Home Development	52
Commercial/Office Development	55
Industrial Development	68
Farmland Plan	76
Open Space and Environmentally Sensitive Areas	83
Airport and Military Installations	87
Hazardous Waste Sites	89

CHAPTER III - PLAN IMPLEMENTATION 90

APPENDIX 96

CUMBERLAND COUNTY 2010 LAND USE PLAN

LIST OF EXHIBITS

	<i>PAGE</i>
EXHIBIT 1 Land Use Percentages of Total County Area, 1989	3
EXHIBIT 2 Projected Population Growth Cumberland County, 1990-2010	5
EXHIBIT 3 Urban Services Area Map	12
EXHIBIT 4 Municipal Influence Areas Map	13
EXHIBIT 5 Minimum Development Standards for Urban, Suburban, and Rural Densities	15
EXHIBIT 6 Map of Designated Entrance Corridors in Cumberland County	20
EXHIBIT 7 Theoretical Illustration of the Nodal/Corridor Urban Form	22
EXHIBIT 8 Existing Development Pattern in Cumberland County	23
EXHIBIT 9 Recommended Nodal/Corridor Urban Form for Cumberland County	25
EXHIBIT 10 Cumberland County 2010 Land Use Plan Map	27
EXHIBIT 11 Location Criteria for the Various Residential Densities	29
EXHIBIT 12 Transitional Use and Zoning Policy Concept	35
EXHIBIT 13 Schematic of Cluster Single Family Development	47
EXHIBIT 14 Typical Cluster Development for Rural Single Family Development	48
EXHIBIT 15 Typical Structure Siting for Rural Single Family Development	49
EXHIBIT 16 Cumberland County Regional Trade Area Map	56
EXHIBIT 17 Projected Retail Square Feet and Acreage Demanded, 1990-2010	58
EXHIBIT 18 Estimated Land Use Acreage Demand for Shopping Centers and Other Retail Centers, 1990-2010	59

CUMBERLAND COUNTY 2010 LAND USE PLAN

LIST OF EXHIBITS (Continued)

	<i>PAGE</i>
EXHIBIT 19 Projected Acreage Growth by Shopping Center Type, 1990-2010	60
EXHIBIT 20 Projected Acreage Needed to Accommodate Demand for Retail Space, 1990-2010	60
EXHIBIT 21 Projected Retail Development, 1990-2010	61
EXHIBIT 22 Projected Office Square Feet and Acreage Demanded, 1990-2010	61
EXHIBIT 23 Projected Acreage Needed to Accommodate Demand for Office Uses, 1990-2010	62
EXHIBIT 24 Projected Office Use Acreage, 1990-2010	63
EXHIBIT 25 Map of Designated Strip Commercial Street Segments in Cumberland County	65
EXHIBIT 26 Projected Industrial Acreage Demanded, 1990-2010	70
EXHIBIT 27 Projected Industry Employment Graph, 1990-2010	70
EXHIBIT 28 Projected Acreage Needed to Accommodate Demand for Industrial Space, 1990-2010	71
EXHIBIT 29 Projected Industrial Use, 1990-2010	71
EXHIBIT 30 Conceptual Illustration of the U.S. 301 South Industrial Corridor Treatment	75
EXHIBIT 31 Farmland Area Ceded to Urbanization	78
EXHIBIT 32 Farmland Protection Area Map	81
EXHIBIT 33 Environmental Corridors Protection and Preservation Areas	86
EXHIBIT 34 Airport Facilities and Military Operation Areas that Impact Development in Cumberland County	88
EXHIBIT 35 General Map of Areas and Neighborhoods that Require Detailed Planning	94



CHAPTER I OVERVIEW

CUMBERLAND COUNTY 2010 LAND USE PLAN

THE SETTING

The origin of Cumberland County was centered around a group of Highland Scots who migrated into the Upper Cape Fear Valley Region from Wilmington between 1729-1736. These Scots were soon followed by Scotch-Irish, Lutherans, and Moravians from Pennsylvania. These early settlers found that the area had physiographical features, such as topography, climate, soils, drainage, and geology, that were suited to their needs. The early settlers established a settlement along the Cape Fear River and its tributaries, which served as vital transportation links to other major settlements. Cumberland County was chartered in 1754, containing two settlements Campbellton and Cross Creek, which were located at the confluence of Cross Creek and the Cape Fear River. These settlements were later merged, forming one settlement which was originally named Campbellton and later renamed Fayetteville. Soon, Fayetteville became the focal point of activity in Cumberland County, as well as the Upper Cape Fear Region. The first North Carolina State House was constructed in the City and the General Assembly met there in 1789, 1790, and 1793, during which time, the United States Constitution was ratified and the University of North Carolina was chartered.

Fayetteville was the second most important trading center, behind Wilmington, because it was located at the head of the navigable waters of the Cape Fear River. Much of the goods in the upper part of the State were transported to Fayetteville for water shipment. As transportation modes shifted from water to rail, the economic vitality of the Region declined because it did not keep pace with the rapid success of the railroad system. This

slow growth continued through the Civil War period and was further hampered as a result of the destruction caused by General Sherman and the Union Army. Shortly after this period, Hope Mills was incorporated in 1891, Godwin in 1905, and Falcon, Linden, Stedman, and Wade in 1913.

Economic vitality began to return to the County due to the opening of Camp Bragg as an artillery center in 1918 and Pope Air Force Base in 1919. Physical growth and economic development in the County has correlated directly with the growth of these military installations. The incorporation of the Town of Spring Lake in 1951, is a prime example of this correlation. In 1990, these military installations accounted for a combined total military connected population (active duty military, retirees, dependents, and civilian workers) of approximately 180,000 persons. Additionally, they injected over 2.8 billion dollars into the local economy.

The Military's influence upon Cumberland County is not the only measurable sign of growth evidenced within the County. Currently, Cumberland County is the fourth largest metropolitan area in the State with an estimated population of 293,000, and is a regional center for southeastern North Carolina and northeastern South Carolina. There are nine governmental units in the County, including the County itself. The incorporated areas include the City of Fayetteville and the Towns of Spring Lake, Hope Mills, Stedman, Wade, Godwin, Falcon, and Linden.

Infrastructure, such as community facilities and services, is vital in order to support development within the County and also

CUMBERLAND COUNTY 2010 LAND USE PLAN

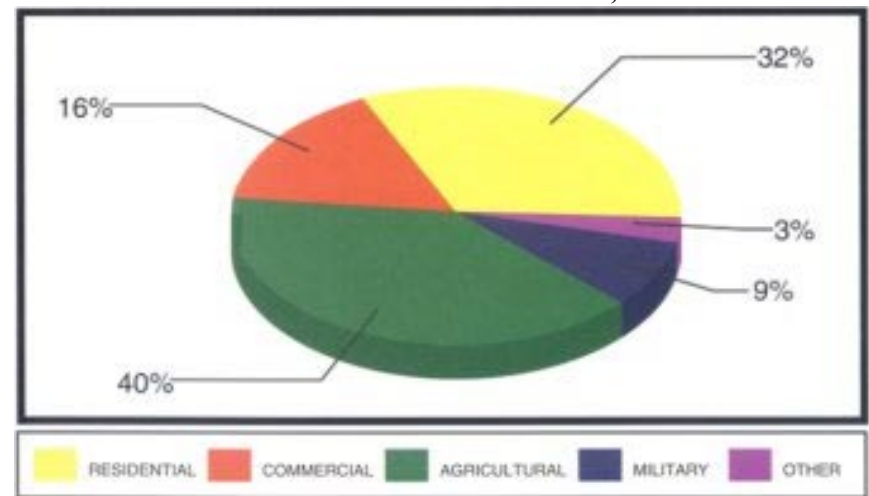
serves to further illustrate the magnitude of growth that has occurred. Within the past twenty years, numerous public facilities have been constructed throughout the County. Examples of these facilities include: the New Courthouse, Law Enforcement Center, Cumberland County Public Library and Information Center and three Branch Libraries, E. Newton Smith Health Center, Charlie Rose Agri-Expo Center, numerous school facilities, five municipal office buildings/ governmental complexes (Fayetteville, Spring Lake, Hope Mills, Stedman, Wade, Falcon and Linden), J.P. Riddle Stadium (minor league baseball), Cape Fear Valley Medical Center expansions, building renovations for Social Services and Mental Health, numerous fire stations, as well as other extensive infrastructure improvements and significant projects. Additionally, growth is also evidenced through the expansion of programs and facilities of Fayetteville State University, Methodist College, and Fayetteville Technical Community College.

The growth and development that has occurred in the County is contingent upon the availability of water and sewer service. The Cape Fear River supplies an abundant amount of water through facilities of the Public Works Commission, an entity of the City of Fayetteville. Many residents obtain water from private water companies and individual wells. Other sources of water include the City of Dunn, Harnett County, and Hoke County Water Systems. Sewer is provided by public and private treatment plants, as well as septic tanks. Currently, there are over 55,500 septic tanks in the County. Other utilities, such as electricity, natural gas, and telephone service, are adequately meeting the

demand. All of the utility providers have prepared long-range plans to meet the projected demands beyond the year 2010.

Growth can also be measured by an examination of the various land use categories found within the County. This is illustrated in **Exhibit 1 - Land Use Percentages of Total County Area, 1989** below. This Exhibit reveals that residential development comprises 32 percent of the total County area, commercial development is approximately 16 percent, agricultural woodlands account for 40 percent, and the Military comprises approximately nine percent.

**EXHIBIT 1
LAND USE PERCENTAGES
OF TOTAL COUNTY AREA, 1989**



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990
(Based on County Tax Assessor's File Data, 1989)

CUMBERLAND COUNTY 2010 LAND USE PLAN

According to 1990 Census of Population and Housing data, the total population of Cumberland County is 274,566 persons. This data further reveals that out of the total population, 170,069 persons are White (61.9 percent), 87,496 persons are Black (31.9 percent) and 17,001 persons are Other (6.2 percent). Other demographic data indicates that of the total population, approximately 142,001 persons are male and 132,565 persons are female, reflecting 51.7 and 48.3 percent of the total population respectively. The total number of persons in households is 253,362; the total number of households is 91,500; therefore, the total number of persons per household is 2.77.

Age characteristics of the population indicate that at least 139,829 persons, or approximately 51.0 percent of the total population, are between 18 and 44 years of age; at least 18.9 percent of the total population (51,906 persons) is between 5 and 17 years of age; approximately 41,115 persons, or 15.0 percent of the total population, is between 45 and 64 years of age; at least 9.0 percent of the population (24,868 persons) is between 0 and 4 years of age; and at least 6.1 percent (16,848 persons) is 65 years of age and older. Summarizing this data illustrates that approximately 78.9 percent of the total County population is between 0 and 44 years of age and 21.1 percent is 45 years of age and older.

According to the 1990 Census data on population by school age (5 through 17 years of age), there are a total of 51,906 persons in this age category. At least 57.0 percent of this total number (29,646 persons) is between 5 and 11 years of age; 22.0 percent

(11,258 persons) is between 12 and 14 years of age; and 21.0 percent (11,002) is between 15 and 17 years of age.

Population and economic projections serve as the basic framework upon which future needs projections are made. Population and economic projections have been made for Cumberland County and are contained within two reports: Projections 2010, 1989, and Fayetteville Urban Area and Cumberland County Population and Economic Study, 1991, prepared in conjunction with the 2010 Cumberland County Comprehensive Plan and the Unified Planning Work Program (UPWP), respectively.

The current population estimates and projections prepared by the Cumberland County Joint Planning Board staff indicate that the total County population may be between 303,200 and 367,480 persons by the year 2010. These projections, which are shown in **Exhibit 2 - Projected Population Growth Cumberland County, 1990-2010**, include minimum, standard and maximum projections.

Projections have also been made using age cohorts between 1950 and 1990, giving projections for the year 2000. This data divides the population into three age groups: 0-19, 20-59, and 60 plus. Data from 1950 through 1970 reveals that the 0-19 age group showed the largest increase, 136 percent, followed by the 60+ age group showing a 120 percent increase and the 20-59 age group showing a 110 percent increase. During the period from 1970-1990, the 0-19 age group showed a less than one percent decrease. The 60+ age group increased 132 percent, followed by the 20-59 age group with a 44 percent increase.

CUMBERLAND COUNTY 2010 LAND USE PLAN

EXHIBIT 2 PROJECTED POPULATION GROWTH CUMBERLAND COUNTY, 1990-2010

YEAR	MINIMUM	STANDARD	MAXIMUM
1990	280,625	280,625	292,700
2000	295,775	303,200	341,025
2010	303,200	325,000	367,480
NET INCREASE	22,575	44,375	74,780

METHODOLOGY

The methodology for this Exhibit is outlined in Projections 2010, 1989, and Fayetteville Urbanized Area and Cumberland County Population and Economic Study, 1991 prepared in conjunction with the 2010 Cumberland County Comprehensive Plan, and the Unified Planning Work Program (UPWP).

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

Projections indicate that the trend of increasing numbers of older citizens within the total population of Cumberland County will continue to occur through the year 2000. It is estimated that the 60+ age group will increase 28 percent between 1990 and 2000, followed by the 20-59 age group increasing 7.1 percent for the same time period. The 0-19 age group will remain stationary, experiencing less than one percent increase between 1990 and 2000.

According to the 1990 Census, there are a total of 98,360 housing units in Cumberland County. Approximately 93.0 percent of the total number of units are occupied (91,500 units). At least 53.7 percent of the occupied units are owner-occupied (52,807 units) and 39.3 percent of the occupied units are renter-occupied (38,693 units). There are approximately 6,860 vacant housing units, representing 7.0 percent of the total number of housing units within Cumberland County.

It is projected that the total housing units will increase between 15,700 and 18,900 units. This figure was inflated to approximately 20,000 to allow for losses in the existing housing stock and an error factor such as a possible increase in person per household.



CUMBERLAND COUNTY 2010 LAND USE PLAN

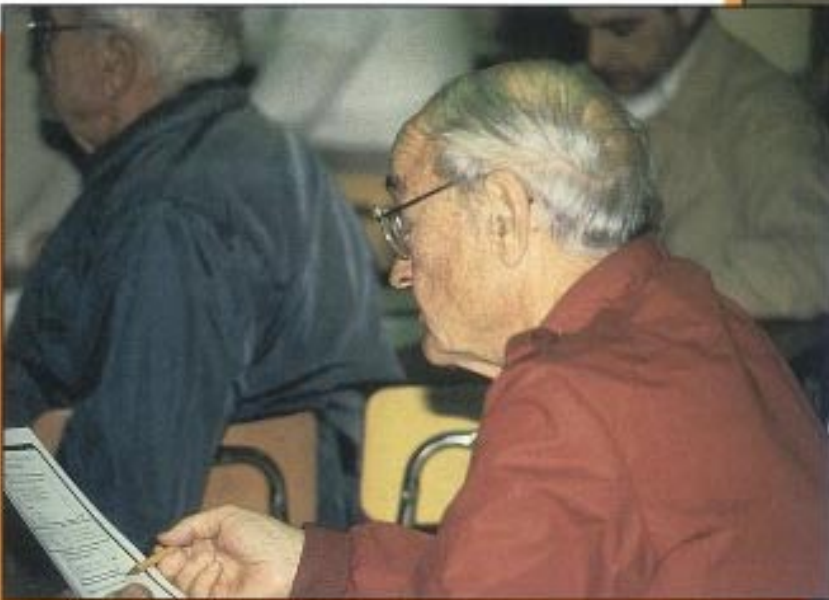
PLANNING ASSUMPTIONS

Development of any type of plan is centered upon basic assumptions. While some of these assumptions will change over time, they provide a strong beginning in developing a new plan.

The 2010 Land Use Plan is designed to be flexible; therefore, it will continuously reflect changes in conditions and/or planning assumptions. The evaluation of these planning assumptions should serve as the starting point in the re-evaluation of the Plan. The following planning assumptions are part of the basis for the 2010 Land Use Plan:

- The existing planning tools, development types and patterns, and resources in the Community should be utilized;
- The quality of development should be improved;
- A "market driven" development plan that protects the public health, safety, and welfare should be promoted;
- The natural resources in the Community should be protected;
- An urban form that accommodates existing development as well as anticipated future development within the Community should be developed;
- Existing and future residential areas should be protected from incompatible land uses;
- The 1971 Land Use Plan was generally very good;
- Quality development will increase property values, the tax base, and attract new economic development;
- A public/private partnership is required for continued healthy growth;
- Open space and recreation area needs will increase;
- The public sector, financially, will be less able to provide services as in past decades;
- Single family development will be the most demanded housing type;
- Housing costs will continue to rise;
- The number of older persons in the population will increase;
- Necessary community facilities and services will be available within the Urban Services Area;
- The existing regional influence in the areas of retail, health, and cultural facilities will continue;
- The mission of Fort Bragg and Pope Air Force Base will remain the same; and
- Mid-size employers (100-300 employees) may locate within the area.

CUMBERLAND COUNTY 2010 LAND USE PLAN



CUMBERLAND COUNTY 2010 LAND USE PLAN

THE COMMUNITY OUTREACH PROCESS

The cornerstone in the development of the Cumberland County 2010 Comprehensive Plan is citizen participation. The Community Outreach Process began with a Media Event entitled "Partnerships in Planning," which outlined the entire process of involving the business community, governmental entities, civic and professional organizations, the Planning Staff, and residents in the preparation of the Plan. Citizen participation was fostered by community outreach forums, visioning sessions, questionnaires, workshops, and citizen review committees. Numerous methods were used to notify the citizens of activities relating to the development of the Plan, including direct mailing of over 176,000 notices to County residents; newspaper, radio, and television advertisements; and brochure distribution.

The Community Outreach Process was originally divided into two parts. The first part served to educate the citizens about the Plan and afforded the opportunity to identify critical issues from the perspective of the citizens through vision sessions. Through this effort, the basic issues necessary for formulating the Plan were collected, along with the visions residents had for Cumberland County for the year 2010. The Staff divided the County into nine Planning Districts and selected sites that were in close proximity to most of the residents in each district. This series of forums consisted of twenty-six meetings throughout the County involving over 700 people, and eight sessions at the County's Senior High Schools involving approximately 560 students. All of these participants completed a questionnaire, resulting in the collection of over 1,350 surveys. The Staff also administered the questionnaire to all Junior High School PEL classes and the

Senior High School U. S. History classes, which involved approximately 6,960 students. Based on the vision sessions and questionnaires, the Staff developed the draft Cumberland County 2010 Land Use Plan, which is a component of the Cumberland County 2010 Comprehensive Plan. A summary of the findings were published in the Community Outreach Summary Report, May 1992.

The second part of the Community Outreach Process served to present the data collected and gather feedback on the preliminary draft of the Land Use Plan. This phase of the Process was initiated with a luncheon where the draft Commercial Element was presented to developers, realtors, homebuilders, Chamber of Commerce members, and County residents. This luncheon was followed by a series of thirteen Community Outreach Forums involving approximately 435 people. At these meetings the participants completed Plan Evaluation Forms, voicing their opinion of the Plan. The forms revealed that 53 percent of the participants felt the Plan was acceptable as proposed. The remainder stated that the Plan was acceptable but identified specific concerns, or the Plan was not acceptable and stated their reasons.

Additionally, the Planning Board held a special meeting prior to starting the public hearing process, as a final opportunity for gathering feedback on the Plan. Members of the development community voiced their concerns at this special meeting. This meeting was followed by a public hearing during which the concerns of the development community were overwhelmingly presented. All of the concerns voiced during the public hearing

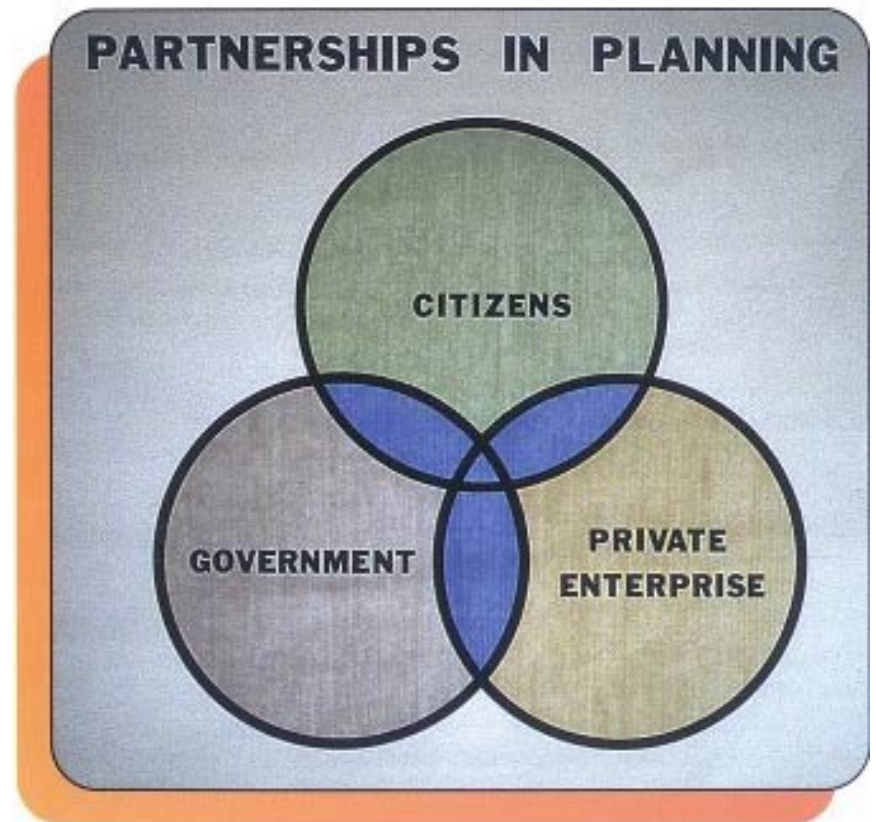
CUMBERLAND COUNTY 2010 LAND USE PLAN

process were assembled into a document entitled Proposed 2010 Land Use Plan Issues and Staff Responses, April 1993. These comments became the basis for a more in-depth working relationship with the residents, the development community, the Planning Board, and Planning Staff.

Responding to objections from the development community, the Planning Board established three committees to study the draft 2010 Land Use Plan and make their recommendations back to the Board. The three committees consisted of a Residential Committee, Farmland Committee, and a Commercial Committee. The first task of these committees was to review the concepts in the Plan for validity. The second task was to generate the actual language to be drafted into the ordinances and regulations to implement the Plan. These committees held thirty-five meetings and their recommendations were published in a document entitled Review Committees' Recommendations, October 1994.

The committees' recommendations were reviewed by a Review Team consisting of representatives from the City and County Inspections Department, City and County Administration, City and County Attorneys, Public Works Commission, Health Department, City and County Engineering, Street Naming and Addressing, City Traffic Services, City and County Parks and Recreation Departments, NCDOT, Managers of Hope Mills and Spring Lake, and various Fire Departments. The Review Team's recommendations, along with the recommendations of the Committees, were forwarded to the Planning Board. The Planning Board considered the recommendations of the Review Committees and the Review Team and made their

recommendations to the governing bodies. These combined recommendations were published in a document entitled 2010 Land Use Plan Recommended Adjustments, April 1995. Citizen input in the Plan will continue during the public hearing process for adoption of the ordinances, regulations, and policies to implement the Plan. Citizens will also have an opportunity to play a major role in the Plan Re-evaluation efforts and in the development of Area and Neighborhood Plans.





CHAPTER II RECOMMENDATIONS

CUMBERLAND COUNTY 2010 LAND USE PLAN

GENERAL RECOMMENDATIONS

The Plan contains some recommendations which are broad concepts applicable to all development in the County. This Section outlines these general recommendations, which include the Urban Services Area/Municipal Influence Area Concept, "Designated Entrance Corridors" Concept, the Nodal/Corridor Urban Form Concept, the 2010 Land Use Plan Map, and the Transitional Use and Zoning Policy Concept.

THE URBAN SERVICES AREA\MUNICIPAL INFLUENCE AREA (MIA) CONCEPT

Early planning efforts in Cumberland County recognized the need to address urban sprawl. This was addressed in 1973 through the Urban Services Area Concept. Over the years, the concept was used as a planning tool by the Planning Staff in its deliberations on rezoning cases. Recently, the Board of County Commissioners adopted the policy of enforcing new development standards within the Urban Services Area. This action is a step toward developing uniform development standards throughout Cumberland County.

The Cumberland County 2010 Land Use Plan revisited this concept and found it to be conceptually sound and currently applicable. The Urban Services Area is defined in **Exhibit 3** - Urban Services Area Map. During the Plan development process, it was found that some municipalities wanted the flexibility to be unique and maintain their identity. To meet this goal, since none of the municipalities in the County have extra-territorial jurisdiction, a concept called the Municipal Influence Area (MIA) was incorporated into the Urban Services Area

Concept. The Municipal Influence Area (MIA) Concept was developed primarily to designate portions of the Urban Services Area that were to be developed to specific municipal standards. The Municipal Influence Areas are shown in **Exhibit 4** - Municipal Influence Areas Map. The advantages of the MIA Concept are that it allows each governing body to be unique; it motivates them to plan and program the extension of public services and facilities in an effective and efficient manner; and it forces the municipalities to address future annexation and growth plans, and intra-municipal boundaries before they become issues; and makes future annexations into the municipality more efficient and cheaper.

The disadvantages are that the municipalities will not have approval authority for any changes, revisions, additions, or adoption of any standards they wish to implement within their municipal influence area. This approval authority rests with the Board of County Commissioners. The standards would also have to be part of the County's Zoning Ordinance or Subdivision Regulations and would be enforced by the County Inspections Department. This makes the concept somewhat cumbersome and it will not be successful unless there is good cooperation between the Board of County Commissioners and the municipal governing bodies.

The Municipal Influence Areas for Fayetteville, Hope Mills, Spring Lake, and Stedman include large areas outside their corporate limits. Changes in each Municipal Influence Area are projected to be minor because their projected growth areas are included within their defined Municipal Influence Areas.

EXHIBIT 3
URBAN SERVICES AREA MAP

LEGEND

■ URBAN SERVICES AREA

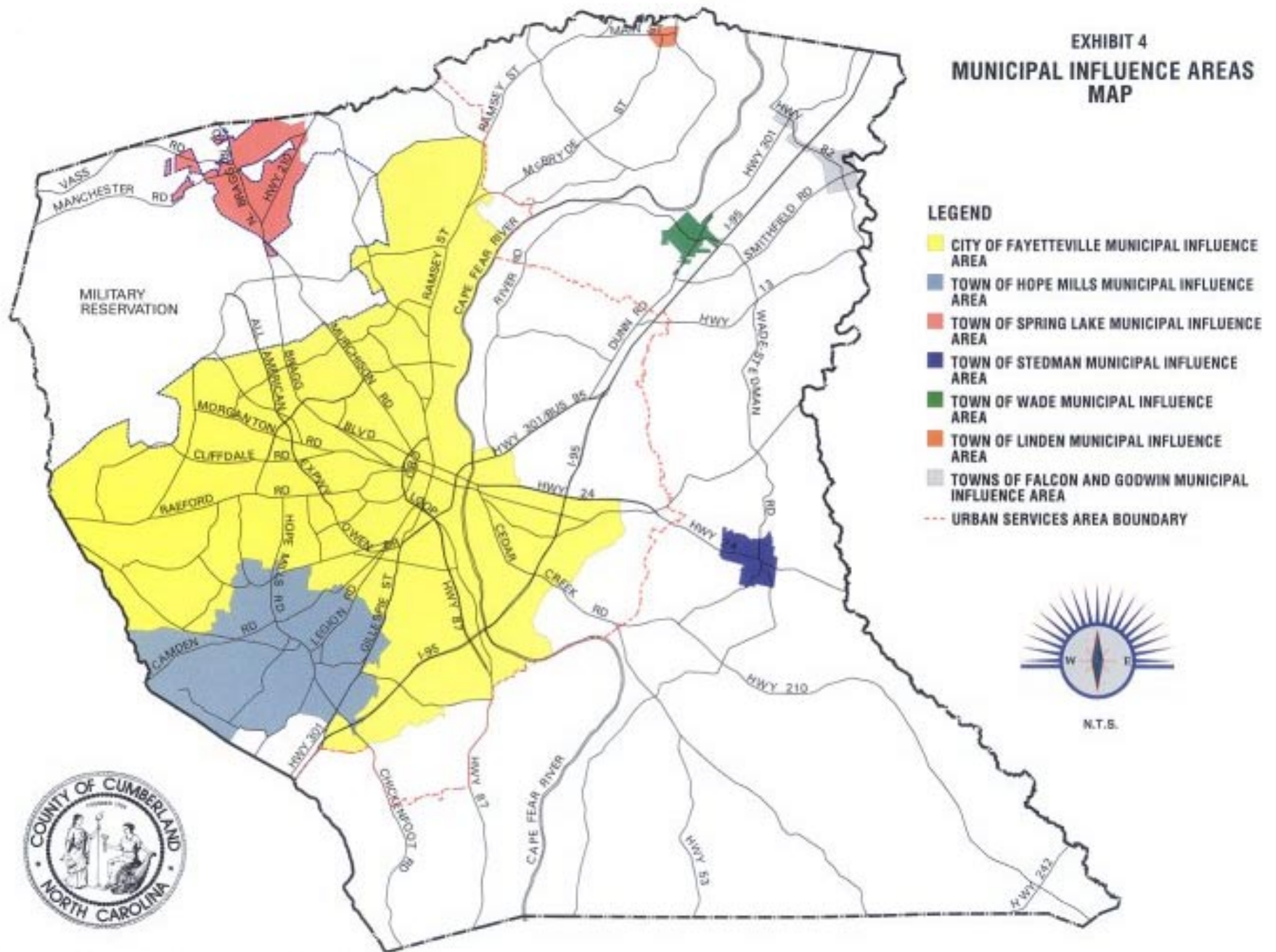


N.T.S.



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

EXHIBIT 4 MUNICIPAL INFLUENCE AREAS MAP



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN

The Municipal Influence Areas of Falcon, Godwin, Linden, and Wade are primarily contained within their respective corporate limits. These Municipal Influence Areas will be amended to include:

- New development occurring within 2,000 feet of a municipal water or sewer system;
- Existing or proposed development adjacent to the municipalities' corporate limits;
- Areas under consideration for annexation; and
- Other areas deemed appropriate by the municipality.

The Urban Services Area Concept, integrated with the Municipal Influence Area Concept, is the recommended vehicle to address urban sprawl and growth management in the Cumberland County 2010 Land Use Plan. These combined concepts will:

- Allow the public sector to provide infrastructure, facilities, and services more efficiently and cost effectively;
- Promote compact urban development;
- Protect natural resources and environmentally sensitive areas;
- Preserve farmland and rural character;

- Preserve city and town centers;
- Provide each governmental unit the opportunity to have unique development standards beyond the recommended minimum; and
- Demand cooperation between the Board of County Commissioners and the municipal governing bodies in the County.

The Urban Services Area Concept essentially splits the County into two parts. These parts are urban and rural, or Urban Services Area and Farmland Protection Area. The Plan promotes urban density within the Urban Services Area and rural density outside the Urban Services Area (Farmland Protection Area). Urban density is defined as two or more units per acre. A density less than two units per acre is considered rural.

The standards for development are based on density. Two levels of development standards are recommended in the urban density area: urban standards and suburban standards. Urban development standards are applicable when the density is greater than two units per acre. Suburban development standards are applicable when the density is two units per acre. Rural development standards are applicable when the density is less than two units per acre. These standards are as illustrated in **Exhibit 5 - Minimum Development Standards for Urban, Suburban, and Rural Densities**.

CUMBERLAND COUNTY 2010 LAND USE PLAN

EXHIBIT 5 MINIMUM DEVELOPMENT STANDARDS FOR URBAN, SUBURBAN, AND RURAL DENSITIES

URBAN > 2 UNITS/AC	SUBURBAN = 2 UNITS/AC	RURAL < 2 UNITS/AC
1. Concrete Curb & Gutter	1. Concrete Or Rolled Asphalt Curb & Gutter	1. NCDOT Standards
2. Fire Hydrants	2. Fire Hydrants If Public Or Community Water Is Utilized	2. Fire Hydrants If Developing Rural Density Within The Urban Services Area And within 2000 Feet Of Public Water; Or Inside The Urban Services Area And On Community Water
3. Public Water Or Sewer Required; All new Development Within 2000 Feet Of A Public Sewer Or Water Line Must Tap On	3. All new Development Within 2000 Feet Of A Public Sewer Or Water Line Must Tap On	3. All new Development Within 2000 Feet Of A Public Sewer Or Water Line Must Tap On
4. Concrete Sidewalks	4. Concrete Sidewalks	4. Sidewalks Not Required
5. Recreation Area Dedication Required or Fee	5. Recreation Area Dedication Required or Fee	5. Recreation Area Dedication Required or Fee
6. Underground Utilities Except High Voltage Electrical Lines	6. Underground Utilities Except High Voltage Electrical Lines	6. Not Required
7. Landscape Standards	7. Landscape Standards	7. Landscape Standards Required If Rural Density Developed Within The Urban Services Area
8. No Class "C" Private Streets	8. No Class "C" Private Streets	8. Class "C" Private Streets Allowed

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1995

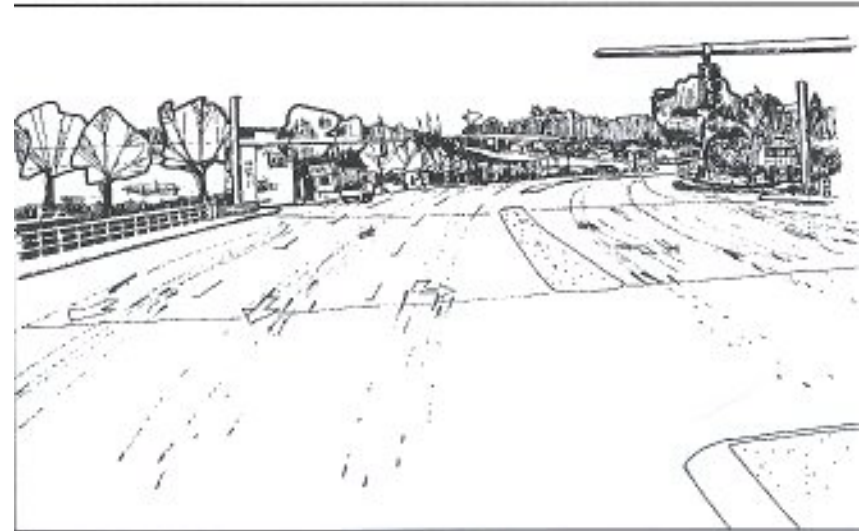
CUMBERLAND COUNTY 2010 LAND USE PLAN

Developers are allowed some flexibility in selecting the type and location of development they wish to complete. Rural development is allowed within the Urban Services Area, as long as it is in compliance with the minimum rural development standards. Additionally, rural developments are also required to tap onto an existing public water or sewer line when the development is within 2,000 feet of such a line. If urban or suburban density development occurs in the Farmland Protection Area (outside the Urban Services Area), the appropriate density development standards must be met.

In summary, the Cumberland County 2010 Land Use Plan recommends that the Urban Services Area Concept be combined with the Municipal Influence Area Concept in order to address urban sprawl issues, farmland protection, preservation of the rural atmosphere, growth management in the County, and serve as a step toward creating uniform standards and joint cooperation between the various governing bodies in the County and allow individuality among the municipalities.



BEFORE



AFTER

CUMBERLAND COUNTY 2010 LAND USE PLAN



CUMBERLAND COUNTY 2010 LAND USE PLAN

DESIGNATED ENTRANCE CORRIDORS

During the Community Outreach Process, a major issue that emerged was the visual appearance and image of Cumberland County. The Plan addresses the visual appearance and image of the entrance corridors in the Designated Entrance Corridor Concept.

The Plan examined all the thoroughfares in the County, delineated the ones that were gateways to the municipalities, and developed standards to enhance their visual appearance. These standards are minimum requirements, but are flexible enough to allow individuality and uniqueness for each municipality in the County. These standards which include: landscaping, circulation measures (outlined in the Manual on Street and Driveway Access in Cumberland County), transit pull-offs, pedestrian circulation, uniform sign control, and land use compatibility are addressed throughout this document. Any new development, expansion of existing development, or remodeling of existing development along a "Designated Entrance Corridor" within the Urban Services Area, is required to adhere to these standards. Designated Entrance Corridors are as illustrated in **Exhibit 6 - Map of Designated Entrance Corridors in Cumberland County**, and are as follows:

Cumberland County

Eastern Boulevard (U.S. 301)
Clinton Road (Old N.C. Highway 24)
Raeford Road (U.S. 401)
New N.C. 87 South
Murchison Road (N.C. Highway 210 and 87)
Elizabethtown Road (Old Highway 87)

New N.C. 24 East
Cedar Creek Road (N.C. 53 and 210)
Owen Drive Extension (Coliseum Entrance)
U.S. 401 North
All American Expressway
Cliffdale Road (Reilly Road Westward)

City of Fayetteville

Raleigh Road (U.S. 401 North)
Raeford Road (U.S. 401 South)
Bragg Boulevard (N.C. 24)
Eastern Boulevard (U.S. 301)
New N.C. 24 East
Clinton Road (Old Highway 24)
Cedar Creek Road (N.C. 53 and 210)
Murchison Road (N.C. 210 and 87)
Elizabethtown Road (N.C. 87 South)
Gillespie Street
Airport Road
Morganton Road
Cliffdale Road (Reilly Road Eastward)
Robeson Street

Town of Hope Mills

North and South Main Street
Legion Road
Rockfish Road
Camden Road
Black Bridge Road/Golfview Drive
Cameron Road
Elk Road

CUMBERLAND COUNTY 2010 LAND USE PLAN

Town of Spring Lake

Murchison Road (N.C. 87 and 210 South)
North and South Bragg Boulevard (N.C. 24 and 87)
N.C. 210 North
Vass Road
Manchester Road

Town of Falcon

North and South West Street
Fayetteville Road
Dairy Road

Town of Godwin

U.S. Highway 301
N.C. 82/Main Street/Falcon-Godwin Road

Town of Linden

Mill Road (N.C. 217)
Main Street
McBryde Road (S.R. 1700)
Colliers Chapel Church Road (S.R. 1609)
Loop Road (S.R. 1705)

Town of Stedman

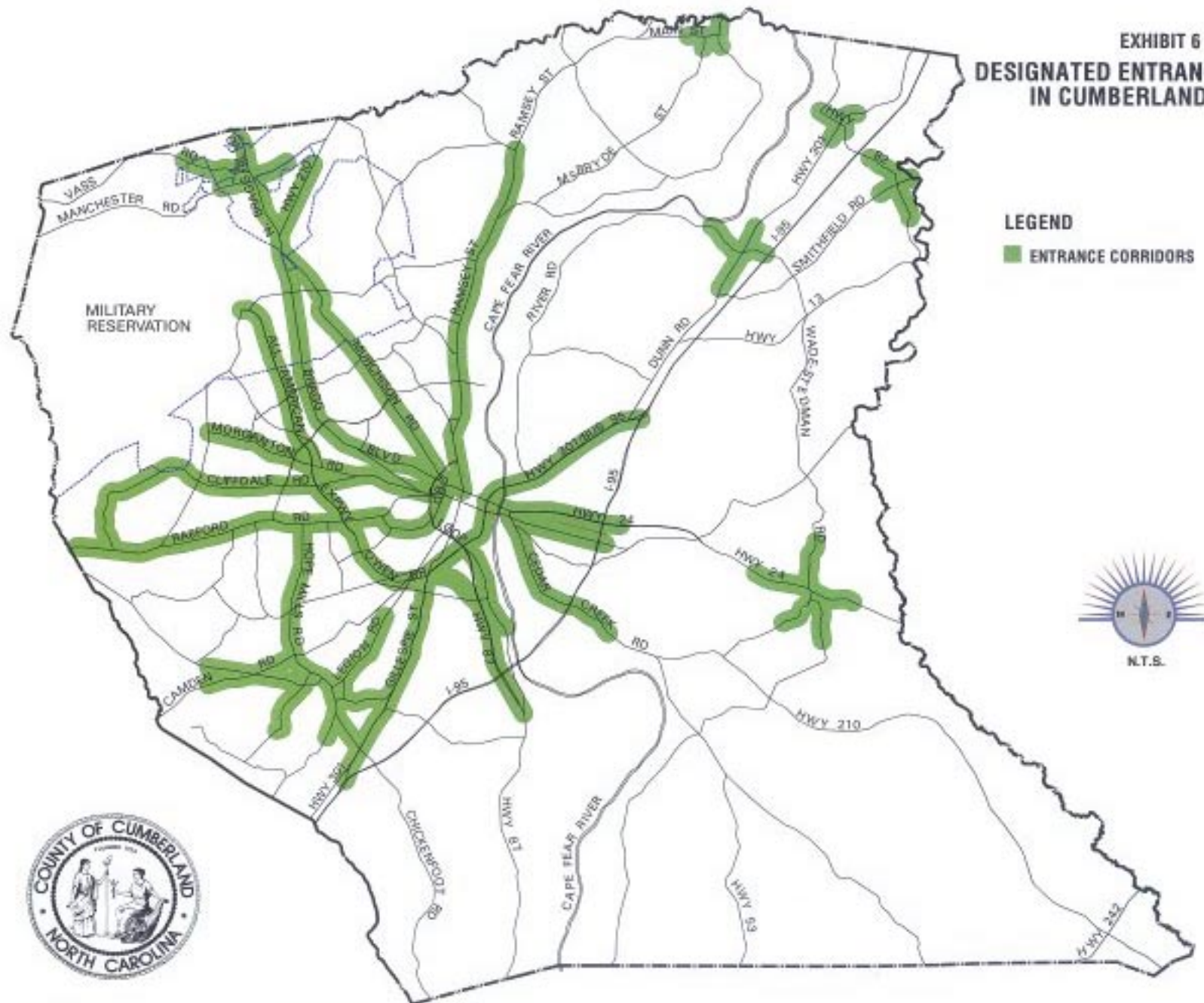
N.C. 24
Wade-Stedman Road
Hillsboro Street/Carl Freeman Road
Front Street (S. R. 2022)
Magnolia Church Road (S. R. 1843)

Town of Wade

U.S. Highway 301
Wade-Stedman Road/Church Street



EXHIBIT 6
DESIGNATED ENTRANCE CORRIDORS
IN CUMBERLAND COUNTY



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN

NODAL/CORRIDOR URBAN FORM

Today, in most urban jurisdictions similar to Cumberland County, progressive growth and development is guided by a host of land use tools. The concept of urban form is a progressive land use tool, which gives context to land use decisions in a community and serves as the overall guide for more specific decisions related to the actual placement of uses throughout the planning jurisdiction.

The state of being urban is normally considered to embrace an urban form theory. While there are numerous urban form theories, the ones which best exemplify existing development within Cumberland County include:

- The Dispersed Pattern
- The Corridor Pattern
- The Nodal Pattern
- The Compact/Nucleated Pattern

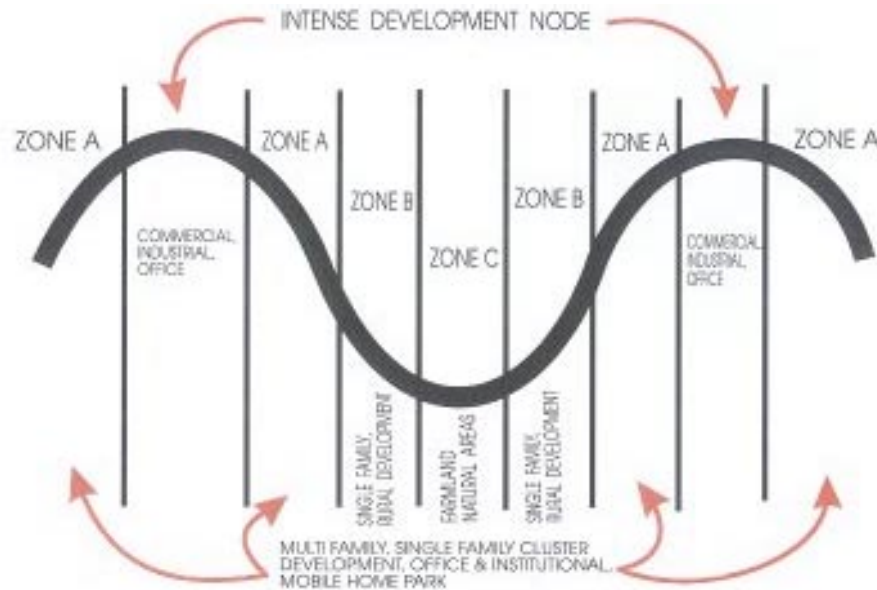
Each of the development patterns listed above have advantages and disadvantages for Cumberland County. The urban form theory best suited for Cumberland County should:

- Respect, to the greatest extent possible, quality existing development throughout the County;
- Recognize existing market realities and market driven development patterns within the County;

- Guide development within areas which have adequate public facilities and services or, if adequate services are not available, in areas where services can be provided in an economical and cost-effective manner;
- Guide development in a manner which protects and enhances valuable natural resources and farmland;
- Ensure that all development enhances and promotes a higher quality of life throughout the County;
- Protect residential areas;
- Provide viable commercial and employment opportunities to meet the needs and desires of the public; and
- Prevent urban sprawl.

The urban form theory, which should be considered to guide the future growth and development of Cumberland County, is defined as the Nodal/Corridor Urban Form. This urban form theory, which is illustrated in **Exhibit 7 - Theoretical Illustration of the Nodal Corridor Urban Form**, incorporates the positive points of the Nodal, Corridor, and Compact Nucleated Patterns listed above; will foster quality growth, development, and revitalization; and respects quality growth and development which has occurred in Cumberland County.

EXHIBIT 7 **THEORETICAL ILLUSTRATION OF** **THE NODAL/CORRIDOR URBAN FORM**



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

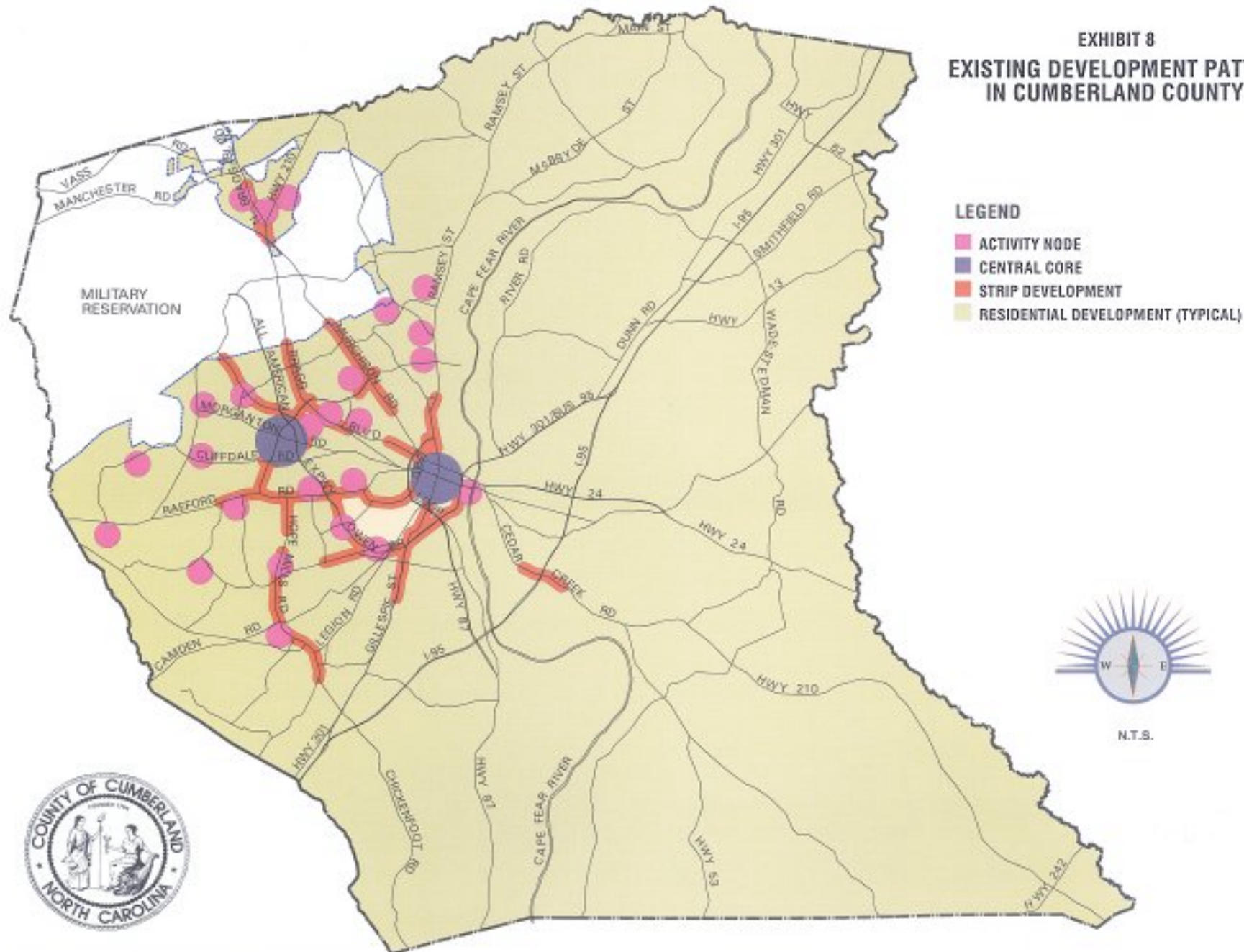
Examining the general development pattern that has occurred in the County, reveals that the Dispersed Pattern, adopted in the early seventies, has actually followed the Nodal / Corridor Pattern, as is illustrated in **Exhibit 8** - Existing Development Pattern in Cumberland County. In the past, the primary development type was strip commercial development. However, more recently, nodal development has been the most prominent type of development to occur.

The Nodal/Corridor form will accommodate both strip commercial and nodal types of development, as well as protect the natural features of the County. These natural features should be a guiding force for development in the County. An example of this influence is the role sewer plays in development and how topography influences sewer extensions.

Additionally, this form is also recommended because the "nodal" form ideally clusters commercial development, and the "corridor" form will accommodate the existing strip commercial development. This urban form is also based upon the philosophy that strip commercial development can be developed in a positive manner and can be an asset to the County. It should be noted that only existing strip commercial development is recognized in the Nodal/Corridor Urban Form; additional strip commercial areas are not recommended.

The primary emphasis of the Nodal/Corridor Urban Form is concentrated nodes of non-residential development, called activity nodes, which are tied together by thoroughfares that may be currently developed as strip commercial areas, residential areas, or undeveloped. These thoroughfares radiate out from a central core, similar to a hub of a wheel with radiating spokes. The central core should contain the most intense development and serve as the central activity center for the County. If strip commercial development is located along these thoroughfares, it should be less intense than the central core and the strip commercial development should be limited in length, having a non-commercial separation between each strip commercial segment.

**EXHIBIT 8
EXISTING DEVELOPMENT PATTERN
IN CUMBERLAND COUNTY**



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN

The residential areas, and their associated amenities, should be located between the thoroughfares, which would provide convenient access to the activity nodes. This urban form is illustrated in **Exhibit 9 - Recommended Nodal/Corridor Urban Form for Cumberland County**. The type, density, and location of this residential development is dependent upon infrastructure, topography, natural features, and other factors that may impact the quality of life in residential areas. The location of activity nodes should be at the intersection of major thoroughfares and may be designated as neighborhood, community, or regional shopping centers. Activity nodes may also be designated as major industrial or office parks.

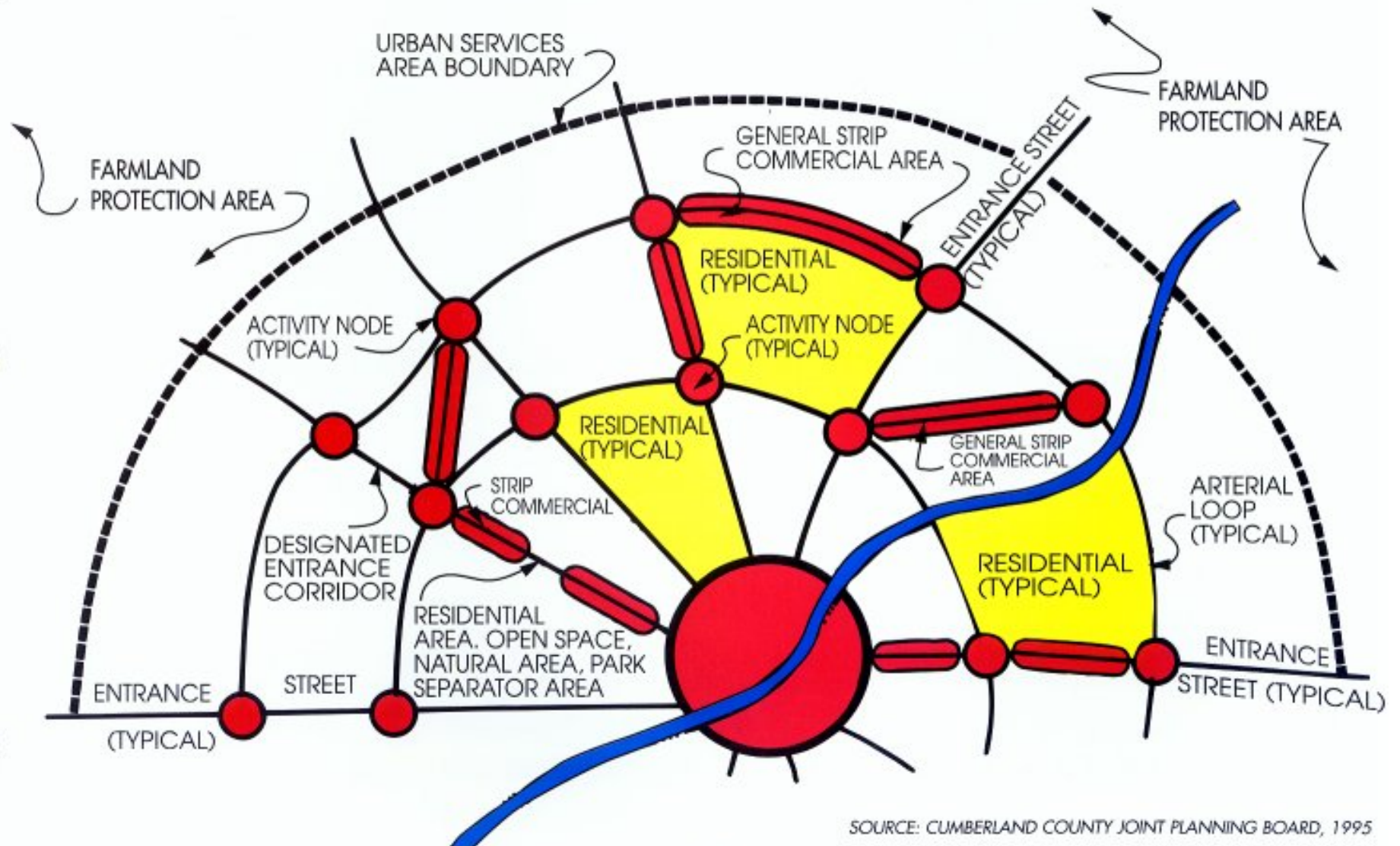
The Transitional Use and Zoning Policy (see page 37) is applied to these nodes, allowing the most intense development in their center and less intense development on their edges. This will foster a transition from the intense development of the activity nodes to low density development on the fringe of the activity node.

The advantages of the Nodal/Corridor Urban Form are that it provides convenient access for residents to retail and employment areas; defines and provides neighborhood identity; allows for a wide variety of housing types and densities; preserves agricultural areas; promotes a strong central business district; supports efficient mass transit service; provides for efficient and economical public services; and provides visual variety and interest along thoroughfares, due to the varying intensity of development.

In conclusion, the Nodal/Corridor Urban Form is recommended for Cumberland County. It is reflective of existing development within the County and accommodates the types of development anticipated through the planning period.



EXHIBIT 9 RECOMMENDED NODAL-CORRIDOR URBAN FORM FOR CUMBERLAND COUNTY



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1995

CUMBERLAND COUNTY 2010 LAND USE PLAN

THE LAND USE PLAN MAP

The 2010 Land Use Plan Map shows the proposed location of the various types of land uses in the County. The Map is based upon the premise that all of the Plan recommendations play a role in determining where the various types of land uses are proposed to be located within the County. It reflects the Nodal/Corridor Urban Form Concept, the Designated Entrance Corridor Concept, the Urban Services Area/Municipal Influence Area Concept and the Thoroughfare Plan; takes into account the recommended landscape standards, uniform circulation standards, utility extension policies; and acknowledges the Military's impact upon the community and its operational needs. The Map also contains a demarcation line, referred to as the Urban Services Area Boundary, which separates areas where urban density development is promoted from areas to be preserved and protected as farmland and open space, where the rural character is maintained.

The land use categories depicted on the Map include: residential; commercial; office and institutional; industrial; social, governmental, recreational, and open space; farmland; and activity nodes as illustrated in **Exhibit 10** - Cumberland County 2010 Land Use Plan Map. Land Use Plan Maps for each municipality are located in the Appendix of this document. A detailed description of these land use categories is presented below.

Residential

Residential development, as denoted on the 2010 Land Use Plan Map, consists of five categories: rural residential (farmland), suburban residential, low density residential, medium density

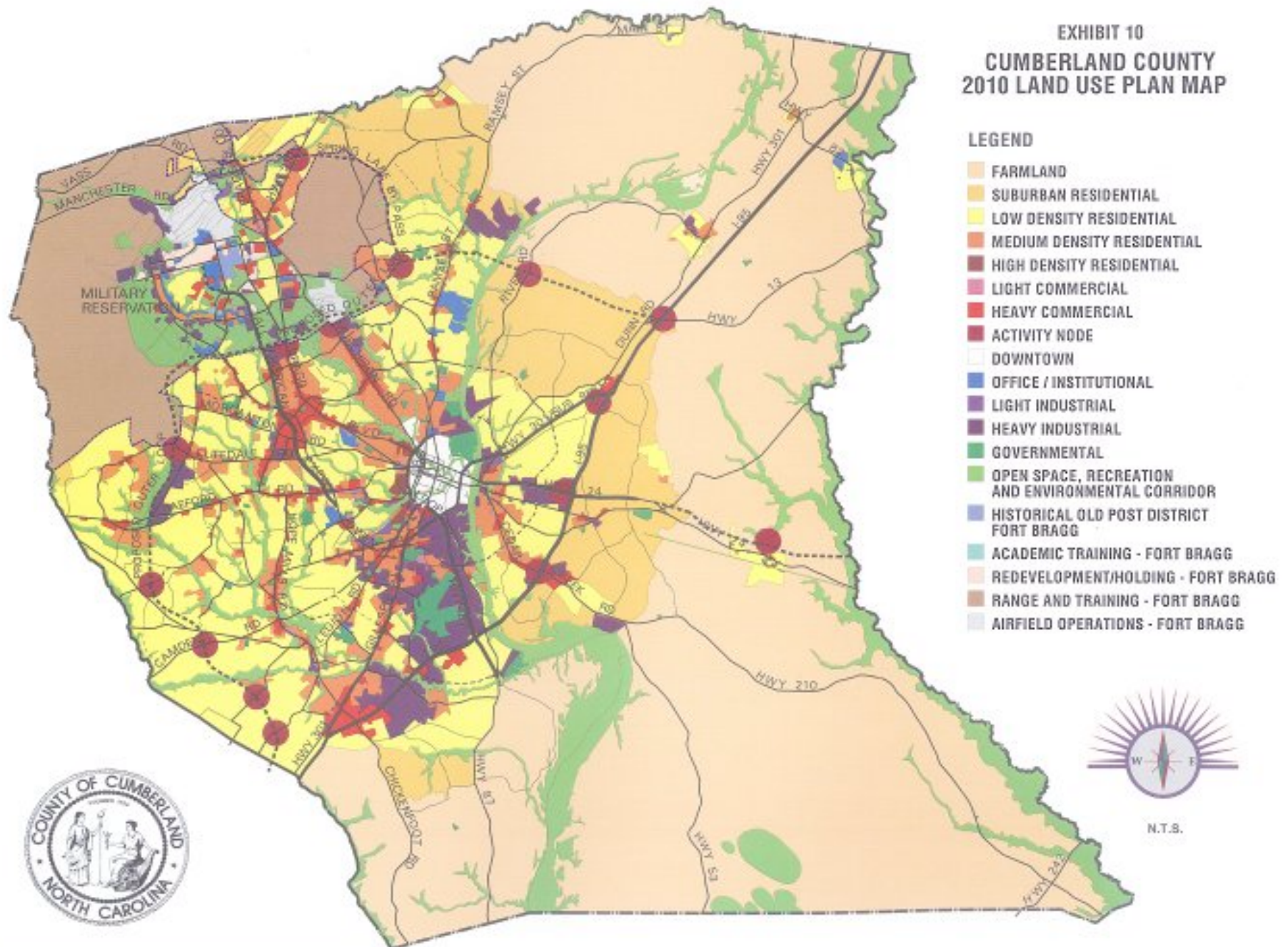
residential, and high density residential. The 2010 Land Use Plan redefines rural, suburban and low density residential development from the earlier definitions used in the 1971 Land Use Plan. This change is a reflection of the current zoning districts in the County.

Under the 2010 Land Use Plan definition, rural residential (farmland) development is defined as residential development which requires a minimum of 40,000 square feet of land per dwelling unit. This type of development would have the least impact on the character of the rural area. Individual wells and septic tanks are the primary method of water and sewer provision. However, rural residential development, like all residential development in the County, must tie into public water and sewer systems if it is within 2000 feet of such service. Existing zoning districts which fall within this category include the R-40, R-40A, and A1A Residential Districts, and the A1-Agricultural District. These zoning districts are applicable only in the Farmland Protection Area and should be determined on a case by case basis.

Suburban residential development is defined as residential development which requires a minimum of 20,000 square feet of land per dwelling unit. The RR-Rural Residential, the R-20 and the R-20A Residential Districts fall in this category. This type of development should take place within the Urban Services Area where services are programmed but currently few or none exist.

The Plan proposes that community or public water is preferred, and that public sewer is desirable. However, individual wells and septic tanks are allowed.

EXHIBIT 10
CUMBERLAND COUNTY
2010 LAND USE PLAN MAP



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1995

CUMBERLAND COUNTY 2010 LAND USE PLAN

Low density residential development is characterized as having a density greater than 2.1 up to 6 dwelling units per acre. Existing zoning districts within the low density residential classification include: the R-15 and R-15A Residential Districts; the R-10, and R-10M Residential Districts; and the PND Planned Neighborhood District. The majority of the residential development in the County falls into the low density category, with the predominant type being single family detached housing. Plan projections indicate that low density residential development will experience the greatest growth during the planning period. Additionally, the Plan proposes that low density residential development should be located within the Urban Services Area and that some urban services must be available.

Medium density residential development is defined as a density range greater than 6 up to 15 dwelling units per acre. Existing zoning classifications that fall within this density range include: the R-6 and R-6A Residential Districts; and the R-5A Residential District. The Plan recommends for medium density residential development: the availability of public or private water and sewer; that the development be within one-half mile of an existing or proposed arterial street that is accessible by a collector street; that it be located adjacent to other medium or high density residential developments or commercial areas; be located outside of an environmentally sensitive or hazardous area; be located within one-quarter mile of an existing or proposed transit route; comply with any Board of Education school standards outlined in the Education Facilities Plan of the Community Facilities and Services Element of the Cumberland County 2010 Comprehensive Plan; and be located within the

Urban Services Area. The medium density residential development located on the 2010 Land Use Plan Map is based upon the following facts: the existing areas zoned for medium density development are viable; the area is in a projected high growth area; is located in accordance with the Transitional Use and Zoning Policy; and is near a major employment center.

High density residential development is classified as having a density greater than 15 dwelling units per acre. The R-5 Residential District is the only residential zoning classification that allows high density residential development. Location criteria for high density residential development includes that the development: be within the Urban Services Area; be within one-quarter mile of an existing major arterial street and directly accessible thereto, by at least a minor arterial street; be within one-quarter mile of an existing or proposed bus route; have public water and sewer; should be located near commercial, office, institutional, other multi-family development or areas zoned accordingly, and near the central business districts of the municipalities; outside of an environmentally sensitive or hazardous area; and comply with the Board of Education school standards. The 2010 Land Use Plan Map denotes high density residential areas near Downtown Fayetteville and the Cross Creek Mall area. Even though the Plan does not show high density residential development within the smaller Town's downtowns, the Plan does support this type of development, as long as the required urban services are available and locational criteria are met. **Exhibit 11** - Location Criteria For The Various Residential Densities outlines the locational criteria established for use in making recommendations on various residential densities.

CUMBERLAND COUNTY 2010 LAND USE PLAN

EXHIBIT 11 LOCATION CRITERIA FOR THE VARIOUS RESIDENTIAL DENSITIES

Suburban Density - 2 du*/acre 20,000 sq. ft. per du* (RR,R20,R20A)	Low Density - Greater than 2.1 to 6.0 du/acre (R10, R10M, R15, R15A)	Medium Density - Greater than 6 to 15 du/acre (R6, R6A, R5A)	High Density - Greater than 15 du/acre (R5)
		Preferred to be within 1/2 mile of neighborhood or community shopping center.	Within 1/2 mile of community or regional shopping center or Downtown Fayetteville.
	Preferred to have direct access to a "Collector" or "Feeder" Street.	Within 1/2 mile of an existing major or minor arterial street and directly accessible thereto by at least a "Collector" or "Feeder" Street.	Within 1/4 mile of an existing major arterial street and directly accessible thereto by at least a minor arterial street.
	May or may not be within 1/4 mile of an existing or proposed bus transit route.	Preferred to be within 1/4 mile of an existing or proposed bus transit route.	Within 1/4 mile of an existing or proposed bus transit route.
Preferred to have community or public water. Public sewer is desirable. Individual wells and septic tanks are allowed. Development must tap onto public sewer and water if within 2000 feet of an existing line.	Must have a minimum of community or public water. Public sewer is desirable. Development must tap onto public sewer and water if within 2000 feet of an existing line.	Must have public or community water and sewer. Development must tap onto public sewer and water if within 2000 feet of an existing line.	Must have public water and sewer.
Must be in accordance with the NAPZ Study and should not be located in a hazardous area, i.e. crash zone and hazardous waste site.	Must be in accordance with the NAPZ Study and should not be located in a hazardous area, i.e. crash zone and hazardous waste site.	Must be in accordance with the NAPZ Study and should not be located in a hazardous area, i.e. crash zone and hazardous waste site.	Must be in accordance with the NAPZ Study and should not be located in a hazardous area, i.e. crash zone and hazardous waste site.
May or may not meet school location criteria set by Board of Education.	Should meet school location criteria set by Board of Education.	Should meet school location criteria set by Board of Education.	Should meet school location criteria set by Board of Education.
Must be above the 100 year flood elevation.	Must be above the 100 year flood elevation.	Must be above the 100 year flood elevation.	Must be above the 100 year flood elevation.
Must be located within the Urban Services Area.	Must be located within the Urban Services Area.	Must be located within the Urban Services Area.	Must be located within the Urban Services Area.
	Preferred to be located adjacent to single family development and other multi-family development.	Preferred to be adjacent to existing commercial, office, institutional, and other multi-family uses, or areas zoned accordingly.	Should be located near commercial, office, institutional, other multi-family development, or areas zoned accordingly, and near the central business districts of the municipalities.
	Could be located in a Planned Neighborhood Development.	Could be located in a Planned Neighborhood Development.	Could be located in a Planned Neighborhood Development.

*du means dwelling unit

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996.

CUMBERLAND COUNTY 2010 LAND USE PLAN

Commercial

Commercial development, as is reflected on the Land Use Plan Map, is grouped into two categories: light commercial and heavy commercial. Light commercial development caters to the ordinary needs within the immediate neighborhood, placing an emphasis on convenience goods. Zoning districts which allow light commercial uses include: the C1-Local Business District; C1A-Area Commercial District; P3(P)-Flex Office District; the CB, C2, C2S, and C2P Central Business Districts; and the C1P-Shopping Center District. According to the 2010 Land Use Plan Map, these types of development are primarily located adjacent to arterial streets and are generally surrounded by residential development. Heavy commercial development provides for a wide variety of heavy retail, service, and wholesale establishments. Zoning districts which permit heavy commercial development include: C3-Heavy Commercial District, HS(P)-Highway Service District, and C(P)-Planned Commercial District. These types of development usually require large amounts of land area and are generally located at major intersections and along major thoroughfares. In most cases, these uses are not compatible with residential development.

Office and Institutional

Office and institutional areas allow both general office uses, and institutional uses, such as hospitals and higher education facilities. These uses are more compatible with medium and high density residential development, commercial development, as well as serving as a buffer between low density residential development and intense commercial development. Office and

institutional development often serves as the initial use for declining residential areas or areas undergoing a transition from a residential area to a non-residential area, such as Hope Mills Road. In many cases, these areas in transition provide locations for new business start-ups. Zoning districts which allow office and institutional development include: the O&I-Office and Institutional District, the P1 and P2-Professional Districts; the P3(P)-Flex Office District; the CB, C2, C2P, and C2S Central Business Districts; and the C1, C1P, C1A, C(P), and C3-Commercial Districts. The 2010 Land Use Plan recognizes two general types of office and institutional development: individual office development and office parks. The individual office development may serve as a buffer between intense commercial development and residential areas, or it may be a part of a "general strip office" development, which can be defined as a row of individual offices fronting a street, similar to strip commercial development. As is denoted on the 2010 Land Use Plan Map, a segment of McPherson Church Road, between Kentyre Drive and Raeford Road, and a segment of Owen Drive, between Hunter Circle and Village Drive, are designated as "general strip office" development. The Plan recognizes that this type of development pattern exists in these instances, but does not promote additional development of this nature. Standards for these individual office developments include: being located within the Urban Services Area; having utilities available, or sufficient land area to accommodate wells and septic tanks if utilities are not available; and being located on lots that will adequately meet all of the standards. Additionally, when property within an area undergoing transition is rezoned from residential use to an office use, the property must comply with the same development standards applied to strip

CUMBERLAND COUNTY 2010 LAND USE PLAN

commercial development, such as landscaping, buffering, and off-street parking.

The other type of office and institutional development recognized by the Plan is the office park, which includes "flex office uses," which is specifically addressed within another section of this document. The Plan recommends that office parks have all utilities available; have access on a major thoroughfare; and be located within the Urban Services Area. Additionally, the Plan recommends that office parks should be located on property that is zoned for commercial, office and institutional, and professional uses. The Plan also designates specific areas for office and institutional uses; allows office uses within commercial zoning districts; and supports office and institutional uses as part of the Transitional Use and Zoning Policy.

Industrial

Industrial development is unique from all other types of land uses, due to specific location requirements. The location of industrial areas on the 2010 Land Use Plan Map are based on available utilities; access to various modes of transportation; and having adequate land area to accommodate future expansion, as well as providing adequate buffering for adjoining property from possible noxious environmental effects. Additionally, industrial areas should be located within a reasonable commuting distance from the residential accommodations of the labor force and should be conveniently linked to these areas by major thoroughfares and/or mass transit routes.

Two types of industrial development are depicted on the Land Use Plan Map: light industrial and heavy industrial development. Light industrial development is defined as the manufacturing and processing of small items; operations which involve warehousing and wholesaling; and certain public assembly and recreational uses. This type of industry normally poses no major detrimental effect upon the surrounding environment, such as traffic volume, noise, smoke, fumes, etc. Presently, the M1-Light Industrial District allows light industrial uses (as a permitted use). The Plan recommends that light industrial uses should be allowed as a Conditional Use in the C3-Heavy Commercial and the C(P)-Planned Commercial Districts. Industrial areas are located on the 2010 Land Use Plan Map based upon the following: being located within the Urban Services Area; being on an arterial street; being on an adequate sized tract of land; and having all of the urban services.

Heavy industrial development is defined as manufacturing and processing uses that operate on a large scale, producing large quantities of items and often generating heavy traffic volumes, smoke, noise, fumes, and/or other nuisances which generally require adequate buffering from other land uses. Zoning districts which allow heavy industrial uses include: the M2-Heavy Industrial District and the M(P)-Planned Industrial District. Heavy industrial development should be planned and located with consideration for the health, safety, and welfare of its employees, as well as the citizens of the County; should be in harmony with the surrounding land uses; and at the same time, meet necessary requirements to ensure that the industry will flourish. Location criteria for heavy industrial areas include

CUMBERLAND COUNTY 2010 LAND USE PLAN

being located in the "urban fringe area" and Farmland Protection Area; having sufficient infrastructure, such as water, sewer, other utilities, and access; having direct access to major regional transportation facilities, such as railroads, major trucking routes, and airports; and should not be located on soil designated as Prime Farmland whenever possible.

The Plan also recommends two concepts related to industrial development: "Industrial Parks" and designating U.S. Highway 301 South (Eastern Boulevard) as an "Industrial Corridor." Industrial parks are defined as concentrations of similar and compatible industrial uses arranged in a subdivision format; managed as a unit, in many cases; and having characteristics similar to a shopping center. Additionally, industrial parks may be classified as either light industrial or heavy industrial. Heavy industrial parks may contain light industrial uses, especially those uses serving as support uses for heavy industry, however, light industrial parks shall not contain heavy industry. The location criteria for "Industrial Parks" is the same for any industrial development.

An "Industrial Corridor" is defined as a street that is designated solely for industrial development. It is imperative that the "Designated Entrance Corridor" standards, which are recommended in the Plan, be enforced along this Corridor. Additionally, the Plan recommends that "Industrial Parks" and "Industrial Corridors" be allowed in all of the industrial zoning districts and be permitted as a Conditional Use in the C3-Heavy Commercial and C(P)-Planned Commercial Districts.

Farmland

The Farmland category on the 2010 Land Use Plan Map is primarily an area designated for farming and agricultural purposes. While rural residential development is not promoted, it is allowed. The Plan recognizes that there is a market for this type of development and addresses this issue with a policy of not promoting any residential development in the Farmland Protection Area, but allowing residential development to occur as market forces dictate.

The Plan also recognizes that this area will accommodate uses other than farming, agriculture, and residential development. There are certain attributes in the Farmland Protection Area that makes it suitable for other uses. These attributes include rail access, suitable topography and the possible location of sewer, inexpensive access to public water, availability of natural gas, road access, and inexpensive large tracts of land. Other uses that find these attributes suitable include: convenient shopping facilities (the "country store"), farm chemical and fertilizer facilities, produce and farm materials processing and packing facilities, and large heavy industries. These uses can co-exist with the residential, agricultural and farming uses in this area if there are standards that ensure that they do not negatively impact the surrounding uses.

The current zoning categories for the Farmland Protection Area are the A1- Agricultural District and the A1A-Residential District. These districts are designed to keep the residential density low (which will help preserve and protect the rural character) and allow other uses that can co-exist in the Farmland

CUMBERLAND COUNTY 2010 LAND USE PLAN

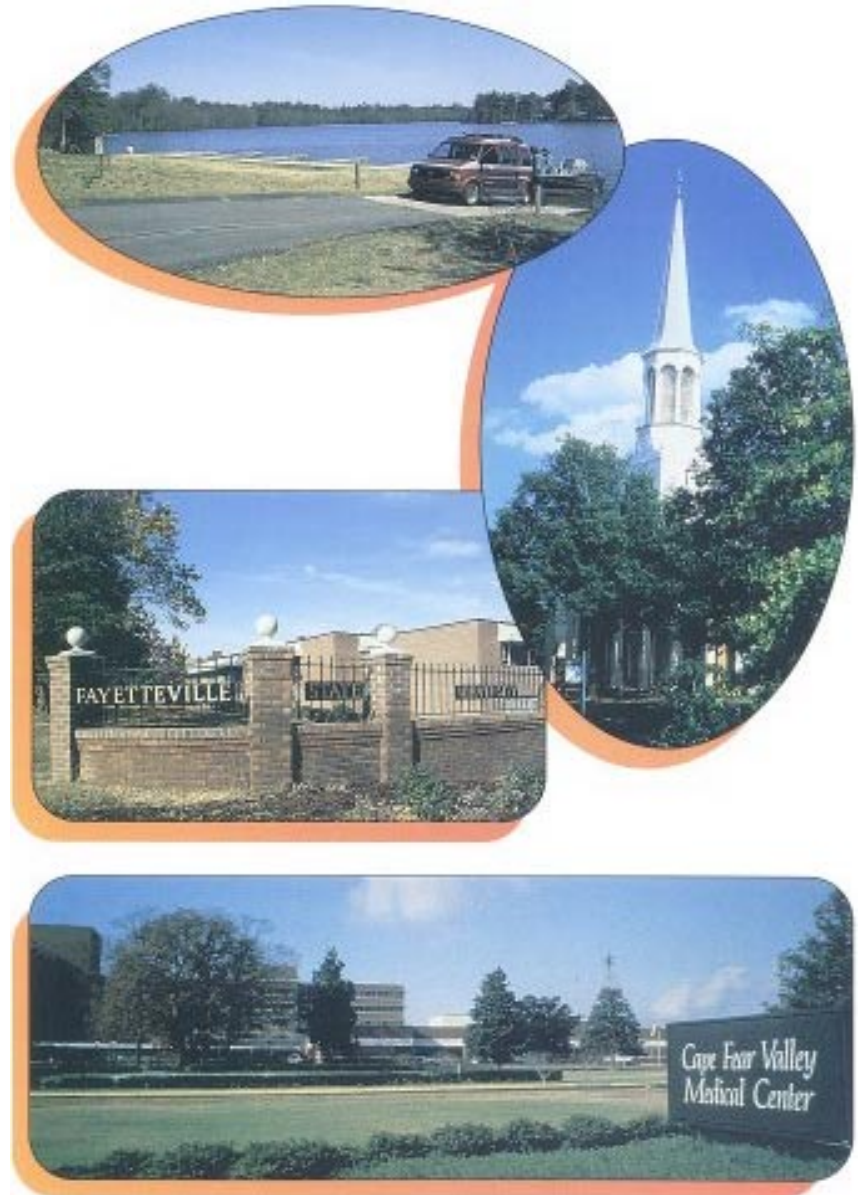
Protection Area. It should be noted that zoning is being used as a planning tool in the Farmland Protection Area to protect farmland as a resource rather than its traditional intent of ensuring orderly development.

Social, Governmental, Recreational, and Open Space

Social, governmental, recreational, and open space uses are denoted on the Land Use Plan Map as a single land use category. Social and governmental uses include government office buildings, museums, cultural facilities, fire stations, schools, etc. Recreational and open space uses include parks, environmental corridors, wildlife protection areas, natural areas, Carolina Bays, historic and scenic sites, and major water features. All of these uses are scattered throughout the County, although there are major concentrations of recreational and open space uses along the water courses that traverse the County. All of these uses are permitted in all of the zoning districts, however, the CD-Conservancy District is designed to protect and preserve open space areas along the water courses.

Activity Nodes

Activity nodes are depicted on the 2010 Land Use Plan Map as potential concentrations of non-residential development, due to their location. Most of these activity nodes are located at major intersections and interchanges. These activity nodes will be studied in detail, as market forces dictate, during the next phase of the planning process, and will be incorporated into the 2010 Land Use Plan and the Land Use Plan Map.



CUMBERLAND COUNTY 2010 LAND USE PLAN

THE TRANSITIONAL USE AND ZONING POLICY CONCEPT

The Transitional Use and Zoning Policy Concept recognizes that all the various types of commercial activities impact each other as well as the surrounding residential development. The Transitional Use and Zoning Policy provides a transition from intense commercial activity to low density residential uses. An illustration of this concept is shown in **Exhibit 12** - Transitional Use and Zoning Policy Concept. It is based on the assumption that intense commercial development is more compatible with office and institutional along with medium and high density residential developments. These uses serve as a transition to low density residential development. The Transitional Use and Zoning Policy minimizes the impact of intense commercial development on potential or existing low density residential areas and also preserves the traffic capacity of thoroughfares. The Policy is applied to regional shopping centers, community shopping centers, neighborhood shopping centers, strip commercial areas and at activity nodes. It is not applicable to the convenient and rural centers. These small scale commercial activities are designed to blend with the surrounding residential areas in scale and character, thus making them a part of the neighborhood fabric.



EXHIBIT 12 TRANSITIONAL USE AND ZONING POLICY CONCEPT



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

CUMBERLAND COUNTY 2010 LAND USE PLAN

OTHER GENERAL RECOMMENDATIONS

There are other general recommendations that address important issues in the Plan. These other general recommendations include adoption of subdivision regulations and zoning ordinances for all municipalities, County-wide drainage facilities, uniform landscaping standards, vehicular circulation standards, the provision of pedestrian facilities, and the zoning of the remaining unzoned areas of the County.

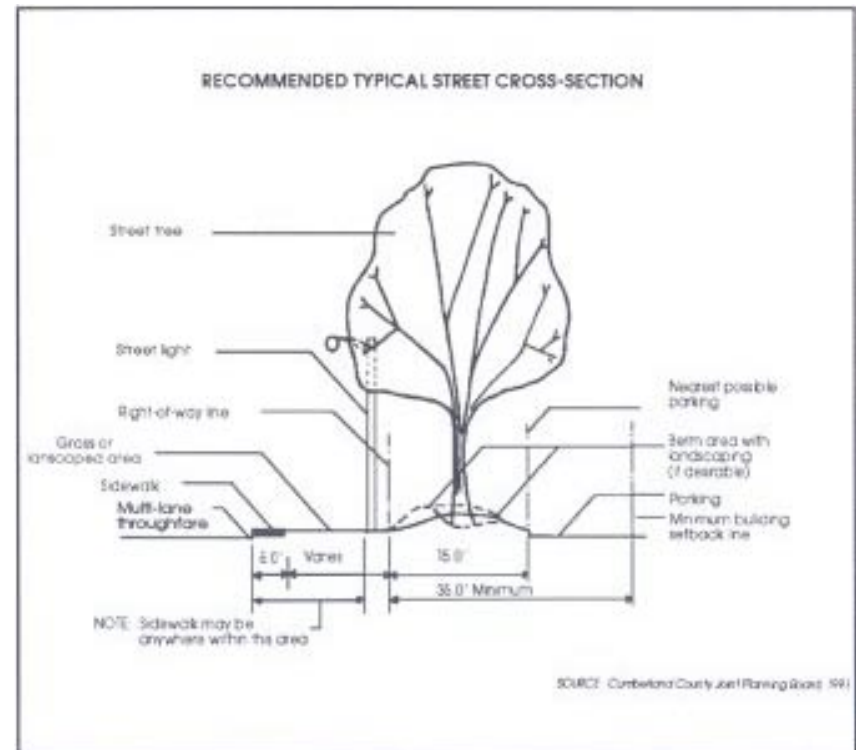
The Plan recommends that each municipality should adopt subdivision regulations and zoning ordinances. The Plan further recommends that these regulations and ordinances be uniform, to provide continuity throughout the County.

Uniform landscaping standards are recommended for the Urban Services Area. The Plan recommends adoption of a modified version of the landscape ordinance currently enforced in the City of Fayetteville. This would enhance the visual appearance of the County and provide uniformity in development within the Urban Services Area.

Uniform circulation standards are also recommended for the County and all the municipalities. These uniform standards are outlined in the Manual on Street and Driveway Access in Cumberland County. This manual addresses such issues as deceleration lanes, number of driveways allowed onto arterial streets, driveway distances from intersections, etc. Pedestrian circulation is also addressed through the recommendation that sidewalks be provided on both sides of all streets in both

residential and commercial areas, and pedestrian paths to amenities in mobile home parks.

The Plan also recommends that the remaining unzoned portions of the County be zoned. This is important because it will aid in the preservation of farmland and the farming industry, protect the rural character in the County, prevent urban sprawl, protect the natural resources, and protect the health and safety of County residents.



CUMBERLAND COUNTY 2010 LAND USE PLAN

POLICY RECOMMENDATIONS

The 2010 visions are also obtainable through the use of planning tools not regulatory in nature, but simply principles to be followed in the decision making process. These principles, known as policies, are generally broad in scope, have a legal basis and are acceptable to the governing body. A policy is a high-level overall plan embracing the general goals in the Community and serving as a course of action to guide and determine present and future decisions. The following policies are included in the Plan recommendations that should be adopted by the local jurisdictions.

Support revision of the Land Use Plan Map prior to a zoning change.

An important objective of the 2010 Land Use Plan is to keep the Land Use Plan Map current. Rezoning plays a major role in changing and shaping land use patterns in the County. To achieve this objective, it shall be the policy of the Planning Board and governing bodies to update the Land Use Plan Map prior to or concurrently with the approval of a rezoning request that conflicts with the Map.

Support the preservation and installation of vegetation; and the protection of natural areas and resources.

Studies show that vegetation plays a major role in keeping the air and water pollutant free, enhancing the visual appearance of

an area, and improving the "quality of life" of a community. The local jurisdictions should promote and support actions that preserve and protect existing vegetation, natural areas and natural resources. Additionally, this policy promotes the installation of vegetation in baron areas, traffic islands, urban spaces, parks and open spaces, setback areas, etc.

Support the mandatory connection of water and sewer for any development within 2,000 feet of a public water or sewer line.

The mandatory connection of water and sewer for any development to the public systems when the service is within 2,000 feet of the development will protect the public's health, ensure safe clean water, reduce the burgeoning number of septic tanks, and save the taxpayers the cost of future extension and/or provision of these services.

Support the compliance with any noise and accident potential zones around the Airports and Military Reservation.

A policy of supporting compliance with the noise and accident potential zones around the Airports and the Military Reservation, as outlined in the adopted Joint Compatible Land Use Policy Study and the Fayetteville Regional Airport Master Plan, will ensure that these facilities, which are major regional economic players, will have the least impact upon Community residents while allowing them to carry out their missions with adequate protection for their operation.

CUMBERLAND COUNTY 2010 LAND USE PLAN

Support efforts to ensure that the Military's operational needs are not jeopardized.

It should be the policy of the local jurisdictions to support efforts that ensure that the Military's operational needs are not negatively impacted by outside development activity. This policy is vital to the maintenance and survival of the Region's economy.

Support reimbursement to developers for utility extensions when such extension traverses other properties.

Developing a public/private partnership is one of the cornerstones of the Cumberland County 2010 Comprehensive Plan. One major policy that would strengthen this partnership is to support developer reimbursement for utility extensions when such extensions traverse other properties when the utility is not available to such properties. When these properties are developed or tie to the extended utility, the developer that extended the utility should collect some determined tap fee from the new development. This creates a winning situation for all parties in that the developer will recoup part of his cost, the public sector would save the cost of extending the service, and County residents would benefit from a cleaner, healthier environment.

Support efforts that do not create any new strip development.

All the local jurisdictions should support efforts that do not create any new strip development areas. The strip development areas shown on the 2010 Land Use Plan Map and denoted in the 2010 Land Use Plan, are the only areas where strip development

should occur, unless there are additions made during the Plan reevaluation process.

Promote and support measures that enhance the visual image of the Community.

One of the major liabilities defined by County residents in the Community Outreach Process was the poor visual image of development in the Community. It should be the policy of the local jurisdictions to promote and support measures that enhance the visual image of the Community. While there are tools that address this issue, such as the landscape ordinance, new sign regulations, "Designated Entrance Corridor" concept, etc., there should be a broad policy of endorsement for any efforts that address the visual image of the County.

Promote the preservation and protection of historic/scenic areas or sites, and residential neighborhoods.

Recognizing the value of residential neighborhoods, historic/scenic areas or sites, the local jurisdiction should promote measures that preserve and protect these areas.

Promote citizen participation as an integral part of the planning process and related activities.

Citizen participation has played a major role in development of the Plan. It is important that the number of citizens participating in the Plan development process increase as the Plan evolves, reflecting their aspirations and needs. Genuine citizen participation will be an integral part of any ongoing or future planning activities conducted in the County.

CUMBERLAND COUNTY 2010 LAND USE PLAN

Promote uniform utility standards throughout the Urban Services Area.

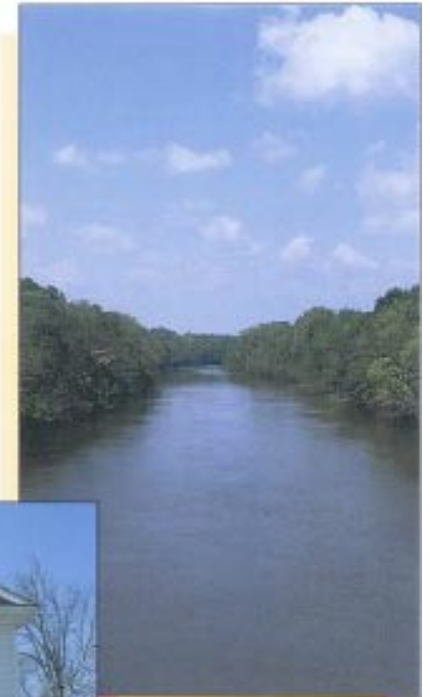
All the jurisdictions in the County should promote uniform utility standards, which should comply with the Public Works Commission's specifications, throughout their area of influence.

The standards should also apply to private providers within the Urban Services Area. This policy will eventually lead to the Public Works Commission being the sole public provider of utilities in the County. By promoting uniform standards now, it will make the inevitable transfer or purchase of these facilities less costly and an easier transition in the future.

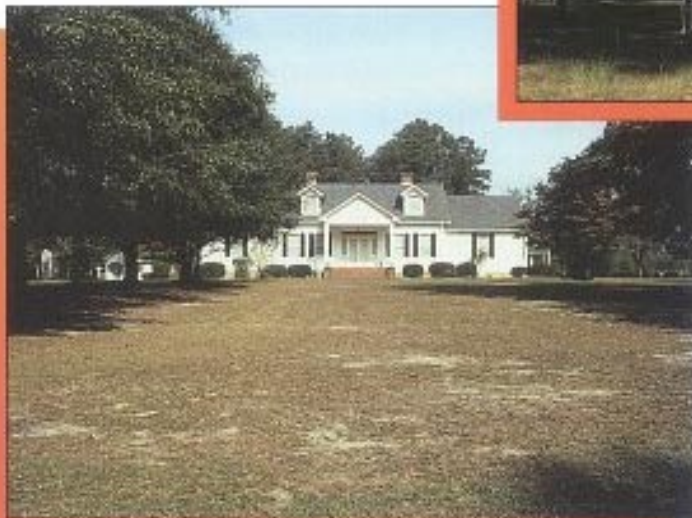
Support the protection of farmland, agriculture, and the rural character in the Farmland Protection Area.

The Farmland Protection Area's purpose is to protect farmland, the agricultural industry, and the character of the rural area in the County. While it is not reasonable to limit residential development in this Area, policies can be established to ensure that the residential development that will occur by the market forces in the Area will have the least amount of impact as possible. These policies include not promoting residential development in the Area, limiting the density of residential development in the Area to a minimum of 40,000 square feet per dwelling unit and establishing a Farmland Advisory Group to monitor residential development in the Area and pursue other measures and methods, if warranted, to ensure the protection of

farmland, the agricultural industry, and the rural character in the Farmland Protection Area. Support of this policy ensures a more efficient delivery of public services; aids in preventing urban sprawl; protects natural and economic resources; and protects and preserves the rural character in the County.



CUMBERLAND COUNTY 2010 LAND USE PLAN



CUMBERLAND COUNTY 2010 LAND USE PLAN

SPECIFIC LAND USE RECOMMENDATIONS

RESIDENTIAL DEVELOPMENT

Residential development is addressed by type: single family, multi-family, and mobile homes and mobile home parks. Each type of residential development plays a role in the overall residential composition of the County. The Plan addresses each of these residential types in terms of their specific goals, projections, and recommendations. Additionally, the Plan addresses residential development collectively in presenting an overall goal and some objectives for residential development in Cumberland County by the year 2010.

Goal and Objectives

The present and future residential issues were addressed in the Community Outreach Process portion of the Plan development process. During this process, the participants outlined their visions for residential development in the County. The residential development visions expressed by the participants included the following:

1. Long-range planning for facilities and services;
2. Decentralize services;
3. Better addressing and street name signs;
4. No septic tanks;
5. Emergency services in the vicinity;
6. No public housing;
7. Better and improved image for public housing projects;
8. Better service to the disadvantaged and handicapped;
9. More parks and recreation facilities near population;
10. Complete downtown linear park, as well as other linear parks in the County;
11. More neighborhood parks;
12. Community centers in neighborhoods;
13. Smaller community schools;
14. Better and more street lighting;
15. Residential development in downtown revitalization;
16. Protect the environment;
17. Preservation of natural resources;
18. Non-polluted rivers and streams;
19. Preserve wildlife and trees;
20. More local control of land use;
21. Retain rural character;
22. Well managed growth;
23. Promote single family development;
24. Provide for compatible and "scaled" land use;
25. Larger residential lots;
26. Keep commercial areas out of residential areas;
27. Preserve green areas and open spaces;
28. Beautification along streets and roads;
29. Improve community appearance;
30. Better planning for development;
31. Stable real estate market;
32. More and better access for handicapped;
33. Residential development to contain parks and amenities;
34. No overhead power lines;
35. Fewer mobile home parks and better designed mobile home parks;
36. Landscape ordinance;
37. More compact development;

CUMBERLAND COUNTY 2010 LAND USE PLAN

38. More infill development;
39. Sidewalks in residential areas and along thoroughfares;
40. Stricter design standards for residential streets; and
41. Increase neighborhood identity.

The most frequently expressed visions were: improve community appearance, sidewalks in residential areas and along thoroughfares, preserve green areas and open spaces, residential development to contain parks and public amenities, beautification along streets and roads, better planning for development, well managed growth, retain rural character, and protect natural resources. The information gathered during the Community Outreach Process, along with other data, was used to develop an overall residential goal.

The overall goal of residential development in the County is to provide adequate ranges and types of quality, attractive residential living areas that are convenient to shopping facilities, parks, schools, and amenities; promote infill; respect the environment and natural resources; conserve, rehabilitate, and protect older sound residential areas; prevent encroachment of incompatible land uses; and meet the present and future residential needs of County residents. The objectives to accomplish this goal are as follows:

- Promote a full range of housing types that include single family, multi-family, group quarters, institutional housing, manufactured homes, and mobile home parks that will allow all persons the opportunity to live in decent, safe, and sanitary housing;
- Develop and maintain viable neighborhoods as the primary element of the residential system;
- Provide residential areas that support other land use goals by efficient and economical use of resources and minimize its effect on the natural environment;
- Preserve and protect residential areas of historic and architectural significance;
- Allow, but not promote, rural residential development outside the Urban Services Area and provide standards that protect the rural character of the rural areas;
- Protect the viability of existing residential development through conservation, rehabilitation, and redevelopment;
- Improve the quality of residential areas through the use of planning tools and beautification standards; and
- Provide amenities convenient to residential areas such as shopping facilities, community facilities and services, parks and open space, natural areas, and mass transit.

CUMBERLAND COUNTY 2010 LAND USE PLAN

SINGLE FAMILY DEVELOPMENT

Single family development includes both attached and detached housing units that have the characteristics of traditional single family development. These characteristics include direct access to the street; containing its own private ground that may be used for gardening, play, parking, and other outdoor uses; can be built, maintained, remodeled, bought, and sold independently; is symbolic of the individual family; and can be constructed economically, especially when land prices are low. Modular dwellings, as defined in the County Zoning Ordinance are considered as single family units. While mobile and manufactured homes parks are classified as single family, they are considered in this document in a separate section due to their peculiarities. The recommendations in this section are applicable, however to modular, mobile, and manufactured homes on individual lots.

Throughout the history of Cumberland County, single family development has consumed more land area than any other type of land use. It is part of the "American Dream" and is interwoven into the fabric of our society. According to Planning Department data, over 65 percent of the residential development in the County is single family, with approximately 90 percent being detached units. Most of this single family development is occurring within the Urban Services Area. As previously mentioned, the Urban Services Area Concept divides the County into two areas: Urban Services Area and Farmland Protection Area. Single family development occurring within each of these areas has distinct characteristics; therefore, the Plan addresses them separately. Within the context of the 2010 Land Use Plan,

single family development occurring within the Urban Services Area is primarily classified as "urban," whereas, single family development within the Farmland Protection Area is considered to be "rural."

Urban single family development will have the greatest flexibility, allow higher densities and have higher development standards. Rural single family development is usually on larger lots, utilizes wells and septic tanks, has greater setbacks, and is generally located in the rural portion of the County. Both of these varied single family types play an important role in the provision of residential living areas for County residents.

Goal and Objectives

During the Community Outreach Process, residents expressed their future visions for single family development. These visions include:

1. Equitable distribution of services;
2. Long-range planning for facilities and services;
3. More parks and recreation facilities near populations;
4. Decentralized services;
5. County-wide water and sewer;
6. County-wide drainage;
7. No septic tanks;
8. Improve community appearance;
9. Sidewalks in residential areas and on thoroughfares;
10. Preserve green areas and open space;
11. Preserve wildlife and trees;
12. Residential development to contain parks and public amenities;

CUMBERLAND COUNTY 2010 LAND USE PLAN

13. More neighborhood parks;
14. Lake Rim developed into a park;
15. More utilization of school facilities for recreation purposes;
16. Beautification along streets and roads;
17. Better planning for development;
18. Protect farmland;
19. Retain rural character;
20. Protect the environment;
21. Clean air and water;
22. Protect and improve flood control regulations and develop/enforce drainage plans;
23. Preservation of natural resources;
24. Non-polluted rivers and streams;
25. Better thoroughfare planning;
26. Provide for compatible and scaled land use; and
27. Promote single family development.

These residents' visions are part of the basis for the composition of the overall goal for single family development in the County. The overall goal of single family development is to provide an array of adequate, low cost single family housing and quality residential areas that meet the needs and desires of County residents; and provide, protect, and preserve as much open space, green areas, and natural areas as possible. This goal will be accomplished by the following objectives:

- Provide flexibility for creativity in single family development;
- Provide mechanisms that allow the development of all types of single family developments;
- Provide a minimum design standard for single family development;
- Provide recreation, parks, open space, and natural areas in single family areas;
- Protect single family development from other noncompatible land uses;
- Protect the rural character of single family development in rural areas of the County;
- Increase the efficiency of land development designs to lessen the cost of public services;
- Lessen the impact of single family development on the thoroughfare system;
- Enhance the overall image of development in the County;
- Protect the natural resources of the County; and
- Protect the public health and safety of County residents.

CUMBERLAND COUNTY 2010 LAND USE PLAN

Recommendations

Single family recommendations are presented in both general and specific terms. The general recommendations are outlined in the General Recommendations Section of this document and apply to all development in the County. Specific recommendations are outlined below.

Promote the provision of recreation and open space areas within single family developments or payment of fees in lieu of dedication.

The Plan recommends that all single family development provide recreation/open space areas for their residents or pay a fee in lieu of this provision. All of the open space provided will be in accordance with the Open Space Plan which is addressed in the Open Space/Environmentally Sensitive Areas Section of this document.

Promote flexibility in design and type of single family development.

The Plan promotes flexibility in order to allow the developers to respond to environmental, social, and economic conditions in the County. This flexibility includes the use of "superblocks," variable lot residential development, zero lot line development, cluster development, an intermixture of housing types, etc. An example of this flexibility is illustrated in **Exhibit 13** - Schematic of Cluster Single Family Development.

Further, the Plan recommends that modular homes be allowed to intermixed with conventional homes, provided it can be demonstrated that their basic physical and socio-economic characteristics are compatible with the existing land use in the area. This compatibility must include: size, appearance, cost, and construction. Modular homes are also recommended to be allowed in many infill areas as a viable, affordable means of providing housing in urban areas having all of the community services available.

Promote urban and rural standards.

The Plan recognizes that there are major differences in rural single family development and urban single family development. It also acknowledges that urban development does occur in the rural areas of the County and rural development occurs in urban areas and proposes measures to ensure that each type of development meets certain standards. It also proposes development standards that ensure that the rural character in the rural areas of the County is protected. An illustration of this concept is shown in **Exhibit 14** - Typical Cluster Development for Rural Single Family Development, and **Exhibit 15** - Typical Structure Siting for Rural Single Family Development.

Provide for both vehicular and pedestrian circulation in residential areas.

The Plan promotes and supports the Fayetteville Urban Area Thoroughfare Plan and the Manual on Street and Driveway Access in Cumberland County for vehicular traffic circulation, promotes the provision of pedestrian walks in all developments

CUMBERLAND COUNTY 2010 LAND USE PLAN

in order to provide access to schools, shopping, bus stops, etc., and the provision of crosswalks and transit pull-off areas on major thoroughfares.

Promote measures to protect residential areas from non-residential encroachment.

The Plan promotes measures such as variable width buffers, screening, landscape requirements, the Transitional Use and Zoning Policy, a Land Use Plan Map, etc. to protect residential areas from non-compatible land uses.

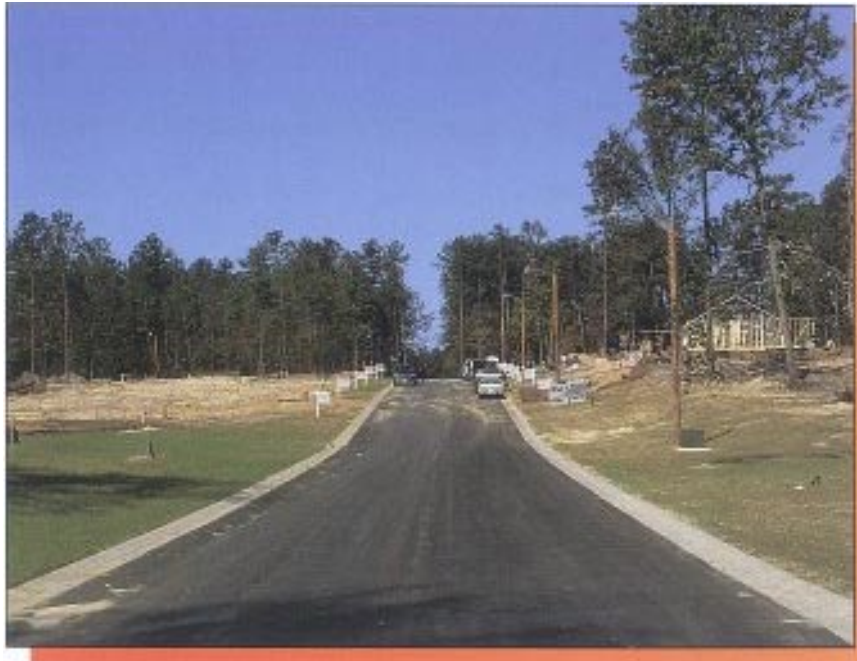
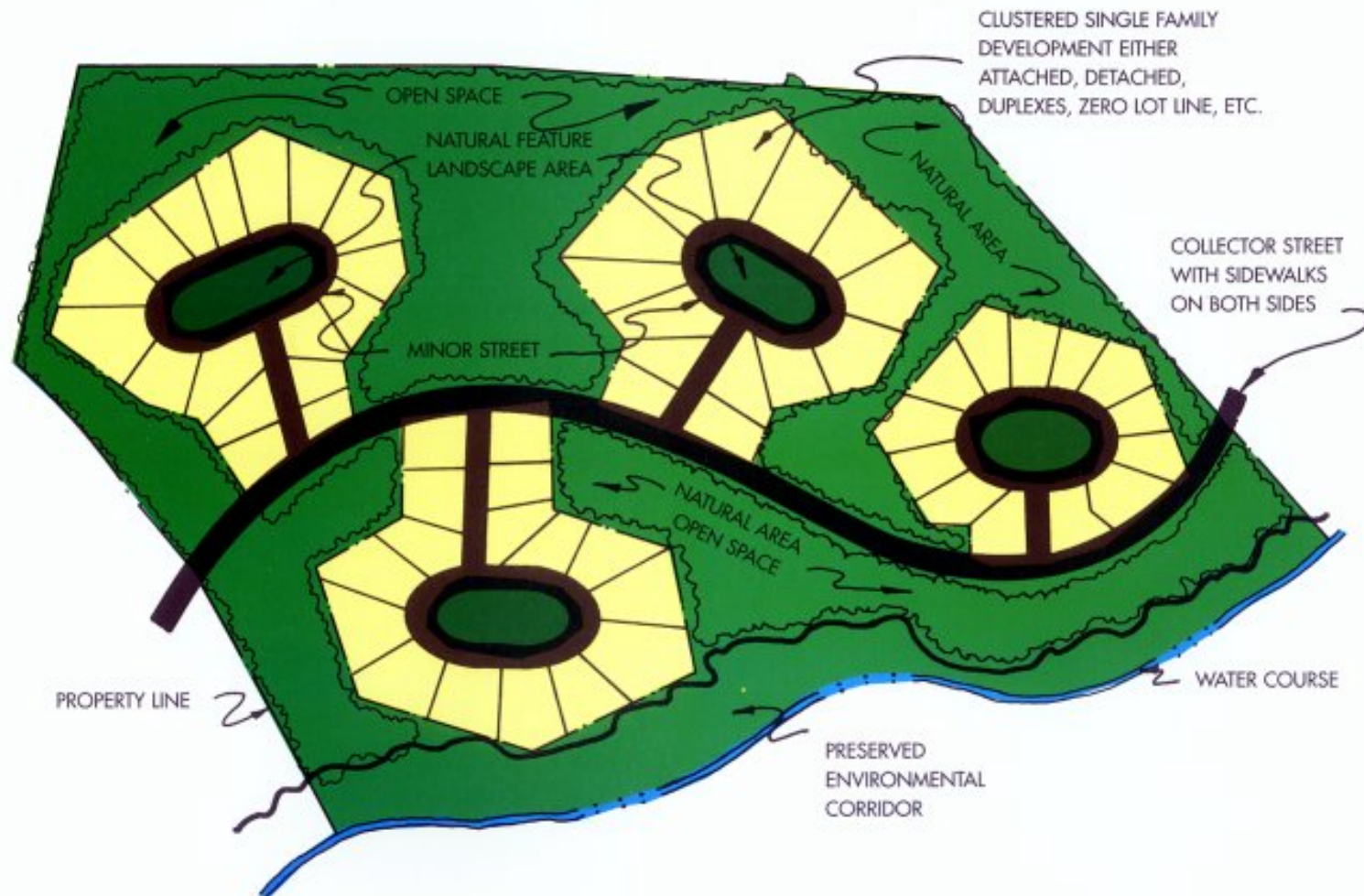


EXHIBIT 13

SCHEMATIC OF CLUSTER SINGLE FAMILY DEVELOPMENT

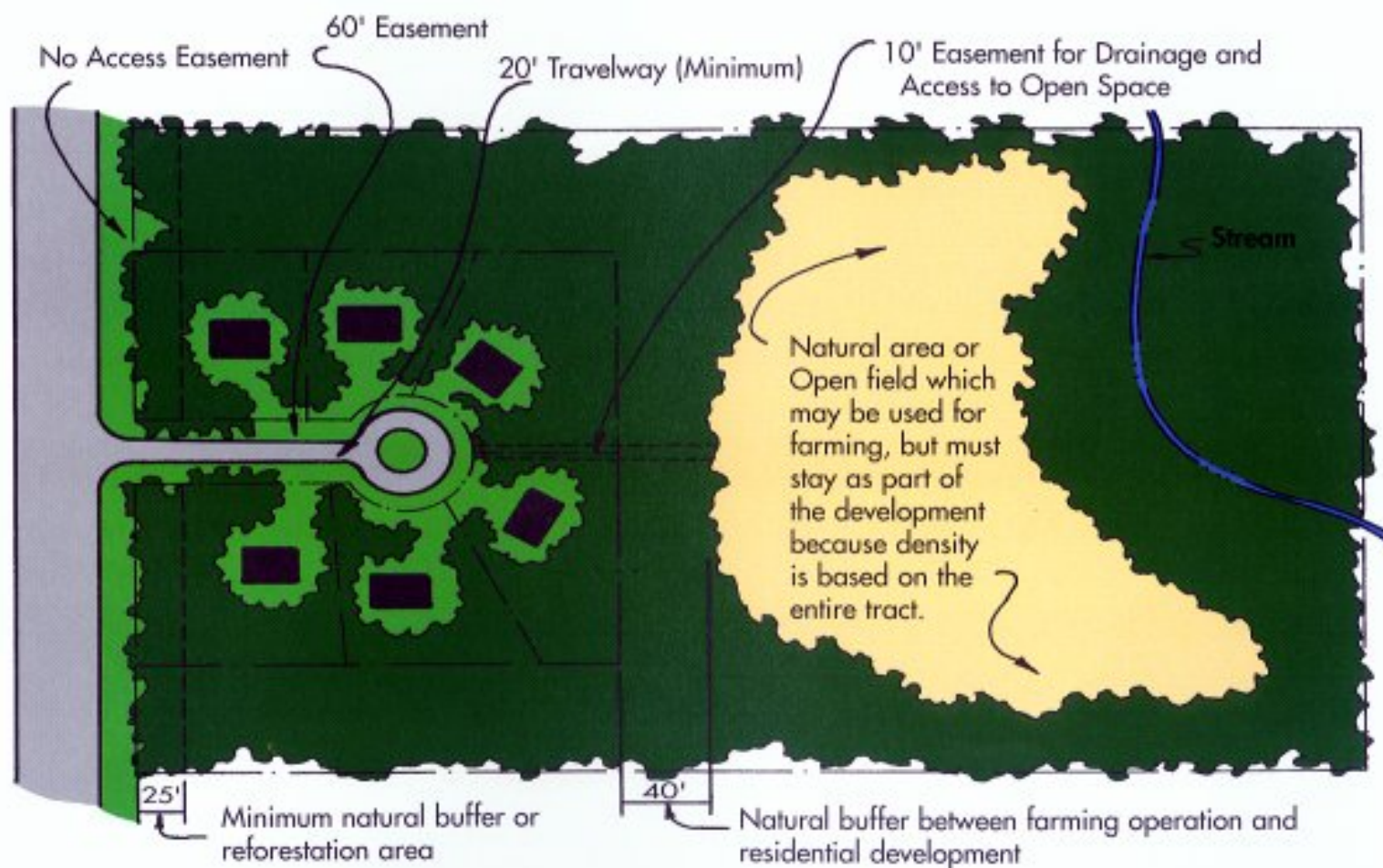


SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

NOTE: OPEN SPACE EITHER RETAINED BY OWNER, DEDICATED TO PUBLIC OR OWNED BY HOMEOWNERS ASSOCIATION.

EXHIBIT 14

TYPICAL CLUSTER DEVELOPMENT FOR RURAL SINGLE FAMILY DEVELOPMENT

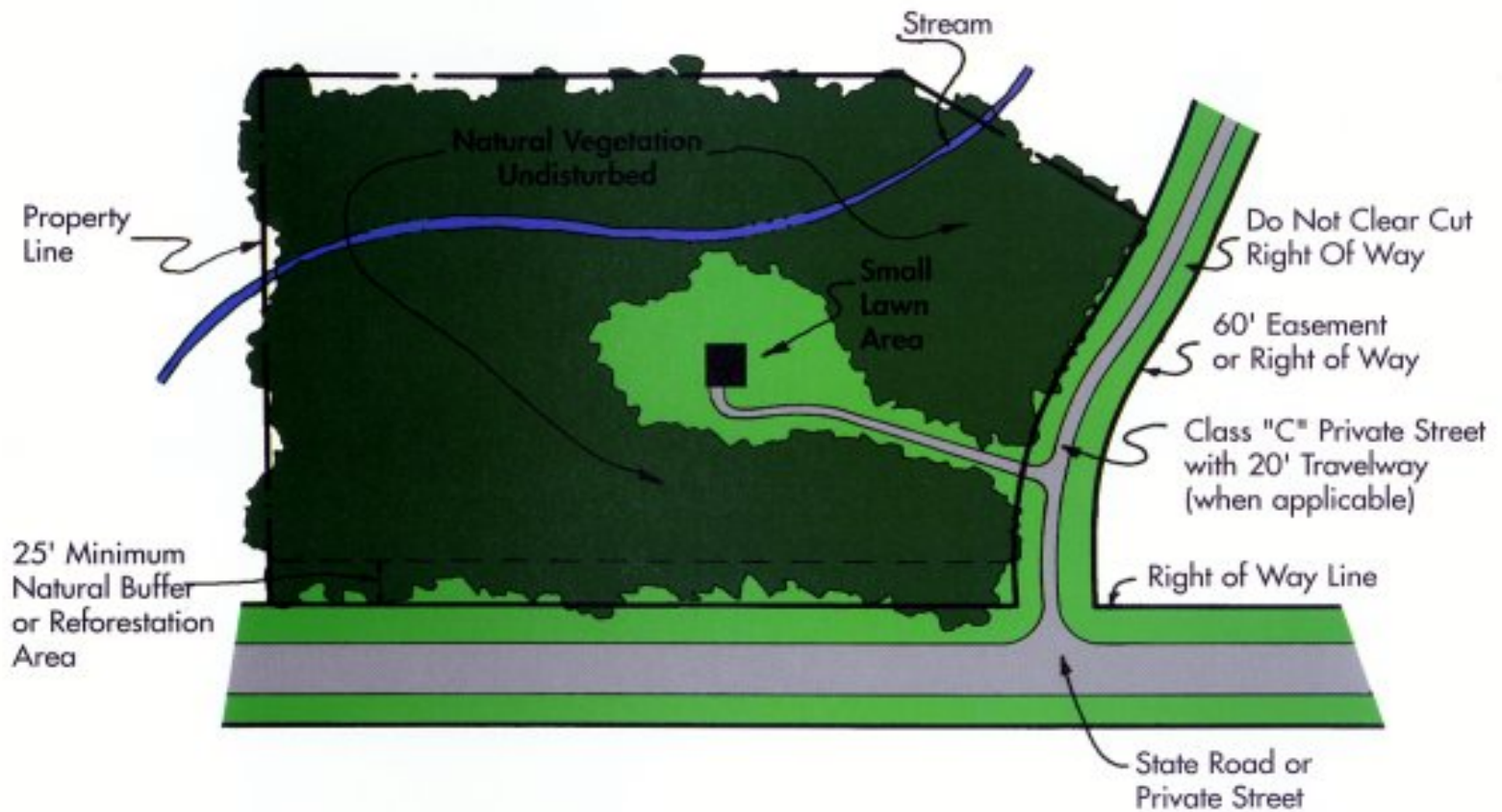


NOTE: Streets Should Meet NCDOT Standards or Minimum Design Specifications For Private Streets in Cumberland County, 1981. No clear cutting of right of way.

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

EXHIBIT 15

TYPICAL STRUCTURE SITING FOR RURAL SINGLE FAMILY RESIDENTIAL DEVELOPMENT



NOTE: Streets Should Meet NCDOT Standards or Minimum Design Specifications For Private Streets in Cumberland County, 1981.

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

CUMBERLAND COUNTY 2010 LAND USE PLAN

MULTI-FAMILY DEVELOPMENT

Multi-family development is defined as two or more units in the same building, and it includes: condominiums, townhouses, garden, row, and highrise apartments; duplexes, triplexes, converted homes, and apartment/motels (rented daily, weekly and monthly). Multi-family development has increased considerably in the County since 1975. The 1990 Census revealed that approximately 17 percent of the housing units in the County are multi-family, which accounts for approximately 19,900 units. Most of the multi-family development has occurred within areas that have municipal services.

Goal and Objectives

During the Community Outreach Process, citizens did not mention multi-family issues directly, but they did address issues which are relevant to multi-family development. Visions, expressed by citizens, relative to multi-family development were as follows:

1. Long-range planning for facilities and services;
 2. More parks and recreation facilities near the population;
 3. No septic tanks;
 4. Improve community appearance;
 5. Sidewalks;
 6. Preserve green areas and open space;
 7. Preserve wildlife and trees;
 8. Residential development to contain parks and public amenities;
 9. More neighborhood parks;
 10. Beautification along streets and roads;
 11. Better planning for development;
 12. Protect farmland;
 13. Retain rural character;
 14. Protect the environment;
 15. Clean air and water;
 16. Preservation of natural resources;
 17. Non-polluted rivers and streams; and
 18. Provide for compatible and scaled land use.
- These visions served as part of the basis for the development of an overall goal for multi-family development. This goal is to provide adequate, affordable housing types to meet the needs of County residents and enhance the quality of their living environment; improve the image of development in the County; protect and respect natural resources; and enhance the quality of life in the County. This goal may be accomplished through the following objectives:
- Provide minimum design standards;
 - Provide convenient shopping, schools, recreational, and employment areas;
 - Provide open space, recreation, social, and natural areas for leisure time activities;
 - Increase the efficiency of land development designs to limit the cost of public services;

CUMBERLAND COUNTY 2010 LAND USE PLAN

- Provide flexibility for innovation and creativity in design;
- Lessen the impact of multi-family development upon the thoroughfare system;
- Enhance the overall image of development in the County; and
- Protect the public health and safety in the location of multi-family development.

Recommendations

Recommendations pertaining to Multi-family development are addressed in the General Recommendations and Policy Recommendations Sections of this document. Specific recommendations are outlined below.

Promote location standards for multi-family development.

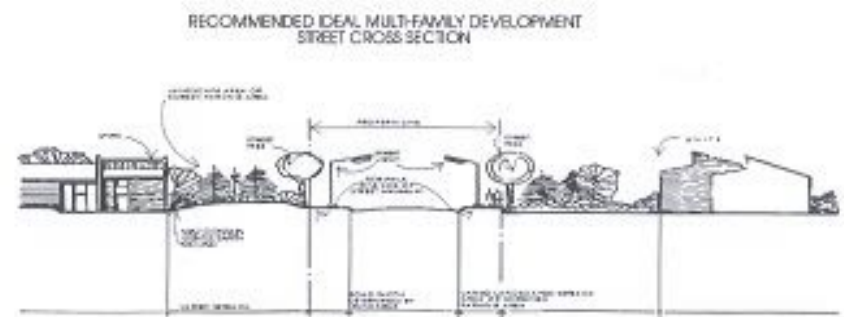
Multi-family development is primarily recommended to be located within the Urban Services Area. The Plan endorses the location standards outlined in the 1978 Land Use Policies Plan, with some recommended changes. If multi-family development occurs within the Farmland Protection Area, the Plan recommends that it should be cluster type development.

Provide criteria to be used for considering rezoning requests for medium and high density residential areas.

This criteria includes: being in accordance with the 2010 Land Use Plan; having available public services; providing sufficient vehicular, pedestrian and transit access; locating outside of hazardous and/or environmentally sensitive areas; having proximity to schools, shopping, and employment; and having no detrimental effect upon the surrounding development.

Promote the provision of recreation/open space areas.

The provision of these recreation/open space areas should address the specific recreation needs of the residents. The amount of recreation area per dwelling unit is defined in the Open Space Plan.



CUMBERLAND COUNTY 2010 LAND USE PLAN

MOBILE HOMES, MOBILE HOME PARKS, MODULAR HOMES, AND MANUFACTURED HOMES DEVELOPMENT

Residential development also includes individual mobile homes, manufactured homes, modular homes and mobile home parks. Modular homes, individual mobile homes, and manufactured homes are treated as traditional single family development and are addressed in the Single Family Development Section of this document. According to the 1990 Census, there were approximately 14,000 mobile homes in the County, accounting for approximately 14 percent of the total residential development. Mobile home development plays a significant role in the provision of decent and affordable housing in the County. During the Community Outreach Process, citizens voiced specific concerns about mobile home parks. When asked to list specific weaknesses or liabilities in the County, many participants listed old and unsightly mobile home parks, the rapid growth of mobile home parks without sufficient design standards, and appearance requirements as being three major liabilities to be addressed.

Goal and Objectives

During the Community Outreach Process, participants expressed specific visions about mobile homes and mobile home parks. These visions included:

1. More affordable housing;
2. Promote single family development;
3. Improve community appearance;
4. Preserve green areas and open spaces;

5. Residential development to contain parks and amenities; and
6. Fewer and better designed mobile home parks.

Based upon these visions and other related issues outlined during the Community Outreach Process, an overall goal was developed for mobile/manufactured home development.

The overall goal is to provide quality and affordable housing as an alternative to traditional single and multi-family development in order to meet the market demands; ensure minimum design standards; provide adequate recreation, open space, and separation; enhance the visual appearance; and improve the general image of mobile home development. This goal will be achieved by the following objectives:

- Provide standards similar to traditional single family development for mobile/manufactured home developments;
- Provide adequate locations for development of mobile /manufactured homes;
- Ensure a standard level of quality and uniformity in mobile/manufactured home developments;
- Enhance the living environment of residents in mobile /manufactured home developments;

CUMBERLAND COUNTY 2010 LAND USE PLAN

- Improve the image and perception of mobile/manufactured home developments; and
- Allow flexibility for innovation and creativity in mobile/manufactured home developments.

Recommendations

The Plan recognizes that mobile homes play a major role in the provision of decent and affordable housing for County residents. These recommendations address mobile homes on individual lots, mobile home subdivisions, and mobile home parks. Mobile homes, manufactured homes, and modular homes on individual lots are recommended to follow the same standards for traditional single family development. The recommendations in this Section specifically address mobile home parks. It should be noted that the General Recommendations and the Policy Recommendations Sections for all development in the County also apply to mobile homes on individual lots, mobile home subdivisions, and mobile home parks. Specific recommendations for mobile home parks are outlined below.

The intent of these recommendations is to enhance the living environment for the residents; provide adequate recreation, open space, and natural areas; increase efficiency and lower the cost of services delivered by the public sector; ensure a standard level of quality and uniformity for mobile home parks; and provide mobile home park developers some flexibility in order to be innovative and creative.

Promote location criteria for mobile home parks.

The Plan promotes location standards which will ensure that mobile home parks will be located in areas most conducive for that use and that these mobile home parks have minimum required services. These standards include: being located within the Urban Services Area (preferably); having public water and sewer (required to connect if within 2,000 feet of existing public services) or approved septic areas and private water; locating within one-half mile of an existing or proposed collector or feeder street; and being outside of hazardous and/or environmentally sensitive areas.

Promote vehicular and pedestrian circulation standards both externally and internally.

External vehicular circulation standards are addressed in the Manual on Street and Driveway Access in Cumberland County, while mobile home park standards that address internal vehicular circulation are addressed in the Plan. Pedestrian circulation measures include the provision for internal walks to central facilities within the park such as pools, recreation areas, office areas, bus stops, etc. These measures also require that mobile home park developments provide sidewalks on the adjoining public street, as previously mentioned within the General Recommendations Section.

Promote minimum design standards for mobile home parks.

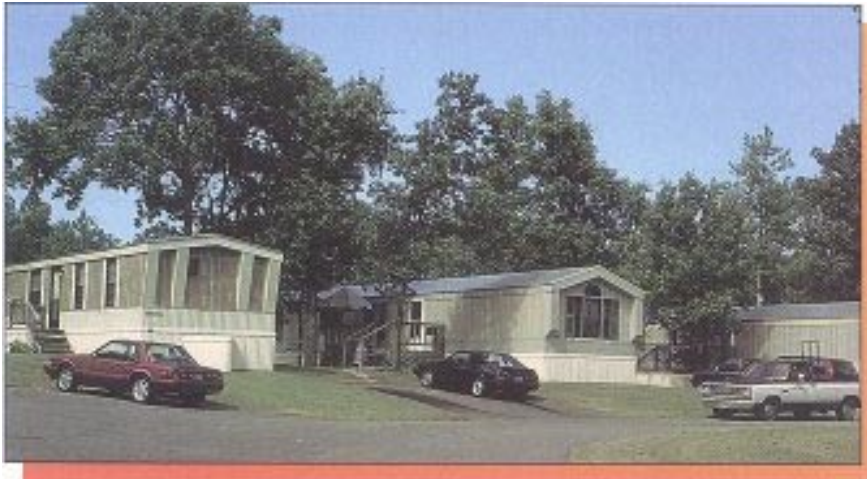
The Plan promotes design standards for mobile home parks which include: spatial separation of mobile homes, required

CUMBERLAND COUNTY 2010 LAND USE PLAN

buffer area, landscaping, limiting the maximum size unit allowed in the park, limiting access to public streets, which includes requiring mobile homes to back up to any public street; requiring the provision of a minimum amount of recreation/open space per unit for park residents; protecting the interior vehicular circulation; and the provision of pedestrian circulation facilities.

Promote a minimum size for a mobile home park.

The Plan promotes limiting the minimum size mobile home park Zoning District (R6A) to three (3) acres. This will concentrate mobile home parks into larger areas and prevent the proliferation of smaller less profitable parks and prevent their sprawl throughout the County. It will also make the provision of public services to these mobile home parks more economical.



CUMBERLAND COUNTY 2010 LAND USE PLAN

COMMERCIAL DEVELOPMENT

Commercial development, for purposes of this Plan, is divided into two areas: commercial (which includes office uses) and downtowns. These commercial areas are addressed in terms of their goals and objectives, projections, and recommendations. The downtown areas are addressed in a separate document entitled Central Business Districts-The Downtown Element, 1992. This document suggests a course of action to guide the decision-making process used to further enhance all the downtowns in the County. Since there is a diversity of downtowns in the County with their own unique problems, it was felt that this guide would present a methodology for revitalization as well as addressing issues faced by each municipality. The Towns of Spring Lake, Hope Mills, Falcon, Godwin, Linden, Wade, and Stedman are areas to be programmed to have detailed studies completed in the implementation phase of the Plan. The City of Fayetteville currently has a consultant (Marvin and Associates) completing its downtown plan.

Within the context of this Plan, commercial development is defined as commercial retail and commercial service, or office uses. Cumberland County has a dynamic retail market, serving as a regional retail center for southeastern North Carolina and northeastern South Carolina as is shown in **Exhibit 16** - Cumberland County Regional Trade Area Map. The following phenomenon shared by similar communities nationwide, has occurred within Cumberland County: When a critical mass of retail space develops and the area becomes known for quality retail offerings, this critical mass tends to attract additional retail

business and in turn, more customers from a broader geographic area. Additionally, as more retail development takes place and selection and product lines are enhanced, customers within the broader trade area will tend to spend more of their income on retail goods near home, thus reducing sales leakage and increasing retail sales. Each of these factors underscores the retail growth potential of Cumberland County during the 1990-2010 planning period. Commercial service, or office uses, is also a very vital and dynamic part of the overall commercial picture in the County. This commercial picture was also underscored by the residents' visions for commercial growth, obtained during the Community Outreach Process.

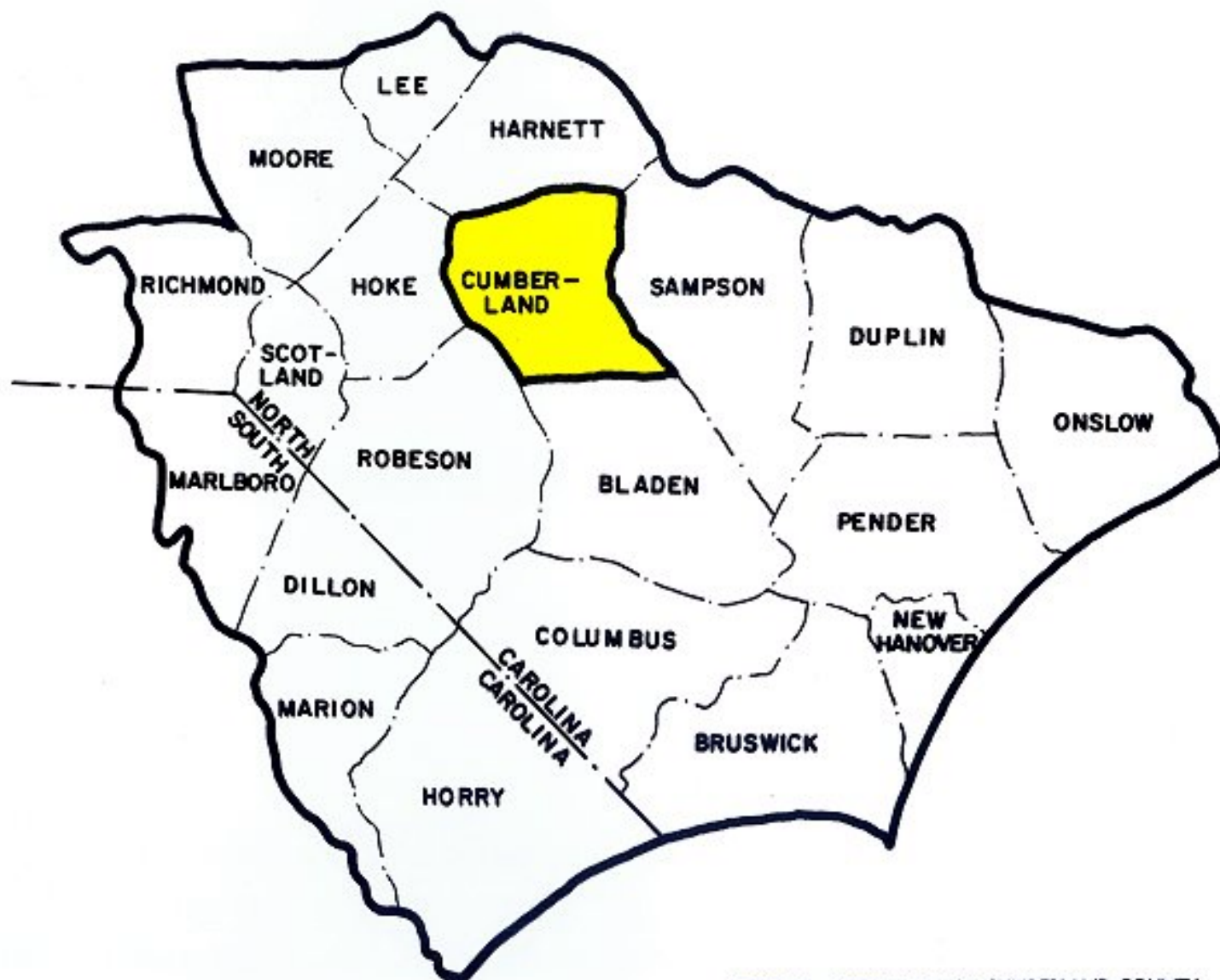
Goal and Objectives

During the Community Outreach Process, the County residents identified the following issues that should be addressed by the Commercial Plan.

1. Broader range of commercial facilities;
2. Diversification of the economy;
3. Decentralization of shopping centers;
4. More cooperation between public and private sector;
5. Better quality of development;
6. Convenient shopping facilities;
7. Better economic development planning and recruitment;
8. Provide for compatible and "scaled" land use;
9. Protection of the environment and natural resources;
10. Moratorium of non-residential zoning;
11. Keep commercial areas out of residential areas;
12. Stable real estate market;

EXHIBIT 16

CUMBERLAND COUNTY REGIONAL TRADE AREA MAP



SOURCE: ECONOMY OF CUMBERLAND COUNTY
DEVELOPMENT POLICIES, 1973
HAMMER, SILER, GEORGE ASSOCIATES

CUMBERLAND COUNTY 2010 LAND USE PLAN

13. Less commercial zoning;
14. Improve community appearance;
15. Streamlined development process;
16. Commercial development should provide its own egress, ingress and deceleration lanes;
17. Landscaping ordinance;
18. Less strip commercial development;
19. More infill development; and
20. More high rise buildings.

Issues mentioned most frequently by County residents included community appearance, better quality of development, decentralization of shopping centers, convenient shopping facilities, protection of the environment and a broader range of commercial facilities.

The Community Outreach Process fostered an overall goal for commercial development in the County, which is stated as follows: The overall goal for Commercial development is to provide a "market driven," socially and environmentally sensitive, flexible, convenient, and healthy atmosphere for new, relocating, and expanding commercial activities that meet the present and future needs of Cumberland County residents. This goal will be achieved by the following objectives:

- Control self-perpetuating strip commercial development, improve its visual appearance, lessen its negative impact on adjoining thoroughfare streets, and make it more complementary and compatible with other land uses;
- Encourage the development of various levels of shopping centers to meet the commercial needs of County residents, in concentrated nodes at selected intersections and interchanges;
- Strengthen and revitalize the Central Business Districts as a central hub of cultural and unique activities within each jurisdiction;
- Create a visually pleasing mixture of land uses along major thoroughfares, that does not impede the traffic function of the thoroughfares and meets the needs of the motoring public;
- Create a unique, visually pleasing, positive image along the entrance ways to all municipalities in the County;
- Create harmonious, compatible commercial development that respects the natural and social environment;
- Create a commercial atmosphere that fosters small business and business start-ups;
- Create a stronger, positive public/private partnership that promotes and enhances commercial development in the County; and

CUMBERLAND COUNTY 2010 LAND USE PLAN

- Improve the visual image of commercial development in the County without undue financial hardship on business.

Projections

Projections through the planning year 2010 reveal that the County will have a healthy growth rate in its commercial sector. Retail sales are projected to increase from 1.7 billion dollars to over 3.6 billion dollars between 1990 and 2010. Cumberland County is projected to gain approximately nineteen million square feet of retail area, as is illustrated in **Exhibit 17** - Projected Retail Square Feet and Acreage Demanded, 1990-2010.

Based on an examination of records maintained by the County Assessor's Office, field work by the Planning Staff, and Hyett Palma, Inc., the County currently has an estimated 17,178,670 square feet of retail space. This retail space occupies a total of approximately 1,717 acres of property, based on an assumed ratio of 10,000 square feet of retail space developed per acre of land area. Utilizing this same conservative estimate of one acre of land per 10,000 square feet of retail space (which accounts for parking, drives, setbacks, landscaping, easements, structures, etc.), it is projected that 3,617 acres of land will be needed by 2010 to accommodate retail development in the County. This is an increase of approximately 1,900 acres of retail property to be developed between 1990 and 2010, as is shown in **Exhibit 18** - Estimated Land Use Acreage Demand for Shopping Centers and Other Retail Centers, 1990-2010.

EXHIBIT 17 PROJECTED RETAIL SQUARE FEET AND ACREAGE DEMANDED 1990-2010

YEAR	RETAIL SALES ¹	RETAIL SQUARE FEET DEMAND ²	RETAIL ACRES DEMAND ³
1990	\$ 1,717,867,732	17,178,670	1,718
1995	2,069,386,914	20,693,860	2,070
2000	2,492,835,810	24,928,350	2,493
2005	3,002,933,058	30,029,330	3,009
2010	3,617,409,104	36,174,091	3,617
NET INCREASE 1990-2010	\$ 1,899,541,372	18,995,421	1,900

METHODOLOGY

¹ Total retail sales projected in 1981 dollars as presented in Projections 2010, prepared by the Cumberland County Joint Planning Board.

² Total retail space demanded based on estimated demand for (1) one square foot of retail space per \$100 of projected retail sales from (1) above.

³ Total retail acres demanded based on ratio of average 10,000 square feet of retail space developed per acre.

SOURCES: HYETT-PALMA, INC., 1990
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990

CUMBERLAND COUNTY 2010 LAND USE PLAN

EXHIBIT 18 ESTIMATED LAND USE ACREAGE DEMAND FOR SHOPPING CENTERS AND OTHER RETAIL CENTERS, 1990-2010

YEAR	TOTAL ¹	SHOPPING CENTERS ²	OTHER ³
1990	1,718	944	774
1995	2,070	1,139	931
2000	2,493	1,371	1,122
2005	3,009	1,655	1,354
2010	3,617	1,989	1,628

METHODOLOGY

- ¹ Total retail acres demanded shown in Exhibit 17 - Projected Retail Square Feet and Acreage Demanded, 1990-2010.
- ² Total shopping center acreage demand based on past and current growth trends within the County, reflecting that approximately 55 percent of projected total retail acreage demanded will be shopping center.
- ³ Total other retail center demand is based upon remaining 45 percent of projected retail acreage demanded.

SOURCES: HYETT-PALMA, INC., 1990
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990

It is projected that approximately 55 percent of the future retail space will be developed in shopping centers and the balance will be developed in other commercial centers such as the central business districts, freestanding buildings and small one or two unit convenience facilities. Approximately 70 percent of the future shopping center development will be in regional or community level shopping centers, whereas 30 percent will be in neighborhood centers. The projected development acreage distribution by shopping center type is shown in **Exhibit 19** - Projected Acreage Growth By Shopping Center Type, 1990-2010.

Utilizing the County's standard of zoning four times the amount of land area demanded by land use type, it is anticipated that a total of 5,441 acres of land should be zoned for retail development by the year 2010. This is illustrated in **Exhibit 20** - Projected Acreage Needed to Accommodate Demand for Retail Space, 1990-2010 and **Exhibit 21** - Projected Retail Development, 1990-2010.

Commercial service or office uses, is also projected to have substantial growth between 1990 and 2010. It is projected that this market will experience a growth of approximately 972,000 square feet over the planning period. This is illustrated in **Exhibit 22** - Projected Office Square Feet and Acreage Demanded, 1990-2010.

CUMBERLAND COUNTY 2010 LAND USE PLAN

EXHIBIT 19 PROJECTED ACREAGE GROWTH BY SHOPPING CENTER TYPE 1990-2010

YEAR	NEIGHBORHOOD CENTERS	COMMUNITY/ REGIONAL CENTERS	TOTAL ACREAGE
1990-1995	59	136	195
1995-2000	70	162	232
2000-2005	85	199	284
2005-2010	100	234	334

METHODOLOGY

The total acreage growth is estimated by determining the net change of estimated land use acreage demand for shopping centers, shown in column one of Exhibit 18 - Estimated Land Use Acreage Demand For Shopping Centers And Other Retail Centers, 1990-2010, and calculating that approximately 70 percent of that net change will be developed in community/regional centers and 30 percent of that net change will be developed in a neighborhood center.

SOURCES: HYETT-PALMA, INC., 1990
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990

EXHIBIT 20 PROJECTED ACREAGE NEEDED TO ACCOMMODATE DEMAND FOR RETAIL SPACE, 1990-2010

Year	Existing Development at Beginning Period ¹	Shopping Centers and Other Retail Centers to be Developed ²	(4) Times Acreage to be Developed ³	Total Acres ⁴
1990-1995	1,718	353	1,408	3,126
1995-2000	2,070	423	1,692	3,762
2000-2005	2,493	516	2,064	4,557
2005-2010	3,009	608	2,432	5,441

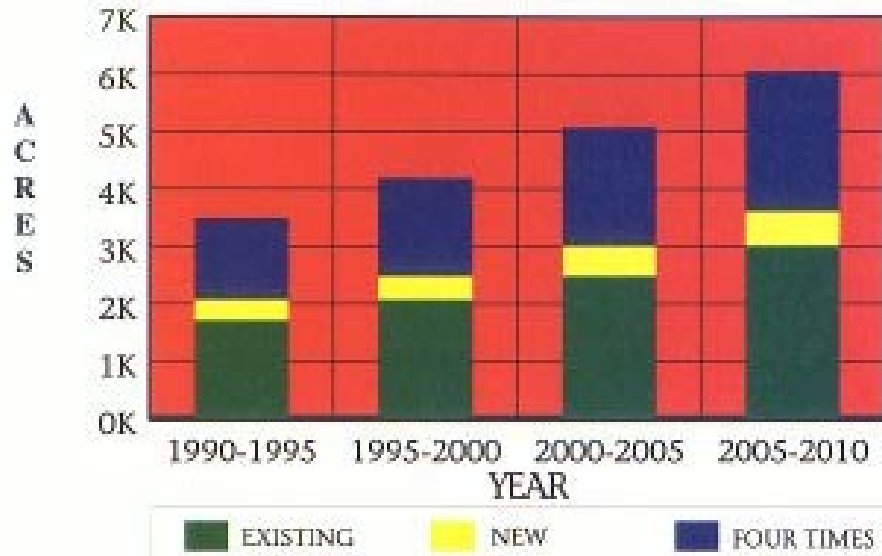
METHODOLOGY

- ¹ Total existing development at beginning of period taken from Exhibit 17 - Projected Retail Square Feet And Acreage Demanded, 1990-2010.
- ² Shopping centers and other retail centers acreage to be developed is estimated by determining the net change of existing development at beginning of period.
- ³ Total 4 times to be developed is based upon County standard of zoning 4 times the amount of shopping centers and other retail centers acreage to be developed.
- ⁴ Total acreage demanded is estimated by adding the figures in column one to the figures in column three.

SOURCES: HYETT-PALMA, INC., 1990
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990

CUMBERLAND COUNTY 2010 LAND USE PLAN

**EXHIBIT 21
PROJECTED RETAIL DEVELOPMENT
1990-2010**



METHODOLOGY

The methodology used for this Exhibit is outlined under Exhibit 20 - Projected Acreage Needed to Accommodate Demand For Retail Space, 1990-2010.

SOURCES: HYETT-PALMA, INC., 1991
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

**EXHIBIT 22
PROJECTED OFFICE SQUARE FEET
AND ACREAGE DEMANDED
1990-2010**

YEAR	OFFICE EMPLOYMENT ¹	SPACE SQUARE FEET DEMAND ²	ACREAGE DEMAND ³
1990	25,140	5,028,000	419
1995	26,490	5,298,000	442
2000	27,720	5,544,000	462
2005	28,740	5,748,000	479
2010	30,000	6,000,000	500
NET INCREASE 1990-2010	4,860	972,000	81

METHODOLOGY

- ¹ Total office employment projected at 30% of total County employment for 1990 through 2010 based on national and regional trend toward service/office oriented economy. Employment projections for County prepared by Cumberland County Joint Planning Board in 1990.
- ² Total office space demanded based on standard of 200 square feet of office space required per employee.
- ³ Total office acreage demanded based on ration of average 12,000 square feet of office space developed per acre.

SOURCES: HYETT-PALMA, INC., 1990
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990

CUMBERLAND COUNTY 2010 LAND USE PLAN

Based on Planning Staff research, it is estimated that the County presently has approximately 25,140 persons employed in office related jobs. These positions include those working in manufacturing office positions, construction industry office positions, finance, insurance, real estate, miscellaneous services office positions and non-military government office positions. Projections are that office employment positions will increase to approximately 30,000 by 2010.

Applying the nationally recognized standard of 200 square feet of office space required per employee, it is estimated that the County currently has approximately 5,028,000 square feet of office space. By the year 2010, it is projected that the County will have approximately 6,000,000 square feet of office space.

Assuming a conservative estimate of one acre of land area per 12,000 square feet of office space, it is projected that the County will need approximately 500 acres of property to accommodate office uses by the year 2010. This is 81 acres more than the currently estimated 419 acres occupied by non-military office employees.

Utilizing the County's standard of zoning four times the amount of land area demanded by land use type, it is projected that approximately 563 acres of land should be zoned for office development by 2010. This is illustrated in **Exhibit 23** - Projected Acreage Needed to Accommodate Demand for Office Uses, 1990-2010 and **Exhibit 24** - Projected Office Use Acres, 1990-2010.

EXHIBIT 23 PROJECTED ACREAGE NEEDED TO ACCOMMODATE DEMAND FOR OFFICE USES, 1990-2010

Year	Existing Development at Beginning Period ¹	Office Areas to be Developed ²	(4) Times Acreage to be Developed ³	Total Acres ⁴
1990-1995	419	23	92	511
1995-2000	442	20	80	522
2000-2005	462	17	68	530
2005-2010	479	21	84	563

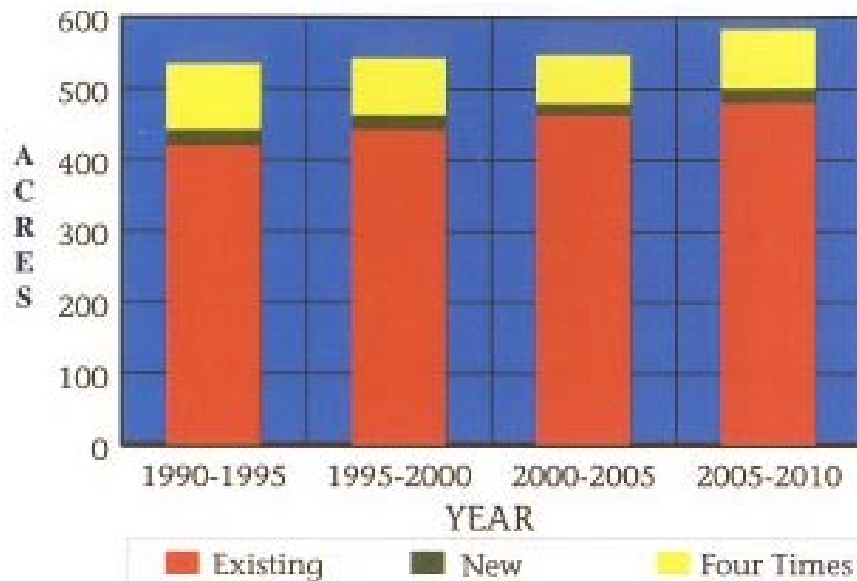
METHODOLOGY

- ¹ Total existing development at beginning of period taken from Exhibit 22 - Projected Office Square Feet And Acreage Demanded, 1990-2010.
- ² Office areas to be developed is estimated by determining the net change of existing development at the beginning of period.
- ³ Total 4 times acreage to be developed is based upon County standard of zoning 4 times the amount of office acreage to be developed.
- ⁴ Total acreage demanded is estimated by adding the figures in column one to the figures in column three.

SOURCES: HYETT-PALMA, INC., 1990
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990

CUMBERLAND COUNTY 2010 LAND USE PLAN

**EXHIBIT 24
PROJECTED OFFICE USE
1990-2010**



METHODOLOGY

The methodology used for this Exhibit is outlined under Exhibit 23 - Projected Acreage Needed to Accommodate Demand For Office Uses, 1990-2010.

SOURCES: HYETT-PALMA, INC., 1991
CUMBERLAND COUNTY JOINT PLANNING BOARD,, 1991

Recommendations

Recommendations for accomplishing the commercial development goal and objectives are presented in both general and specific formats. The general recommendations are outlined in the General Recommendations and Policy Recommendations

Sections of this document and apply to all development in the County. Specific recommendations are outlined below.

Treatment of existing and new strip commercial areas.

Existing strip commercial areas are acknowledged as part of the commercial fabric in the County. This type of development is a viable part of the overall commercial activities in the County and should be accommodated. Existing strip commercial areas that are redeveloped, remodeled, or expanded are required to meet new development standards that address most of the negative aspects associated with strip commercial development. The Plan acknowledges that the existing strip commercial areas along the streets listed below be designated as strip commercial areas as is shown in **Exhibit 25** - Map of Designated Strip Commercial Street Segments in Cumberland County, and listed as follows:

Cumberland County

1. Yadkin Road;
2. Hope Mills Road from Butternut to Raeford Road;
3. U. S. 401 By-Pass from Raeford Road to Campground Road;
4. Cumberland Road between Owen Drive and Ireland Drive;
5. Owen Drive between the Seaboard Coastline Railroad Overpass and Eastern Boulevard;
6. Bragg Boulevard; and
7. Raeford Road.

CUMBERLAND COUNTY 2010 LAND USE PLAN

City of Fayetteville

1. Fort Bragg Road between Stamper Road and Bragg Boulevard;
2. McPherson Church Road between 401 By-Pass and McPherson Square;
3. Owen Drive between Raeford Road and All American Expressway;
4. Sycamore Dairy Road;
5. 401 By-Pass between All American Expressway and Bragg Boulevard, and from Mintze Pond to Murchison Road;
6. Whitfield Street between Robeson Street and Camden Road;
7. Robeson Street between Raeford Road and West Russell Street;
8. Legend Avenue;
9. Bragg Boulevard (except between Westmont Drive and Stamper Road);
10. Cedar Creek Road; and
11. Ramsey Street from 401 By-Pass and McArthur Road.

These existing street segments will be allowed to retain and enhance their strip commercial development, however, they are not recommended to be expanded. The Plan does not promote any new strip commercial areas.

Promote standards that protect the function of thoroughfares.

Standards that protect the function of thoroughfares are outlined in the Manual on Street and Driveway Access in Cumberland

County. Other measures include the development of bus pull-off areas and shelters along major thoroughfares and lateral access between businesses.

Promote pedestrian circulation as an integral part of the Transportation Plan.

The Plan promotes pedestrian facilities and plans such as sidewalks, crosswalks at major intersections, a greenways plan, and a bikeway plan as a means of enhancing commercial development in the County and as an integral part of the 2010 Transportation Plan.

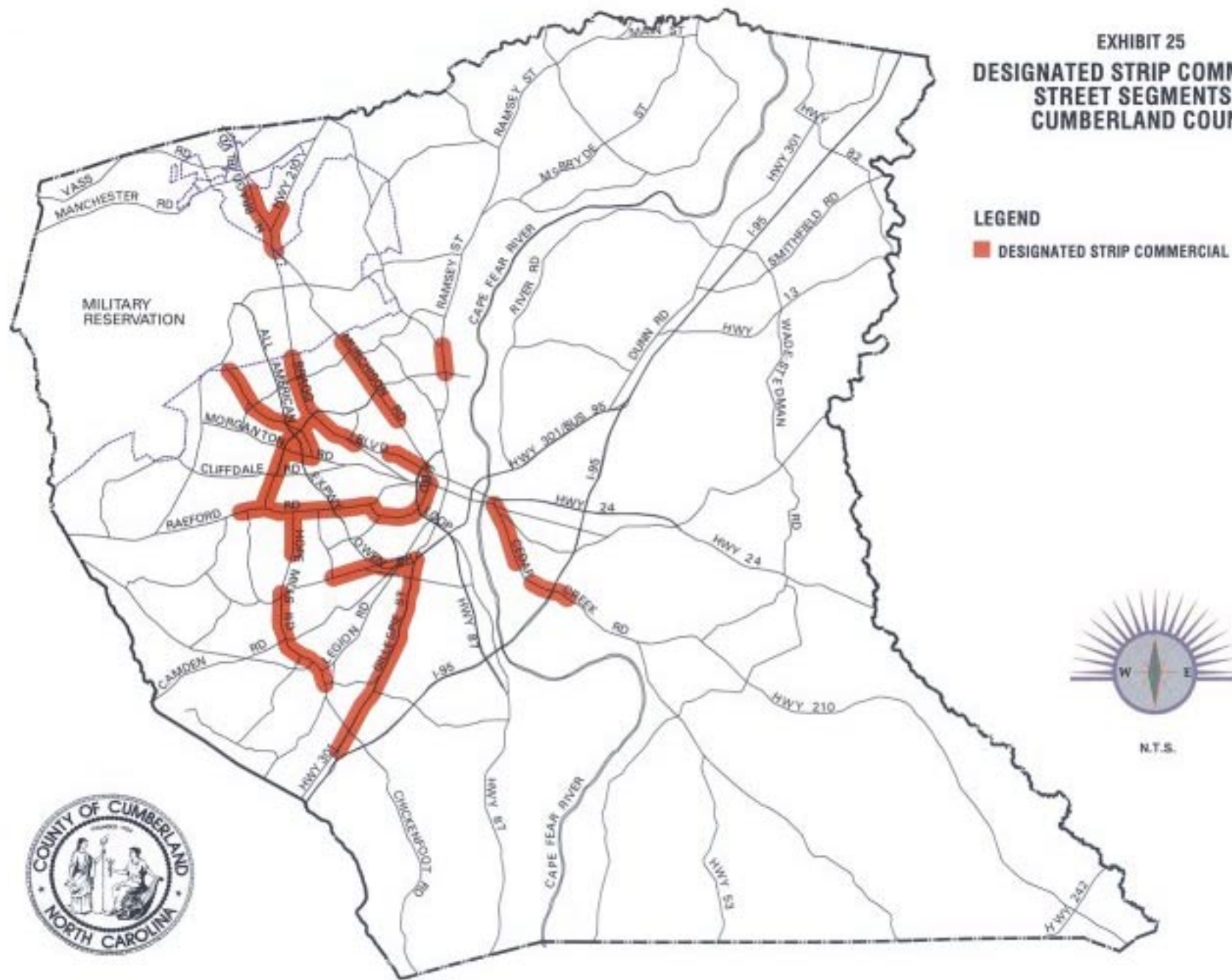
Promote a set of location standards for various defined shopping center types.

Over the years, shopping centers in the County have generally typified the best commercially developed areas. This is due, in part, by the nature of shopping center development being under a central control and requiring more initial detailed planning. This detailed planning normally includes circulation (both on and off the premises), orientation, location, building associations, and design continuity. The Plan addresses the four types of shopping centers in the County and uniform standards for these centers are recommended. These standards include circulation, design and site, and land use. The first two types of shopping centers are regional and community shopping centers.

EXHIBIT 25
**DESIGNATED STRIP COMMERCIAL
 STREET SEGMENTS IN
 CUMBERLAND COUNTY**

LEGEND

■ DESIGNATED STRIP COMMERCIAL STREETS



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN

These shopping centers are supported by a broad based trade area, which dictates regional accessibility via major arterials and the availability of urban services. Neighborhood centers are more flexible in their location possibilities, but are recommended to be limited to the intersection of two streets. Neighborhood strip centers, along arterial streets, should be allowed in some cases. The last type of center is the convenient center or "area center." This type of shopping center is typified by the "mom and pop" or "country store" in the rural areas; and the "corner store" in the urban areas.

Promote the existing Business Street Policy.

The Business Street Policy designates street segments, acknowledged in the Plan, as being strip commercial areas. There are two types of business streets: Primary and Limited. A Limited Business Street consists of a street segment in transition from residential uses to non-residential uses, due to the deterioration in the suitability of the street segment for residential use. The transition is usually from residential use to small retail, service or office uses. The Limited Business Street is an excellent breeding ground for business start-ups. Standards are in place to ensure that these areas do not have a negative impact on the surrounding neighborhoods. A Primary Business Street consists of a series of large lots with considerable depth, frontage along an arterial street, and has the greatest diversity of commercial establishments in the County. There are also location standards that must be met before a street segment can be classified as such. These business streets are not depicted on the 2010 Land Use Plan Map, but they are manifested on the

Map by the proposed land use along the street segments. Street segments denoted as heavy commercial areas should fit Primary Business Street requirements, whereas light commercial areas should fit Limited Business Street requirements.

Promote the existing Transitional Use and Zoning Policy.

The Transitional Use and Zoning Policy promotes a guide for the use of land around a shopping center or an activity node. It provides a transition from intense non-residential uses to low density residential uses. This Policy not only dictates how the 2010 Land Use Plan Map was generated around shopping centers and activity nodes, but also provides a guide for decision making in rezoning cases near these areas. The concept of this Policy is illustrated in Exhibit 12 in the General Recommendations Section of this Document.

Promote office parks and "flex office" development.

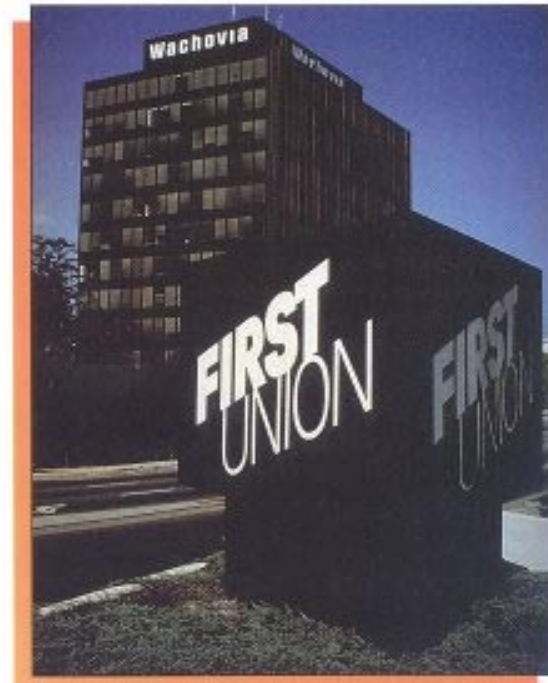
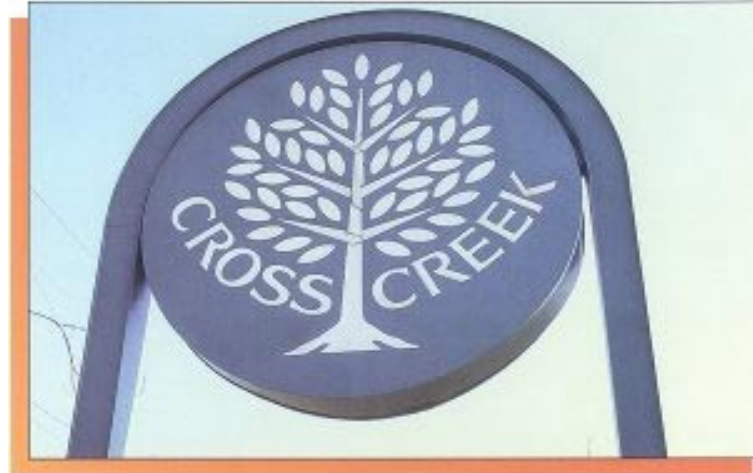
Office parks and "flex office" development are promoted because these types of development are concentrated into nodes, which are an integral part of the Nodal/Corridor Urban Form Concept promoted in the Plan. Additionally, the Plan recommends that office and institutional uses can be concentrated in an area referred to as an office park. Location criteria for this type of development includes being within the Urban Services Area, minimum acreage, and access to utilities and thoroughfares. Flex office development is further addressed in the Industrial Section of this document.

CUMBERLAND COUNTY 2010 LAND USE PLAN

Promote commercial development in Activity nodes.

The Plan promotes commercial development in nodes at designated intersections and interchanges. These commercial nodes will have the least impact on the thoroughfares, function as a cohesive unit, be more accessible to their service population, and be more visually pleasing.

These recommendations will protect the public's health, safety, and welfare; provide harmony and uniformity to commercial development; project a positive business image for the County; minimize vehicular and pedestrian traffic conflicts; and provide more vegetation that will lessen runoff and pollution damage, as well as provide a more attractive business environment to attract new commercial ventures and other types of economic development.



CUMBERLAND COUNTY 2010 LAND USE PLAN

INDUSTRIAL DEVELOPMENT

Industrial development includes industrial and manufacturing uses. The Plan addresses industrial development through goals and objectives, projections, and recommendations.

Goals and Objectives

During the Community Outreach Process, the County residents voiced their visions of industrial development by the year 2010. These visions consisted of the following:

1. Broader range of industry;
2. Clean high-tech industry;
3. Industrial parks;
4. Tax incentives;
5. Dispersed sites, including sites across the River;
6. Industries that utilize local raw materials;
7. More variety of industry;
8. High paying industry;
9. Isolate "dirty" industries from population;
10. Preserve natural environment and resources;
11. More skilled type jobs;
12. Better planning for development;
13. Improve community appearances;
14. More compact development;
15. Decentralize development; and
16. More infill development.

The primary visions expressed included: the expansion of the industrial base with more "clean" high-tech industries,

promotion of industrial parks, and more industrial diversification.

In order to attract, maintain, and promote "clean" high-tech and other types of industries, an Industrial Development Action Plan must be developed. Many aspects of this action plan are beyond the scope of land use planning. However, there are parts of the action plan that can be addressed through planning, such as industrial development goals and standards. This is also addressed in the Economic Development Plan element of the Cumberland County 2010 Comprehensive Plan. The industrial development goals formulated for Cumberland County include the following:

- Promote a stable economic base by diversifying and recruiting industries not subject to seasonal slumps or cyclic downturns;
- Provide a variety of prime industrial sites dispersed throughout the County to minimize employee travel distances;
- Prevent the deleterious effect of industry on residential areas and other industries;
- Protect prime industrial land;
- Recruit "clean" high-tech industries that will not negatively impact the natural, historic, and social environment of the County;

CUMBERLAND COUNTY 2010 LAND USE PLAN

- Encourage, in addition to basic manufacturing industries, the attraction of related businesses which are particularly suited to existing industries and which utilize raw materials and services produced in the County, such as wholesale distribution offices, shipping centers, service industries, farm products processors, etc.; and
- Restrict heavy industry to areas served by rail, highway, and/or port facilities, and having adequate facilities to accommodate the intended use, as well as being away from environmentally sensitive areas, and residential development.

Many of these goals are attainable through policies and programs directed toward the availability of utilities, environmental concerns, community appearance, human resources, cultural resources and governmental action.

Projections

Projections indicate that there will be some industrial development growth between 1990 and 2010. It is estimated that industrial acreage will increase by approximately 318 acres. This growth is shown in **Exhibit 26** - Projected Industrial Acreage Demanded, 1990-2010 and **Exhibit 27** - Projected Industry Employment Graph, 1990-2010.

Utilizing the County's standard of zoning four times the amount of land demanded by land use types, it is projected that a total of 2,934 acres of property should be zoned for industrial development by 2010. Other industrial projection figures are as

shown in **Exhibit 28** - Projected Acreage Needed to Accommodate Demand For Industrial Space, 1990-2010 and **Exhibit 29** - Projected Industrial Use, 1990-2010.



CUMBERLAND COUNTY 2010 LAND USE PLAN

EXHIBIT 26
PROJECTED INDUSTRIAL ACREAGE DEMANDED
1990-2010

YEAR	EMPLOYMENT ¹		ACREAGE DEMANDED ²
	TYPE	NUMBER	
1990	Manufacturing	11,800	2,369
	Wholesale	3,450	
	T.C.U.	3,700	
	TOTALS	18,950	
1995	Manufacturing	12,000	2,460
	Wholesale	3,780	
	T.C.U.	3,900	
	TOTALS	19,680	
2000	Manufacturing	12,200	2,531
	Wholesale	4,050	
	T.C.U.	4,000	
	TOTALS	20,250	
2005	Manufacturing	12,300	2,603
	Wholesale	4,320	
	T.C.U.	4,200	
	TOTALS	20,820	
2010	Manufacturing	12,250	2,687
	Wholesale	5,000	
	T.C.U.	4,250	
	TOTALS	21,500	
NET INCREASE 1990-2010		2,550	318

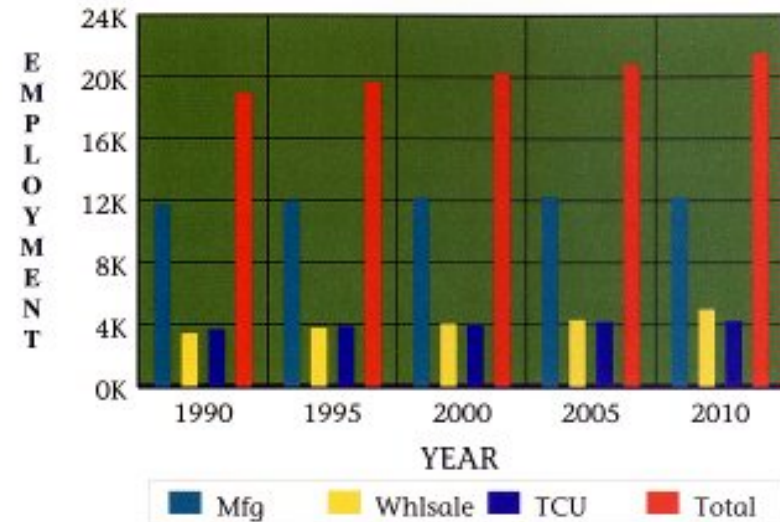
METHODOLOGY

¹ Total employment projected by the Cumberland County Joint Planning Board.

² Acres demanded computed by average of 8 employees per acre, based on previous standards of the Cumberland County Joint Planning Board with revisions based on standards of the Urban Land Institute's Industrial Development Handbook.

SOURCES: HYETT-PALMA, INC., 1990;
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990

EXHIBIT 27
PROJECTED INDUSTRY EMPLOYMENT GRAPH
1990-2010



k = one thousand

METHODOLOGY

The methodology used for this Exhibit is outlined under Exhibit 26 - Projected Industrial Acres Demanded, 1990-2010.

SOURCES: HYETT-PALMA, INC., 1991
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

CUMBERLAND COUNTY 2010 LAND USE PLAN

EXHIBIT 28
PROJECTED ACREAGE NEEDED TO ACCOMMODATE
DEMAND FOR INDUSTRIAL SPACE
1990-2010

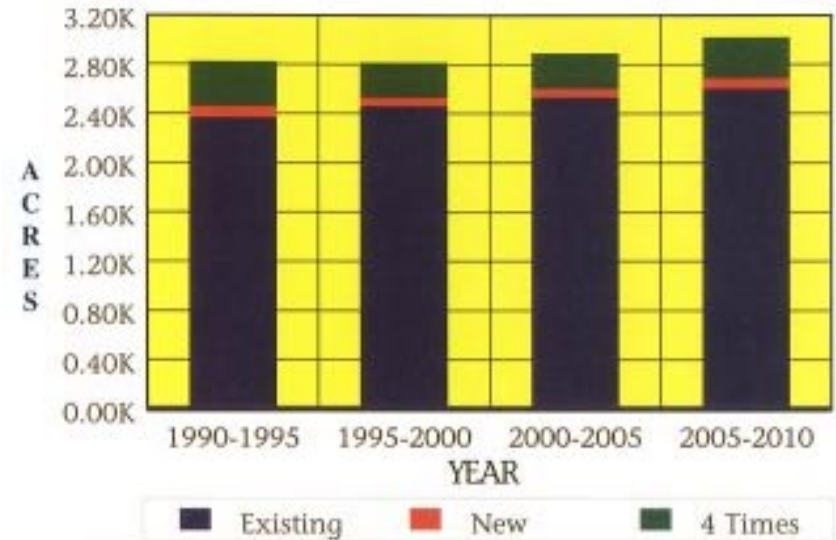
Year	Existing Development at Beginning Period ¹	Industrial Acreage to be Developed ²	(4) Times Acreage to be Developed ³	Total Acreage ⁴
1990-1995	2,369	91	364	2,733
1995-2000	2,460	71	284	2,744
2000-2005	2,531	72	288	2,764
2005-2010	2,603	84	336	2,934

METHODOLOGY

- ¹ Total existing development at beginning of period taken from Exhibit 26 - Projected Industrial Acreage Demanded, 1990-2010.
- ² Industrial acreage to be developed is estimated by determining the net change of existing development at the beginning of the period.
- ³ Total 4 times acreage to be developed is based upon County standard of zoning 4 times the amount of office acreage to be developed.
- ⁴ Total acreage demanded is estimated by adding the figures in column one to the figures in column three.

SOURCES: HYETT-PALMA, INC., 1990
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1990

EXHIBIT 29
PROJECTED INDUSTRIAL USE
1990-2010



k = one thousand

METHODOLOGY

The methodology used for this Exhibit is outlined under Exhibit 28- Projected Acreage Needed to Accommodate Demand For Industrial Space, 1990-2010.

SOURCES: HYETT-PALMA, INC., 1991
CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

CUMBERLAND COUNTY 2010 LAND USE PLAN

Recommendations

Recommendations for industrial development in the County are addressed in the Cumberland County 2010 Economic Development Plan, which is an element of the Cumberland County 2010 Comprehensive Plan; general recommendations outlined in the General Recommendations Section of this document; as well as some specific recommendations listed below. This document will address only the industrial development planning issues.

Provide clear definitions for light and heavy industry and group industry types to definition.

The provision of definitions for light and heavy industry and grouping industry accordingly, allows for more flexibility in the location of industry. Light industrial uses usually do not impose a severe impact on surrounding development. Light industry can be defined as manufacturing and processing of small items; warehousing and wholesaling; and certain public assembly and recreational uses.

Heavy industrial uses, on the other hand, usually generate heavy traffic volumes, noise, smoke, fumes, and other nuisances. It is usually not compatible with any other type of land use. Heavy industry can be defined as manufacturing and processing industries that operate on a large scale, usually producing large quantities of items and often generating some type of nuisance.

Provide more location options.

As noted above, industrial development requires specific location criteria due to its unique characteristics. Light industrial development is more compatible with other land uses, therefore its location criteria is less restrictive than heavy industrial development. This type of development should be located within the Urban Services Area; located along a "Designated Entrance Corridor" or within a "Designated General Strip Commercial" area; and should meet the location criteria for commercial development.

Heavy industrial development requires more location options due to its significant impact upon other types of land uses. Due to the characteristics listed above, the following location criteria should be applied: should be located on the outer fringe of the Urban Services Area or on large isolated tracts in the Farmland Protected Area; must be sited on appropriately sized tracts that will accommodate buffer distances and screening from adjoining properties; must take into account the prevailing winds during site selection; should be sited, whenever possible, on land not bearing the soil classification of Prime Farmland; must be sited on land having all necessary infrastructure and direct access to major regional modes of transportation; and should be located within commuting distance of residential areas.

CUMBERLAND COUNTY 2010 LAND USE PLAN

Promote broadening the location options for certain types of industrial development.

The Plan recognizes that there are many light industrial uses that are compatible with commercial development. This is especially true if the recommended standards for development in the County are adopted. In light of these facts, the Plan recommends a list of light industrial uses that should be included as permitted uses in designated strip commercial areas. This broadens the location options without jeopardizing the surrounding land uses.

Promote U.S. 301 (Eastern Boulevard) as an Industrial Corridor.

This is a special street designated specifically for industrial uses. This street is ideal because of its access to Interstate 95; the design of the street which includes a frontage road; the availability of infrastructure; and the County's geographic location along the Eastern Seaboard. All development along this street should be required to follow the "Designated Entrance Corridor" recommendations in this document. A schematic of the U. S. 301 Industrial Corridor is illustrated in **Exhibit 30 - Conceptual Illustration of the U. S. 301 Industrial Corridor**.

Promote the use of Industrial Parks.

Industrial parks can be defined as concentrations of similar and compatible industrial uses, usually arranged in a subdivision format, and managed as a unit. These industrial parks may be a node as defined in the Nodal/Corridor Urban Form Concept. Industrial parks characteristically exhibit better, all-around quality due to the planning required during the development

process. This planning includes location, the uses within the park, and the quality and image of the park. The Plan promotes the concept that if an industrial park is being developed as a light industrial park, only light industries are recommended in the park. Industrial parks being developed as a heavy industrial park may contain light industry. Additionally, the Plan promotes that large industrial parks be allowed to have any type of accessory uses to serve employees in the park, such as banks, recreation facilities, day care facilities, fitness centers, dry cleaners, etc.

Promote "flex office" development.

Many high-tech businesses envisioned by County residents require flexibility in their operation. According to the Urban Land Institute, the trends in high-tech industries include a reduced need for warehouse space, increased need for office space, and a desirability of integrating high-tech industries with light manufacturing and/or laboratory testing facilities. The technique of accommodating all these uses into one facility, while allowing for changes in the ratios between uses has been dubbed "high-tech flex." It typically consists of one-third offices, one-third research, and one-third manufacturing. High quality architecture is promoted where the front portion of the building is generally used for offices, with manufacturing facilities in the center, and warehousing space in the rear. The warehousing and manufacturing spaces are designed for easy conversion to office space. The Plan promotes that these "high-tech flex" industries be permitted in industrial parks, light industrial areas, and areas zoned for planned and heavy

CUMBERLAND COUNTY 2010 LAND USE PLAN

commercial development, provided that the site can meet the recommended minimum standards outlined in this document.



EXHIBIT 30

CONCEPTUAL ILLUSTRATION OF THE U.S. 301 INDUSTRIAL CORRIDOR



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1991

CUMBERLAND COUNTY 2010 LAND USE PLAN

FARMLAND PLAN

Over the years, the agricultural industry has played a primary role in the economy of Cumberland County. The backbone of this industry is the farmer. Farming is a "tradition" that has been part of the County's socio-economic fabric since its beginning. Within the County, farming entails crop production, which includes corn, cotton, tobacco, produce, fruits, and nuts; livestock production, such as poultry, cattle, and swine; and woodland and timber production. While the rising costs of labor, agricultural chemicals, and implements have impacted farming, it is still a viable way of life for many County residents. Statistics show that the number of farms in the County is decreasing rapidly; the number of acres of farmland is decreasing; and the size of the individual farm is increasing. Projections indicate that these trends will continue or accelerate over the planning period.

The preservation of natural resources, such as soils, is vital in the stability of the agricultural industry and the economy of Cumberland County. Presently, approximately 16 percent of the land in the County is classified as Prime Farmland and 30 percent is classified as State and Locally Important Farmland. Much of this farmland is located in the southwestern and eastern parts of the County. A substantial amount of the good farmland is in the area of the County currently experiencing the highest amount of growth. Growth pressures from urban development are threatening the viability of farming and agriculture as a legitimate economic force in the County. In order to address these issues, the preservation of farmland must be a vital part of the 2010 Land Use Plan.

Goal and Objectives

The goal and objectives addressing farmland reflect the trends in the agricultural industry, as well as existing and future needs and aspirations of County residents. The data used to formulate this goal was extracted from the Community Outreach Process. During the vision sessions, residents were asked to list their visions for Cumberland County for the year 2010. These visions, relating to farmland preservation, included the following:

1. Decentralize services;
2. County-wide drainage;
3. Preserve green areas and open space;
4. Preserve wildlife and trees;
5. Protect farmland;
6. Retain rural character;
7. Protect environment;
8. Clean air and water;
9. Better quality drinking water;
10. Protect and improve flood control regulations and develop/enforce a drainage plan;
11. Preservation of natural resources;
12. No polluted rivers and streams;
13. Sustain timberlands;
14. Utilize local raw materials;
15. Preserve quality of life;
16. Good mix of residential and agricultural development;
17. Provide for compatible and "scaled" land use;
18. More convenient shopping areas near population;
19. Dispersed sites east of the River; and
20. Stable real estate market.

CUMBERLAND COUNTY 2010 LAND USE PLAN

These visions were considered in the formulation of the overall goal of the Farmland Plan. This overall goal is to protect and preserve natural resources, the environment, and the rural character; enhance and protect farming and the agricultural industry; and enhance and protect the "quality of life" of rural residents. This goal will be accomplished by the following objectives:

- Protect classified Prime and State and Locally Important Farmland soils;
- Protect rivers, streams, creeks and drainage-ways from agricultural and other sources of pollution;
- Protect natural, historical, and unique areas from destruction;
- Provide shopping and other facilities closer to rural areas;
- Protect farming and farming operations from urban encroachment;
- Enhance and stabilize rural farmsteads;
- Protect timberland areas;
- Provide for and encourage the use of local raw materials in the local manufacturing and production processes;
- Preserve and protect the family farm;
- Educate the public on the need to maintain and preserve farmland;
- Preserve and protect the rural character and lifestyle of rural residents;
- Prevent urban sprawl and enhance the Nodal/Corridor Urban Form Concept; and
- Protect private property rights.

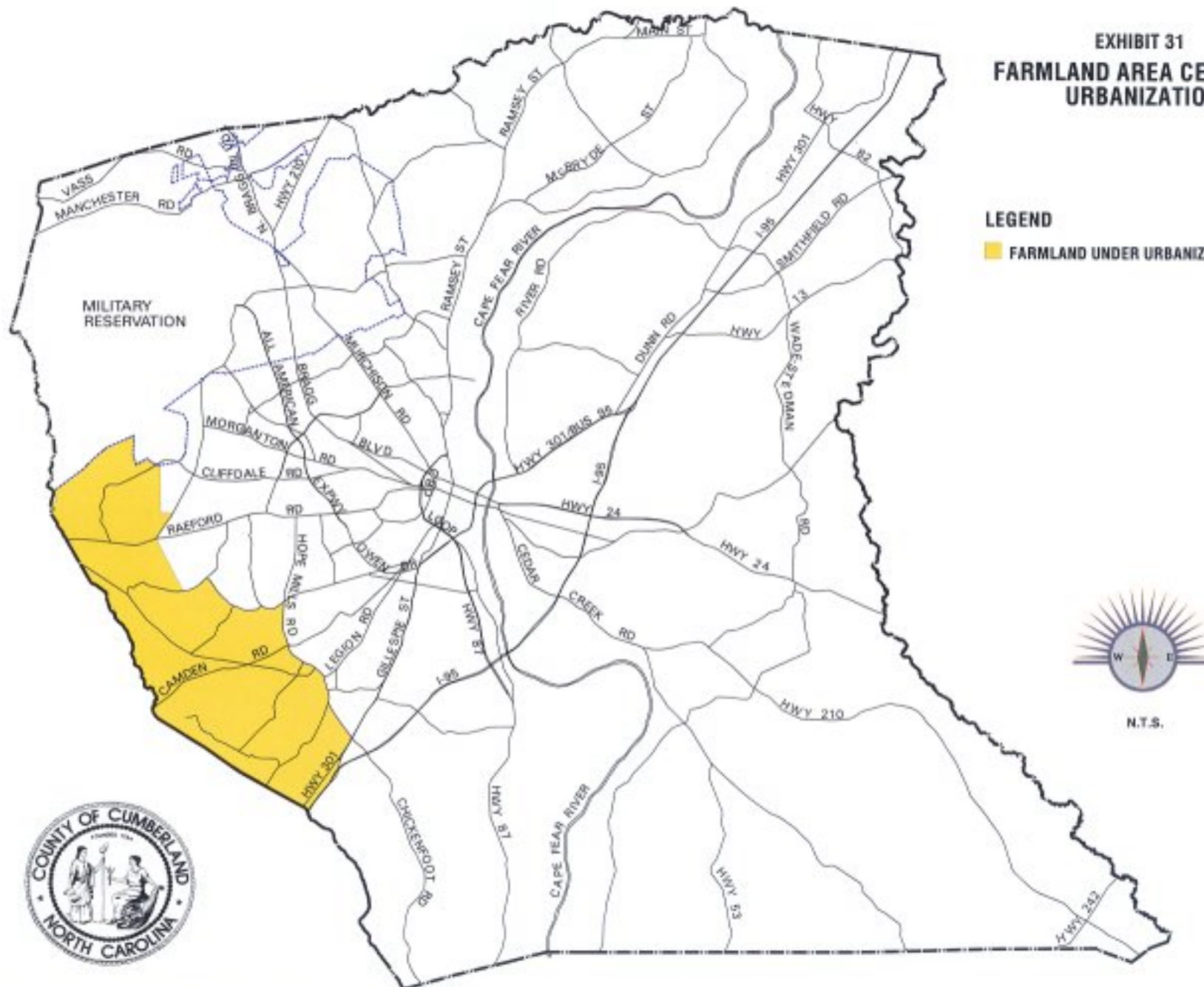
Recommendations

Certain planning assumptions must be made in order to make recommendations for the Farmland Plan. The first assumption is that the farms and farming operations in parts of the southwestern and western portions of the County will be lost to urbanization, as is illustrated in **Exhibit 31** - Farmland Area Ceded to Urbanization. The primary reasons for eliminating these areas from the Farmland Protection Area are due to the Little Rockfish Creek Sewer Interceptor; current and proposed Thoroughfare Plans; and the availability of other urban services. Although the Plan does not encourage the cessation of these farms and farming operations, it points out that this land is not included in the Farmland Protection Area, and will be subject to market demands for development in these areas and few farmland protection measures.

**EXHIBIT 31
FARMLAND AREA CEDED TO
URBANIZATION**

LEGEND

 FARMLAND UNDER URBANIZATION PRESSURE



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN

Another assumption is that all of the farmland recommendations will apply only to farms and farming operations within the Farmland Protection Area (outside of the Urban Services Area).

Additionally, it is assumed that the farmer and the farming community should be the ultimate authority on the use of farmland. Since the nature of farming requires on the job training, understanding its needs and requirements for survival can only truly be understood by the farmer. The important issue is to get as much of these needs and requirements articulated so that they can be a part of the base data in developing a farmland preservation plan.

The final assumption is that there is sufficient land outside of the Farmland Protection Area for development that will meet the needs of County residents throughout the planning period.

The preservation of farmland will conserve energy; prevent urban sprawl; control public costs; preserve a rural lifestyle; preserve open space; retain natural systems and natural processes; preserve a stable local economic base; and maintain specialty crops. All of these issues are addressed in the recommendations presented below.

Promote the formulation of a Farm Advisory Committee.

The Plan proposes the creation of a Farm Advisory Committee to serve as a watchdog for development in farm and rural areas; to protect agricultural land; preserve the farming industry; and protect the character of the rural areas in the County.

Promote the protection of rivers, streams, creeks, and drainageways abutting farming operations.

The Plan recommends buffers for farming operations along rivers, streams, creeks and drainageways; and that farming operations conform to North Carolina laws, the Clean Water Act, and "best management practices" (BMP).

Promote use of "Class C" private streets with restrictions.

"Class C" Private Streets are recommended to be allowed provided a maximum of seven lots be permitted and the area must meet one of the following conditions: 1) Must be a division for a family member; or 2) Must be on a bona fide farm, as defined by the County Tax Office. Additionally, an "As Built" survey shall be required to verify all locational criteria prior to final inspection.

Promote the requirement of a disclosure notice on plats and deeds.

All final plats or deeds for subdivisions located within the Farmland Protection Area shall contain a disclosure notice that states: "This property, or neighboring property, may be subject to inconvenience, discomfort, and the possibility of injury to property and health, arising from normal and accepted farming and agricultural practices and operations, including but not limited to noise, odors, dust, the operation of any kind of machinery, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides."

CUMBERLAND COUNTY 2010 LAND USE PLAN

Promote measures to provide and enhance farming opportunities for young people.

The Plan recommends that local governing bodies, the Board of Education, the agricultural community and County residents support any organization or activities to encourage young people to consider the opportunities in farming. As indicated above, not only is the number of farms declining, but also the number of farmers, especially new farmers. A key factor in preventing this downward trend is a renewed interest in farming, as well as the industry as a whole. Presently, the primary source of new farmers is from the offspring of the farmers and since the number of farmers is declining, it is hoped that measures to encourage a renewed interest in farming will stabilize or reverse this trend.

Promote farmland and rural character preservation.

The Plan recommends measures to ensure the preservation of farmland. These measures include establishing a Farmland Protection Area which is tied to the Urban Services Area Concept, as is illustrated in **Exhibit 32** - Farmland Protection Area Map; including farmland preservation as part of the Open Space Plan for the County; and promoting development concepts and standards in order to protect the rural character and conserve farmland.

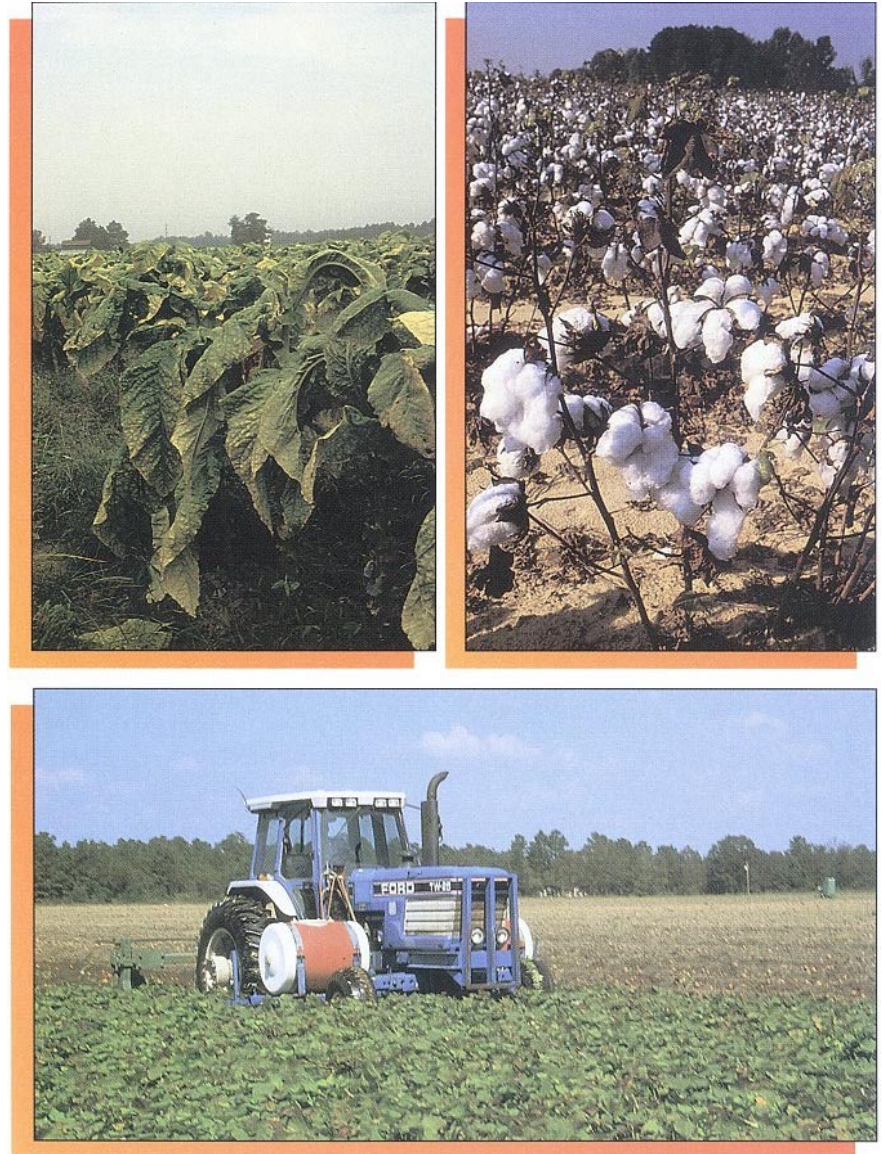


EXHIBIT 32
FARMLAND PROTECTION AREA
MAP

LEGEND

 FARMLAND PROTECTION AREA



N.T.S.



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN



CUMBERLAND COUNTY 2010 LAND USE PLAN

OPEN SPACE/ENVIRONMENTALLY SENSITIVE AREAS PLAN

This element of the Plan addresses both natural and man-made features that impact development. The natural features include parks and open space, natural areas, water bodies, natural habitats, endangered species areas, and watershed areas. Man-made features include parks, urban spaces, aesthetic areas, historic sites, farmsteads, sensitive areas around airports, the Military Reservation, and hazardous waste sites. All of these natural and man-made features comprise the traditional planning definition of open space. For purposes of this Plan, open space also includes urban landscaped areas, setback areas, streetscapes, courtyards, public places, sidewalks, and pedestrian linkage areas. The above mentioned features are presented under the following broad categories: Parks/Open Space and Man-made Environmentally Sensitive Areas.

Goal and Objectives

During the Community Outreach Process, County residents were asked to voice the strengths, weaknesses, and visions of the County. The residents listed at least 30 visions for the County pertaining to open space and environmentally sensitive areas. These visions are as follows:

1. Equitable distribution of facilities and services;
2. Long-range planning for facilities and services;
3. More parks and recreation facilities near population;
4. County-wide drainage;
5. Improve community appearance;
6. Sidewalks;
7. Preserve green areas and open space;
8. Preserve wildlife and trees;
9. Residential development to contain parks and public amenities;
10. More neighborhood parks;
11. Lake Rim developed into a park;
12. More utilization of school facilities for recreation purposes;
13. Protect farmland;
14. Retain rural character;
15. Protect the environment;
16. Clean air and water;
17. Protect and improve flood control regulations and develop /enforce a drainage plan;
18. Preservation of natural resources;
19. Non-polluted rivers and streams;
20. Preservation of Carolina Bays;
21. Secured toxic waste sites;
22. Diverse farming;
23. Utilization of the Cape Fear River;
24. More golf courses;
25. Organized recreation programs;
26. Complete downtown linear parks as well as other linear parks in the County;
27. More public pools;
28. More cultural facilities and programs;
29. More tourist attractions; and
30. Zoo.

CUMBERLAND COUNTY 2010 LAND USE PLAN

Based upon these visions and other data, an overall goal was developed for Open Space and Environmentally Sensitive Areas. The overall goal of the Open Space and Environmentally Sensitive Areas Plan is to provide a network of accessible parks, urban green areas, open spaces, natural areas, and historic areas for County residents; protect natural beauty, farmlands, air and water quality, and watercourses, from pollution; preserve wildlife habitats and unique resources; preserve and protect rural character; enhance the appearance of the community; and protect the public's health, safety, and welfare from potential air crashes, unacceptable noise levels, and hazardous waste sites. This goal will be achieved by the following objectives:

- Establish an "environmental corridor" preservation program along all watercourses in the County;
- Utilize the open space network to link shopping, cultural, educational, workplace, and park facilities;
- Protect and preserve all unique natural and historical resources;
- Provide open space and park facilities near the population;
- Utilize the County's natural resources to spur and encourage economic development;
- Protect and preserve wildlife habitat areas;
- Protect farmland areas;

- Preserve and protect rural character;
- Protect the watersheds and watercourses from pollution;
- Utilize open spaces, urban spaces, and landscaping to soften, beautify, and improve the image of the County;
- Utilize open spaces, natural systems, unique areas, and historic sites to attract tourism;
- Develop a land use plan and land use controls compatible with airport operations, artillery blasts, and hazardous waste sites; and
- Develop a fixed communication link between the Military and civilian communities.

Recommendations for open space and environmentally sensitive areas have many similarities, yet each require individual attention. They are, by nature, integrated into the economic, social, and political fabric of the County. Open space and environmentally sensitive areas recommendations will be addressed separately.

CUMBERLAND COUNTY 2010 LAND USE PLAN

Open Space Recommendations

The following open space recommendations apply to parks, natural areas, urban spaces (which includes courtyards, setback areas, streetscapes, etc.), utility easements, abandoned railroad right-of-way, aesthetic areas, and historic sites.

Propose that a mechanism for acceptance and maintenance of open space be established.

The Plan proposes that the public sector shall develop a mechanism to accept open space/recreation areas dedicated by the private sector. Additionally, an entity, such as a public or private agency, non-profit organization, an authority or a combination of these, should be designated to be responsible for the preservation, protection, and maintenance of open space.

Promote measures to acquire open space/recreation areas.

The Plan promotes the provision of open space areas in all residential developments. It also promotes the preservation of "environmental corridors" along all rivers, streams, ponds, lakes, and creeks in the County as is illustrated in **Exhibit 33** - Environmental Corridors Protection and Preservation Areas. These "environmental corridors" will be available for drainage purposes, utility easements, pedestrian linkages, natural areas, and greenways. The Plan also promotes the acquisition of abandoned right-of-ways, and utility and railroad easements as part of the Open Space Plan.

Promote following State and Local regulations for wetlands and watershed areas.

The Plan endorses all Federal, State, and Local wetlands and watershed regulations and their impact on preservation and maintenance of natural areas.

Promote that a study be conducted to determine the feasibility of unifying the Fayetteville, Hope Mills, Spring Lake, and the Cumberland County Parks and Recreation Departments.

The Plan promotes the consideration of combining the Fayetteville, Hope Mills, Spring Lake, and the Cumberland County Parks and Recreation Departments to achieve a more efficient, cost saving method of delivering parks and recreation services to County residents.

Promote the Park/School Concept.

The 1985 Fayetteville Urban Area Parks and Recreation Master Plan recommended the provision of parks in conjunction with school sites. When sites are selected for new schools, additional land should be purchased for recreation facilities. The Plan promotes implementation of this concept throughout the County, which will provide needed recreation areas near the population and be less costly to the public sector. This recommendation includes joint development of existing school sites by the governing bodies and the Board of Education.

**EXHIBIT 33
ENVIRONMENTAL CORRIDORS
PROTECTION AND PRESERVATION
AREAS**

LEGEND

 FLOODPLAIN AREAS



N.T.S.



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN

Endorse the 2010 Parks and Recreation Facilities and Services Plan.

The Plan endorses the 2010 Parks and Recreation Facilities and Services Plan, which is part of the Community Facilities and Services element of the Cumberland County 2010 Comprehensive Plan.

Environmentally Sensitive Areas Recommendations

There are some man-made features that influence development in the County and may impact the open space network significantly. These features include environmentally sensitive areas around airports and the Military Reservation, as well as hazardous waste sites. Recommendations pertaining to these specific features are presented as follows:

Airports and Military Installations

Cumberland County has three significant airport facilities: Fayetteville Regional Airport, Pope Air Force Base, and Simmons Army Air Field. Each of these facilities impact large land areas in terms of noise and accident potential. Additionally, the artillery blast areas are another man-made feature affecting adjoining land areas. These areas are as shown in **Exhibit 34 - Airport Facilities and Military Operation Areas that Impact Development in Cumberland County**. The recommendations for these facilities require cooperation between the Military and civilian sectors in the

County. All recommendations pertain to potential crashes, height restrictions, and noise.

Promote the compliance with all airports' regulations.

The Plan recommends that all regulations ensuring the safe operation of the airports should be acknowledged. It should be the responsibility of the airport to keep the appropriate authorities informed of any changes or new regulations that impact off-site areas.

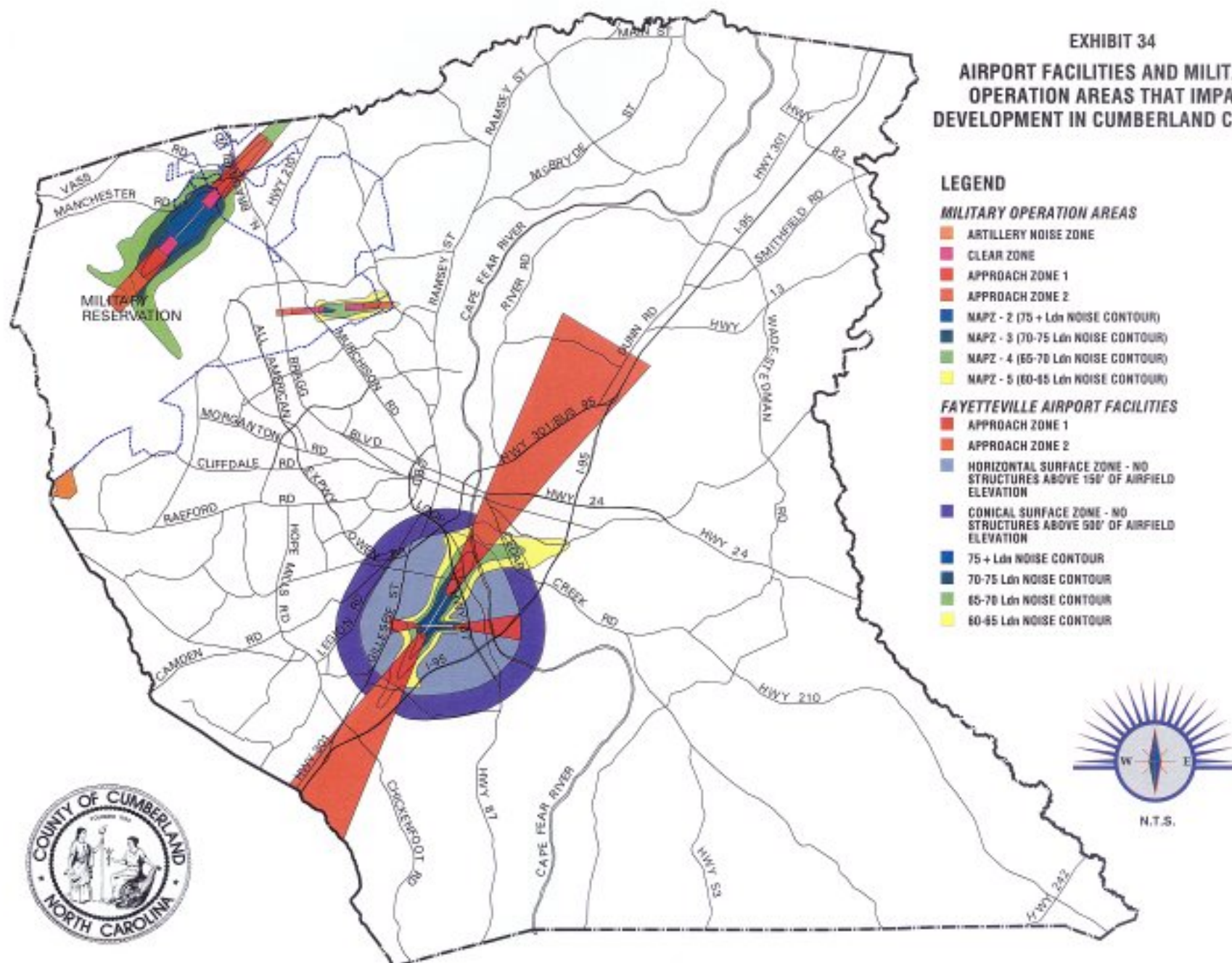
Promote measures that provide the least endangerment of the public as possible.

These measures include the airports purchasing critical land areas such as the Clear or Crash Zones; requires the development of a land use plan around the airports that provides the least danger possible to the public; the inclusion of noise abatement measures in residential construction impacted by the airport noise; and any other measures recommended in the most recent Fayetteville Regional Airport Master Plan, the Joint Compatible Land Use Policy Study, and the Air Installation Compatible Use Study (AICUZ).

Promote the policy of public notification of operational impact.

The Plan promotes the policy of an education and public relations program to keep the public informed as to when to expect artillery blasts and other noise activities, as well as any other operational activity that would impact the public's health,

EXHIBIT 34
AIRPORT FACILITIES AND MILITARY
OPERATION AREAS THAT IMPACT
DEVELOPMENT IN CUMBERLAND COUNTY



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN

safety and welfare. This notification would also include any new technology, increased aircraft frequency, the introduction of a new type of aircraft, etc. The Plan also recommends that a disclosure notice be given to potential buyers or renters of residential properties located within the various noise and accident potential zones (NAPZ's) deemed to have a negative impact on residential "quality of life". All new subdivisions should be required to carry a disclosure notice on the final recorded plat denoting the noise and accident potential zone(s) they are located in and an explanation of the NAPZ's impact upon the intended use.

Promote military participation in the planning efforts in the County.

The Plan promotes the inclusion of Military officials in the plan review process for any proposed development, expansion of an existing development, area studies, or other plans which would fall within any location impacted by a designated Military environmentally sensitive area.

Hazardous Waste Sites

There are 21 hazardous waste sites in Cumberland County on the Superfund Cleanup List. These sites pose not only a hazard to the environment, but a danger to man and animals. While the cleanup of these sites is not the primary responsibility of local government, it is their responsibility to ensure that these facilities are kept away from development, and to inform residents of any noted changes on, or off the sites that may have negative consequences.

Provision of a policy to clean up sites.

The Plan promotes a policy of encouraging a more aggressive economic and political impetus for having these sites cleaned up.

Promote the provision of public awareness of these sites.

The Plan promotes the provision of public awareness policies that would inform citizens of the existence of the sites, the potential hazardous substances and their effect upon human health.

Provision of monitoring options.

The Plan suggests an on-site and off-site monitoring system to chart the flow or migration of these substances by overland travel or groundwater contamination.





CHAPTER III IMPLEMENTATION

CUMBERLAND COUNTY 2010 LAND USE PLAN

PLAN IMPLEMENTATION

The most critical part of the Cumberland County 2010 Land Use Plan is the actual implementation of the Plan. Without implementation, a great plan document is the end of the planning process. Planning, as has been stated many times, is a never ending process that is conceptually like a spiral; every time a circle is completed and new one begins. The concepts within the Plan are theoretical; implementation of these concepts represents theory meeting reality. This Section of the document outlines real actions that will achieve the Community's goals and objectives for the year 2010 and beyond.

The community's visions for land use by the year 2010, will be accomplished by the following actions:

- Prepare ordinances, regulations, and policies to implement the goals and objectives of the Plan, and complete the adoption process with each of the governing bodies in the County;
- Delineate areas that need detailed area or neighborhood planning;
- Complete the computerization of land use maps and other land use data;
- Prepare area and neighborhood plans;
- Coordinate other Comprehensive Plan elements with the Land Use Plan;

- Establish a Farm Advisory Committee;
- Develop a list of all outside funding sources that may be pursued to implement aspects of the Plan;
- Develop uniform Zoning Ordinances and Subdivision regulations for all jurisdictions in the County; and
- Develop an education and information system for the various participants in the process, including: elected officials; administrators; the business community; special interest groups; professional, religious, and civic organizations; various levels of governments; and County residents.

These actions should achieve many of the aspirations and goals of the Community. It should be noted however, that these actions are not set. They must be evaluated frequently, modified, or eliminated when deemed appropriate.

Prepare ordinances, regulations, and policies to implement the goals and objectives and complete the adoption process with each of the governing bodies in the County.

A large portion of implementing the Plan hinges on the legality of the measures thought necessary to bring the Plan to fruition. These measures are the tools needed to fashion development into the desired vision. The ordinances to be prepared are amendments to the communities' existing zoning ordinances. The preparation of zoning ordinances includes revisions to existing ordinances, writing new ordinances, and making

CUMBERLAND COUNTY 2010 LAND USE PLAN

changes to bring uniformity to all the ordinances in the County. This task includes preparing a uniform ordinance for the entire Community, yet allowing the various jurisdictions to have some degree of individuality.

Regulations pertain to the subdivision regulations. The minimum design standards for development in the Community will be contained in this document. Part of this task will include making the development standards uniform throughout the Urban Services Area.

The Policies are definite courses of action adopted by the various governing bodies, or agencies, to guide future decisions affecting development. As mentioned previously, efforts will be made to make all of these measures uniform throughout the Community and endorsed by all the jurisdictions in the County. These measures are not only for implementation of the 2010 Land Use Plan, but will also serve as a measure of the Plan's effectiveness over time.

Delineate areas that need detailed area or neighborhood planning.

The Land Use Plan Map is a general plan by nature. It will not address the specific needs of many areas and neighborhoods throughout the Community. During the implementation process, these areas and neighborhoods will be defined and prioritized for detailed planning. The model for these neighborhood and area plans will be the same used in the development of the Cumberland County 2010 Comprehensive Plan.

Complete the computerization of the 2010 Land Use Map and other land use data.

In order to prepare the most accurate Land Use Plan Map, it is essential that the most accurate physical map be used. It is also important that the Map be easily manipulated. Through utilization of the Geographic Information System, the Map will be computerized and developed in such a way that a multitude of data can be retrieved and manipulated in a short time frame. The computerized Map will include the 2010 Land Use Plan Map, the Thoroughfare Plan, various land use categories, physical features, demographic data, existing land use, environmentally sensitive areas, political and planning boundaries, and any other data deemed appropriate. This computerization will also aid in shortening the Plan re-evaluation process and the area and neighborhood planning studies. It will also enable the generation of maps and graphic data that could be utilized in furthering the Implementation Process.

Prepare area and neighborhood plans.

After the general 2010 Land Use Plan Map has been prepared, the next step is the development of specific plans unique to different areas and/or neighborhoods. These plans will examine in detail these areas and/or neighborhoods and address their special needs. This process will be driven by an intensive citizen participation process and may include issues outside the realm of planning, extensive public education, and coordination with other local, State, or Federal agencies. General areas to be programmed for detail planning include but are not limited to the

CUMBERLAND COUNTY 2010 LAND USE PLAN

areas listed below and shown in **Exhibit 35** - General Map of Areas and Neighborhoods that Require Detailed Planning.

1. Activity Node (Interchange Area)
2. Downtown Fayetteville
(currently underway by Marvin & Associates)
3. Murchison Road and Environs
4. North Street Area
5. East Fayetteville Area
6. Savoy Heights Area
7. Massey Hill Area
8. Shaw Heights Area
9. Eureka Springs Area
10. Deep Creek Area
11. Bonnie Doone Area
12. Vander - Cedar Creek Area
13. Southwestern Hope Mills Area
14. Town of Hope Mills
15. Town of Spring Lake
16. Town of Wade
17. Town of Falcon
18. Town of Godwin
19. Town of Linden
20. Town of Stedman
21. Coliseum Area
22. Eastover Area

Detailed plans will also be prepared for the thirteen proposed activity nodes at major intersections throughout the County. Development at these nodes will be a combination of some intense non-residential uses and various residential densities.

These activity nodes are located at the major interchanges of the proposed Outer Loop with major thoroughfares, the New N. C. 24 East Project, and the N.C. 87 and 24 Spring Lake By-Pass Project.

Coordinate other Comprehensive Plan aspects with the Land Use Plan.

The Land Use Plan is an integral part of the overall 2010 Visions of the County. The other elements of the Cumberland County 2010 Comprehensive Plan will be dove-tailed with the 2010 Land Use Plan. These elements include: the Community Facilities and Services Plan, the Economic Development Plan, and the Transportation Plan. All of these Plans will be coordinated with the 2010 Land Use Plan to ensure that they are addressing all of the needs and aspirations of County residents in a coordinated and effective effort to obtain the 2010 visions.

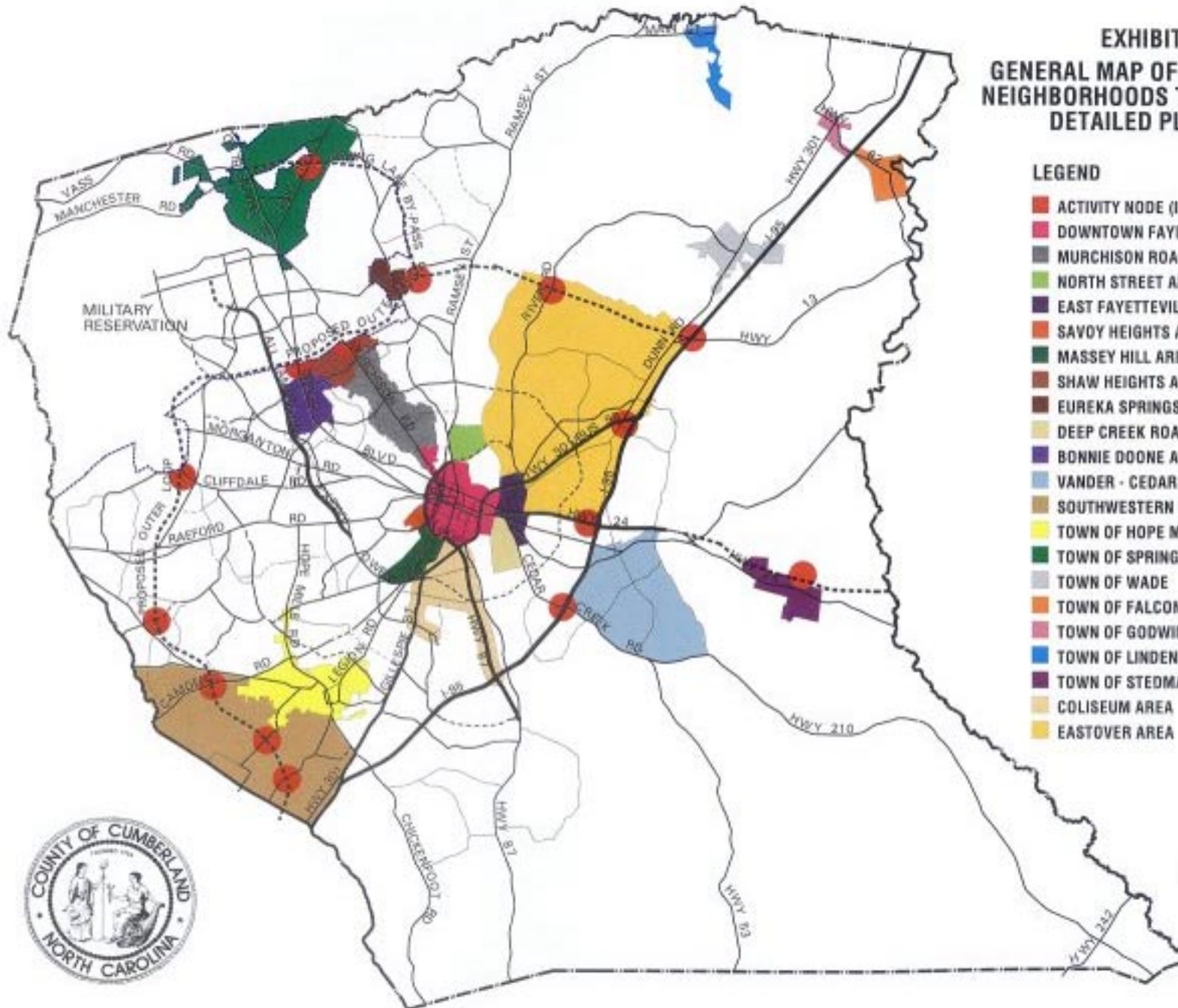
Establish a Farm Advisory Committee.

A major part of the Land Use Plan is the delineation of future urban and rural areas. The Urban Services Area Boundary is the demarcation that separates the area where dense growth is promoted from the area where dense growth is not promoted. The Plan calls for the establishment of a Farm Advisory Committee to develop, in conjunction with the farming and agricultural community, measures to preserve farms and agricultural related industries, serve as a watchdog for development in the Farmland Protection Area, and protect the rural character in the County.

EXHIBIT 35 **GENERAL MAP OF AREAS AND** **NEIGHBORHOODS THAT REQUIRE** **DETAILED PLANNING**

LEGEND

- ACTIVITY NODE (INTERCHANGE AREA)
- DOWNTOWN FAYETTEVILLE
- MURCHISON ROAD AND ENVIRONS
- NORTH STREET AREA
- EAST FAYETTEVILLE AREA
- SAVOY HEIGHTS AREA
- MASSEY HILL AREA
- SHAW HEIGHTS AREA
- EUREKA SPRINGS AREA
- DEEP CREEK ROAD AREA
- BONNIE DOONE AREA
- VANDER - CEDAR CREEK AREA
- SOUTHWESTERN HOPE MILLS AREA
- TOWN OF HOPE MILLS
- TOWN OF SPRING LAKE
- TOWN OF WADE
- TOWN OF FALCON
- TOWN OF GODWIN
- TOWN OF LINDEN
- TOWN OF STEDMAN
- COLISEUM AREA
- EASTOVER AREA



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY 2010 LAND USE PLAN

Develop a list of all outside funding sources that may be pursued to implement aspects of the Plan.

Some aspects of the Plan entail financial support beyond the local level. Although trends on the National level are that the funding sources will continue to shrink in the future, there are indications that many funds will be more discretionary on the State and Local level that will allow more flexibility in their use. A means of implementing this measure is the development and prioritization of a Capital Improvement Program so that the available funds are used most efficiently. This measure entails the maintenance of an updated computer data base of all funds available for the Community's use.

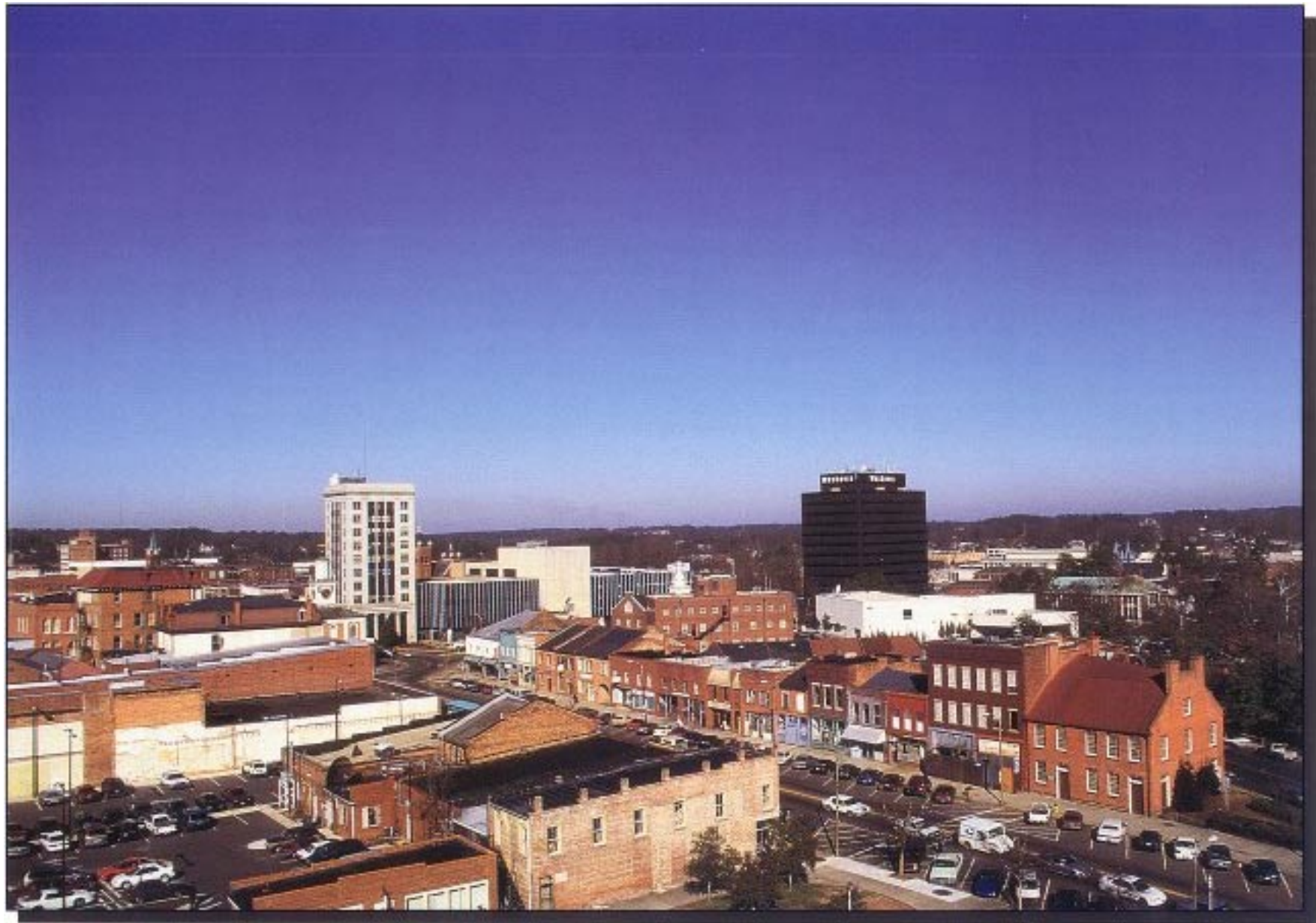
Develop Uniform Zoning Ordinances and Subdivision Regulations for all jurisdictions in the County.

Cumberland County has a large urban population outside of any incorporated area, that will soon be part of a municipality. Most of the recent development in the County has occurred in the unincorporated area. Much of the areas that are being annexed are already developed, which means that the municipality is inheriting developed areas rather than influencing new development as it occurs. The task of preparing uniform zoning ordinances and subdivision regulations will address these issues. While this will not allow municipalities to have input on the

development that will one day be part of its corporate limits, it will ensure that the development will meet their minimum standards, and property owners annexed into a municipality will not be faced with becoming non-conforming. Uniform zoning ordinances and subdivision regulations will provide uniformity in development throughout the County and reduce confusion by developers as to which standards apply.

Develop an education and information system for the various participants in the process including elected officials; administrators; the business community; special interest groups; professional, religious, and civic organizations; various levels of government; and County residents.

The cornerstone of any long range planning effort is education and dissemination of information to the citizenry. This education and information dissemination will help break down communication barriers and lead to a better and more acceptable action plan. This component of the implementation phase of the Plan is an investment in the future of all planning efforts in the County. It will keep the focus of the Plan in the forefront, make the re-evaluation process more efficient, and balance the difference between theories and reality based planning. Education and information dissemination will be targeted to all segments of the population. The implementation of the Plan should achieve this goal.



APPENDIX

CUMBERLAND COUNTY 2010 LAND USE PLAN

APPENDIX

Appendix A - Jurisdictional Resolutions of Adoption and Land Use Maps

Appendix B - Acknowledgements

CUMBERLAND COUNTY 2010 LAND USE PLAN

APPENDIX A - JURISDICTIONAL RESOLUTIONS OF ADOPTION AND LAND USE MAPS

CUMBERLAND COUNTY

TOWN OF FALCON

CITY OF FAYETTEVILLE

TOWN OF GODWIN

TOWN OF HOPE MILLS

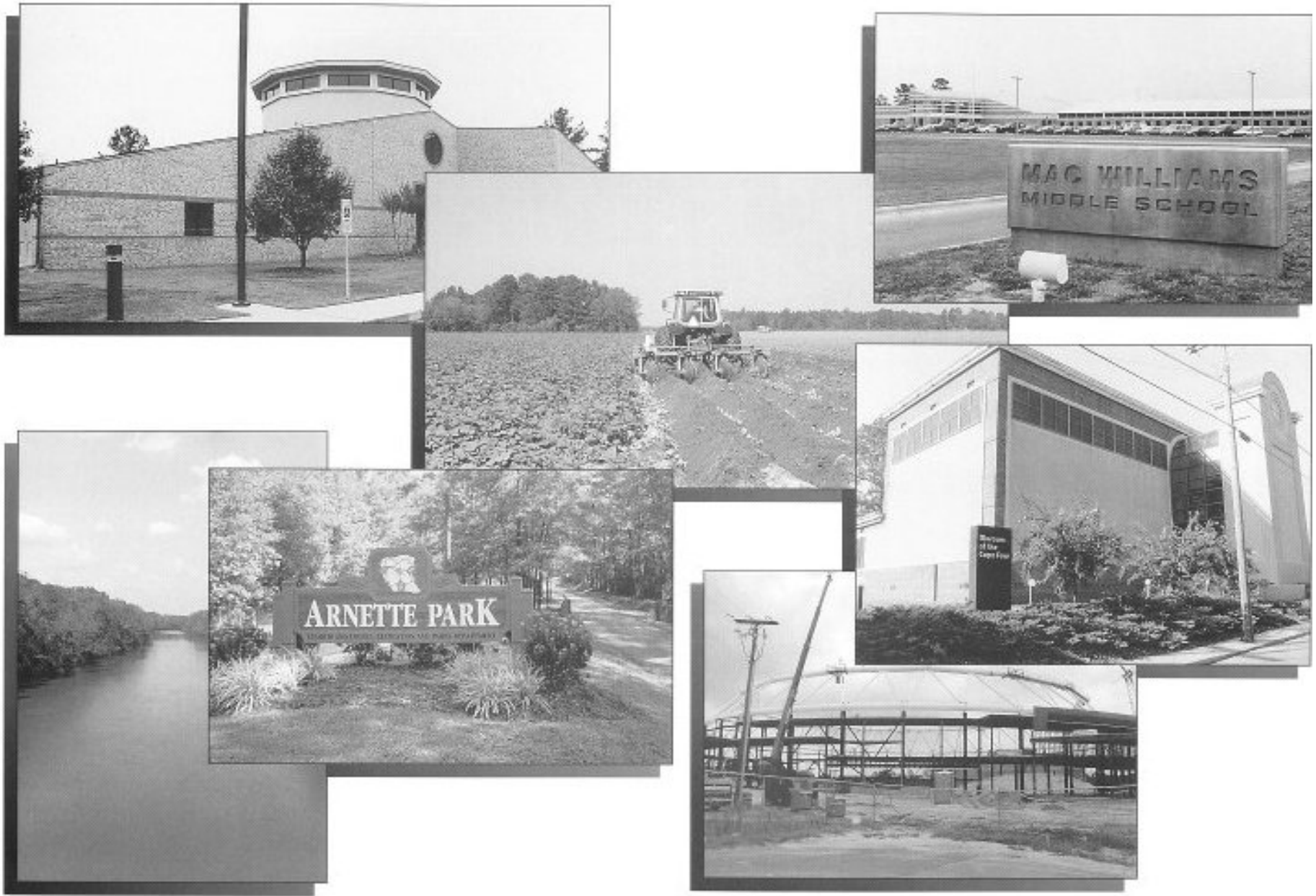
TOWN OF SPRING LAKE

TOWN OF STEDMAN

TOWN OF WADE

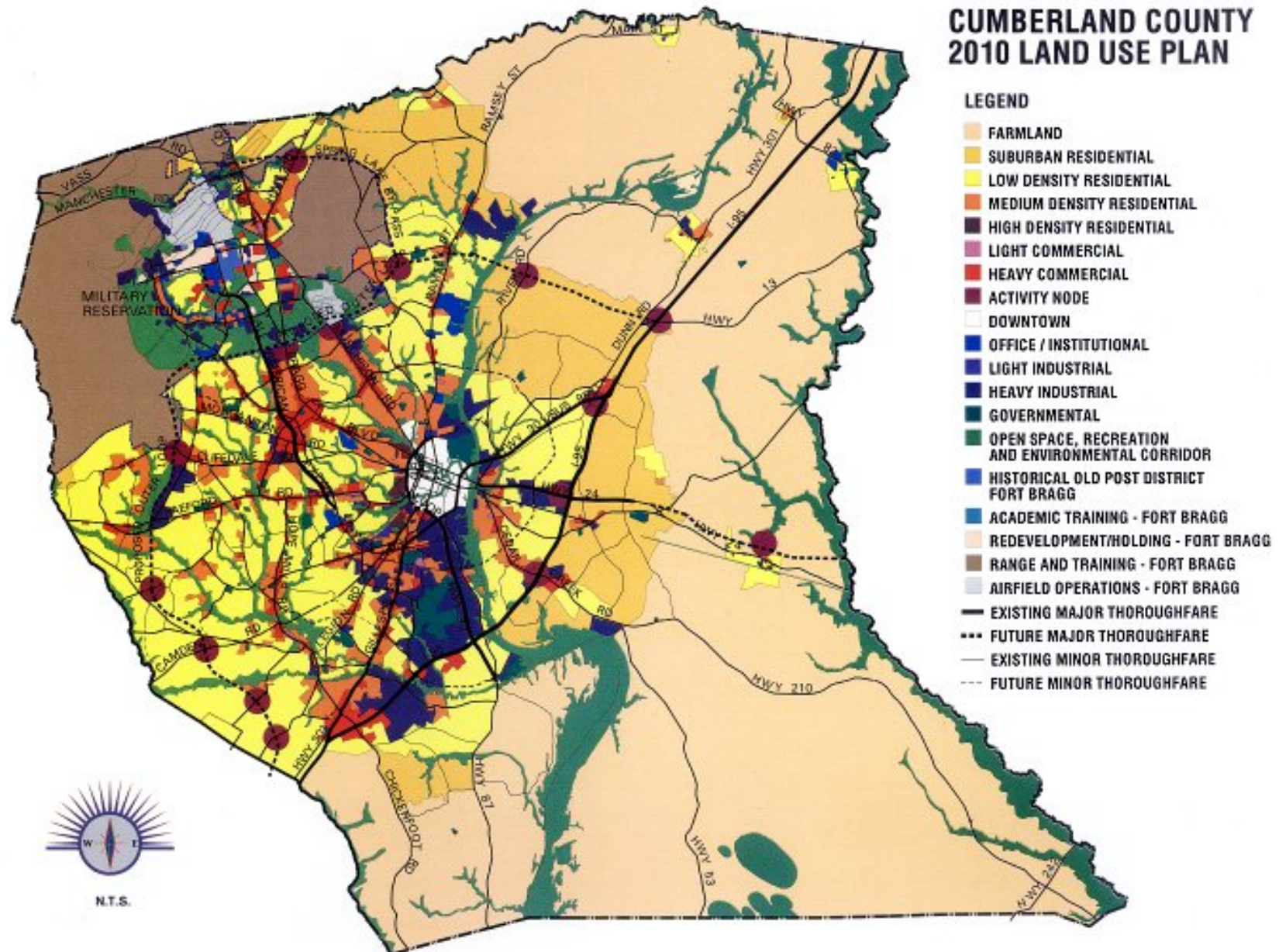
TOWN OF LINDEN

CUMBERLAND COUNTY 2010 LAND USE PLAN



CUMBERLAND COUNTY

CUMBERLAND COUNTY 2010 LAND USE PLAN



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CUMBERLAND COUNTY

CUMBERLAND COUNTY 2010 LAND USE PLAN

RESOLUTION OF ADOPTION 2010 LAND USE PLAN COUNTY OF CUMBERLAND

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 153A-321 and G.S. 160A-464 of the North Carolina General Statutes; and

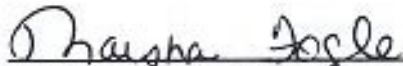
WHEREAS, the Planning Board has prepared a specific document entitled the Cumberland County 2010 Land Use Plan designed to provide the Cumberland County government and the municipalities therein, a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Board further recognizes that the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Governing Bodies;

NOW, THEREFORE, BE IT RESOLVED that the County of Cumberland hereby adopts the Cumberland County 2010 Land Use Plan and Map on the 1st day May, 1995.

BY: 
Johnnie Evans, Chairman
Board of County Commissioners

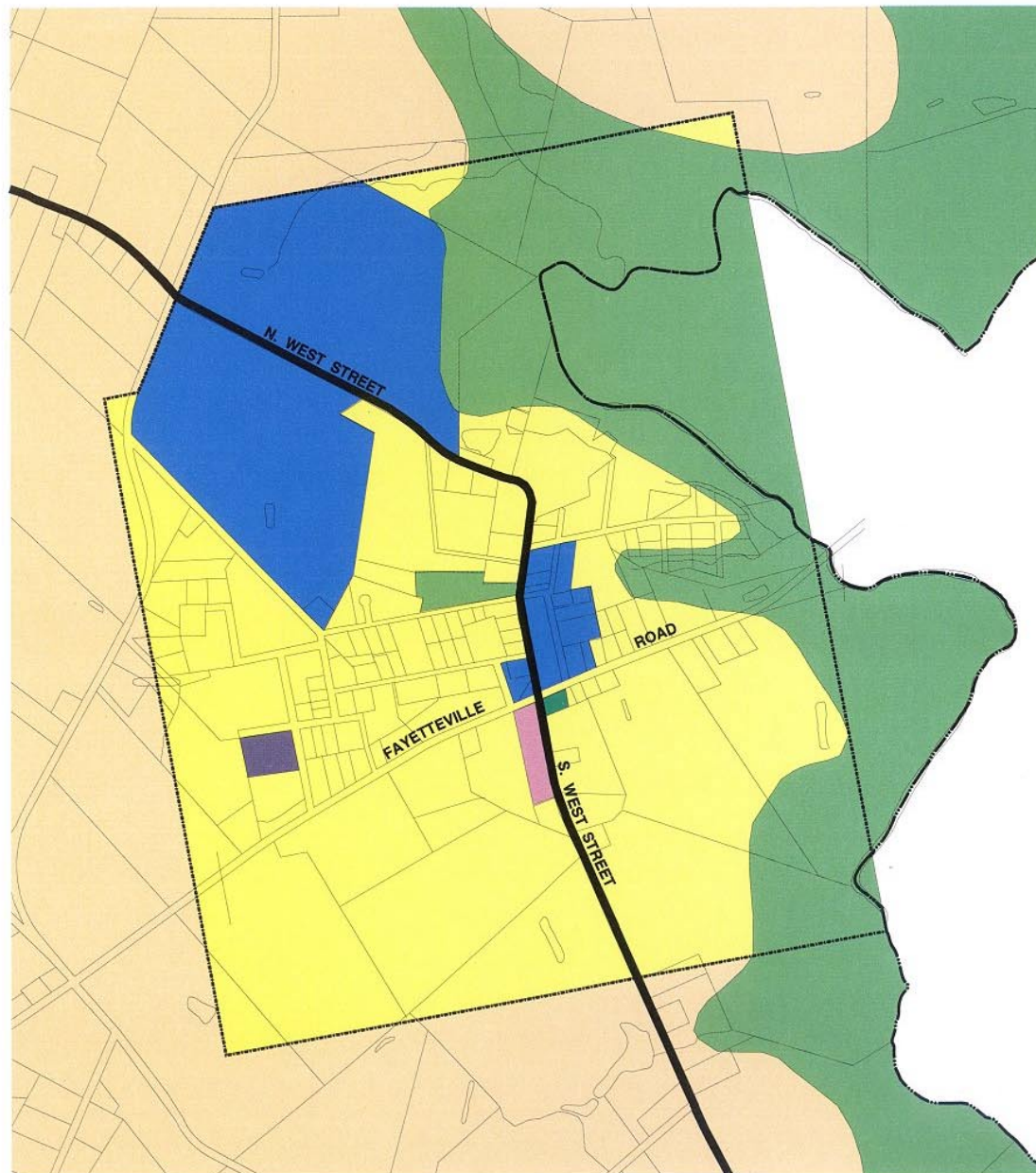
ATTEST: 
Marsha Fogle, Clerk To Board

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF FALCON

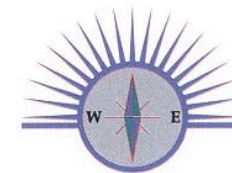
CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF FALCON 2010 LAND USE PLAN

LEGEND

- FARMLAND
- SUBURBAN RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LIGHT COMMERCIAL
- HEAVY COMMERCIAL
- DOWNTOWN
- ACTIVITY NODE
- OFFICE & INSTITUTIONAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GOVERNMENTAL
- OPEN SPACE
- EXISTING MAJOR THOROUGHFARE
- TOWN LIMIT LINE
- COUNTY BOUNDARY LINE



N.T.S.

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

TOWN OF FALCON

CUMBERLAND COUNTY 2010 LAND USE PLAN

RESOLUTION OF ADOPTION 2010 LAND USE PLAN TOWN OF FALCON

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Cumberland County 2010 Land Use Plan designed to provide the Cumberland County government and the municipalities therein, a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Board further recognizes that the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Governing Bodies;

NOW, THEREFORE, BE IT RESOLVED that the Town of Falcon hereby adopts the Cumberland County 2010 Land Use Plan and Map on the 1st day April, 1996.

BY: Luetta P. Morris
Luetta Morris, Mayor
Town of Falcon

ATTEST: Sylvia Long
Sylvia Long, Town Clerk

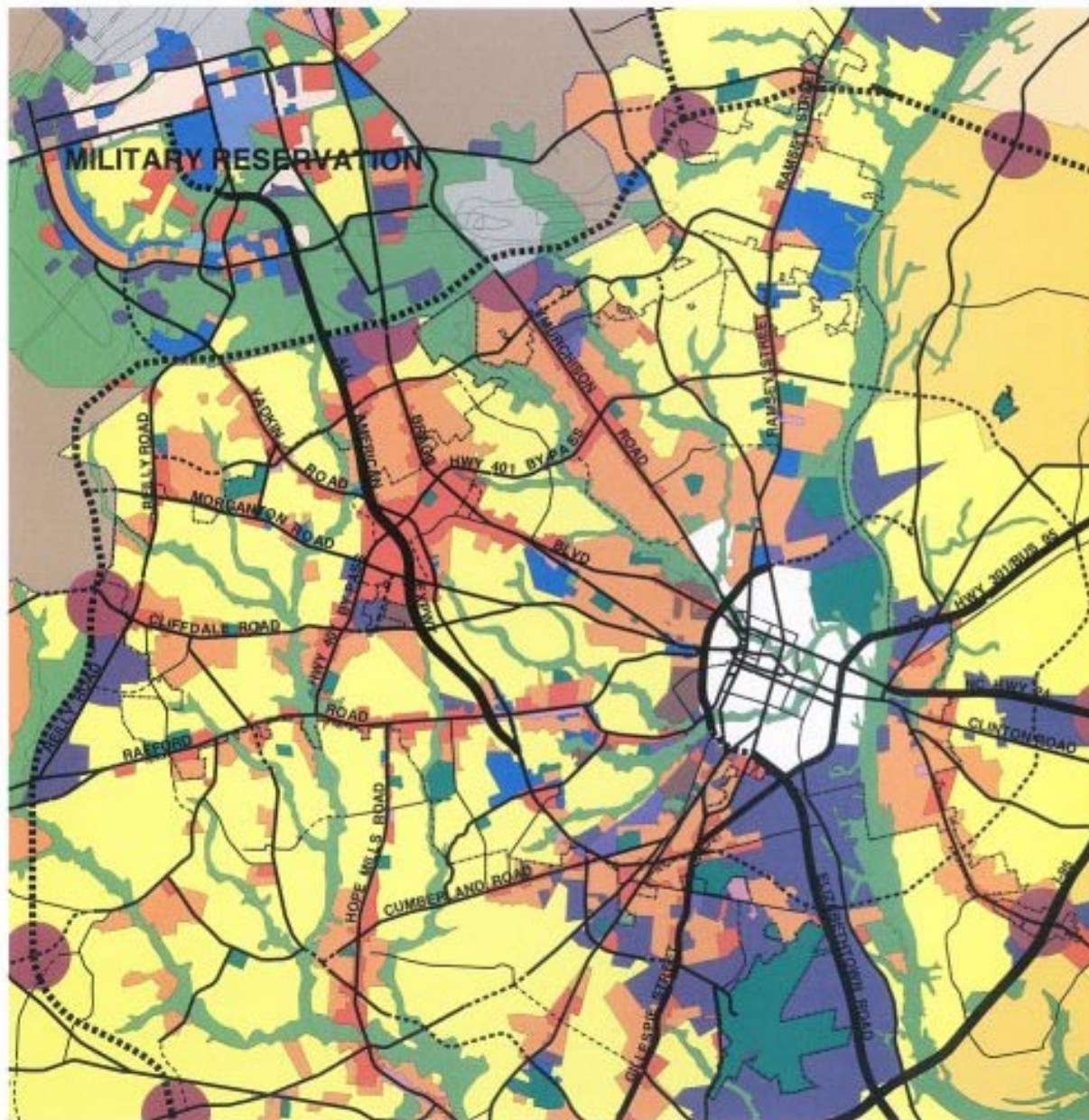
TOWN OF FALCON

CUMBERLAND COUNTY 2010 LAND USE PLAN



CITY OF FAYETTEVILLE

CUMBERLAND COUNTY 2010 LAND USE PLAN



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

CITY OF FAYETTEVILLE 2010 LAND USE PLAN

LEGEND

- FARMLAND
- SUBURBAN RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LIGHT COMMERCIAL
- HEAVY COMMERCIAL
- ACTIVITY NODE
- DOWNTOWN
- OFFICE / INSTITUTIONAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GOVERNMENTAL
- OPEN SPACE, RECREATION
AND ENVIRONMENTAL CORRIDOR
- HISTORICAL OLD POST DISTRICT
FORT BRAGG
- ACADEMIC TRAINING - FORT BRAGG
- REDEVELOPMENT/HOLDING - FORT BRAGG
- RANGE AND TRAINING - FORT BRAGG
- AIRFIELD OPERATIONS - FORT BRAGG
- CITY LIMIT LINE
- EXISTING MAJOR THOROUGHFARE
- FUTURE MAJOR THOROUGHFARE
- EXISTING MINOR THOROUGHFARE
- FUTURE MINOR THOROUGHFARE



N.T.S.

CITY OF FAYETTEVILLE

CUMBERLAND COUNTY 2010 LAND USE PLAN

RESOLUTION OF ADOPTION 2010 LAND USE PLAN CITY OF FAYETTEVILLE

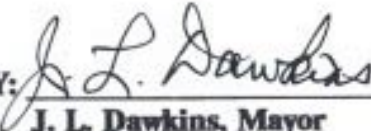
WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Cumberland County 2010 Land Use Plan designed to provide the Cumberland County government and the municipalities therein, a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Board further recognizes that the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Governing Bodies;

NOW, THEREFORE, BE IT RESOLVED that the City of Fayetteville hereby adopts the Cumberland County 2010 Land Use Plan and Map on the 22nd day of July, 1996.

BY: 
J. L. Dawkins, Mayor
City of Fayetteville

ATTEST: 
Janet Jones, City Clerk

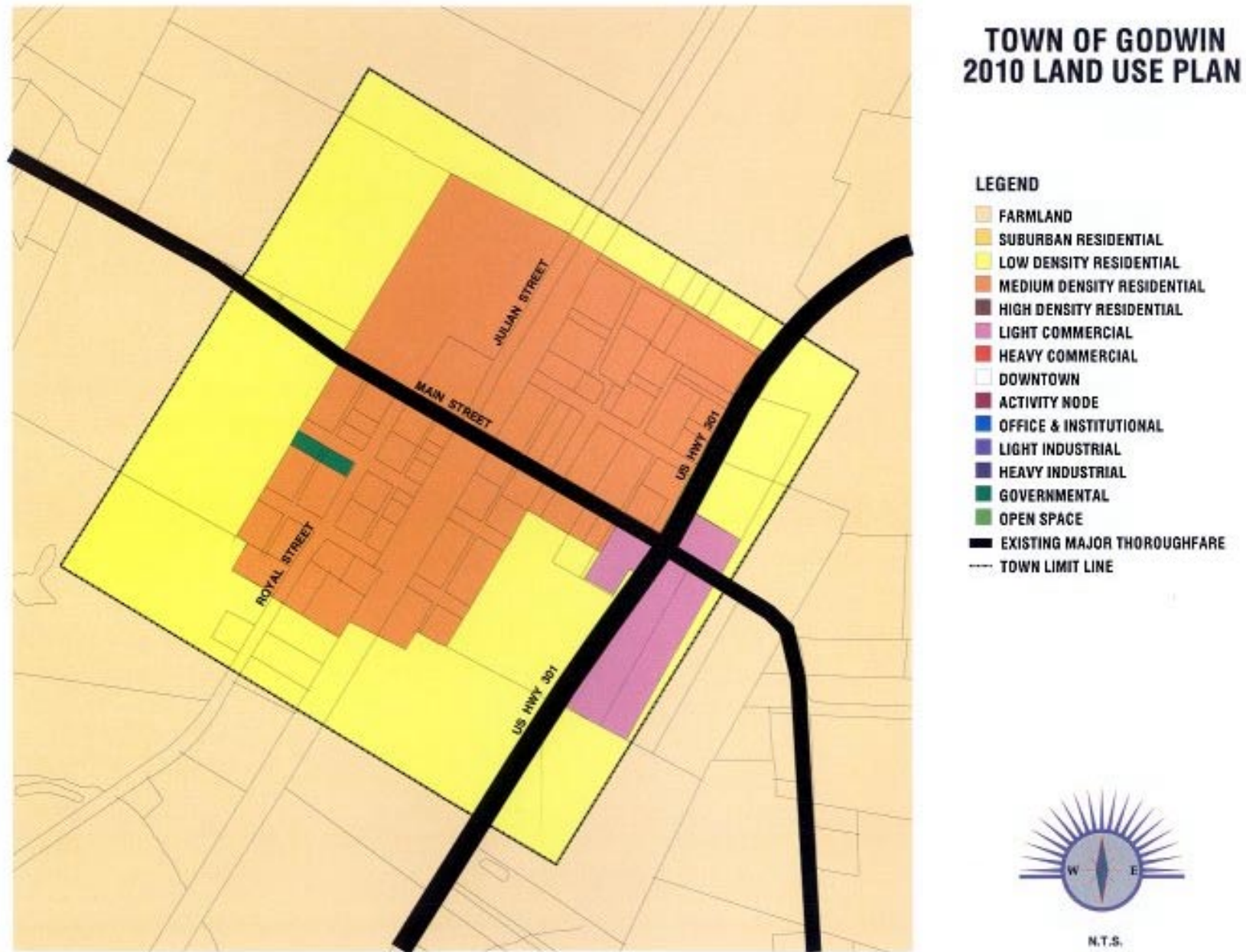
CITY OF FAYETTEVILLE

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF GODWIN

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF GODWIN

CUMBERLAND COUNTY 2010 LAND USE PLAN

RESOLUTION OF ADOPTION 2010 LAND USE PLAN TOWN OF GODWIN

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Cumberland County 2010 Land Use Plan designed to provide the Cumberland County government and the municipalities therein, a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

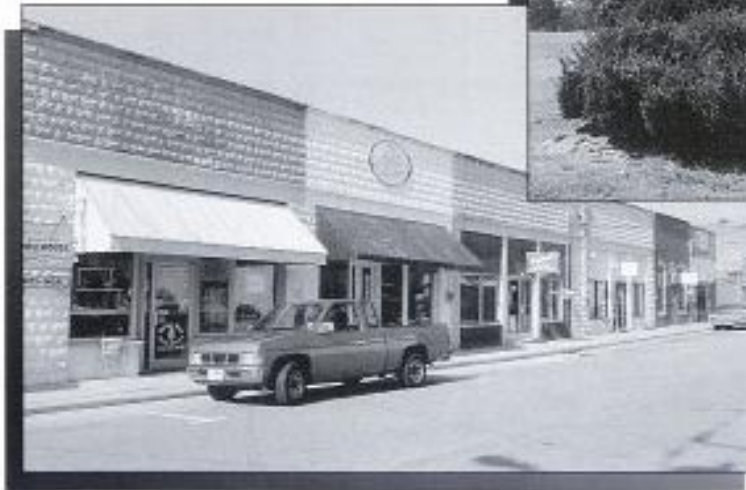
WHEREAS, the Planning Board further recognizes that the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Governing Bodies;

NOW, THEREFORE, BE IT RESOLVED that the Town of Godwin hereby adopts the Cumberland County 2010 Land Use Plan and Map on the 15th day April, 1996.

BY: Deborah Tew, Mayor
Deborah Tew, Mayor
Town of Godwin

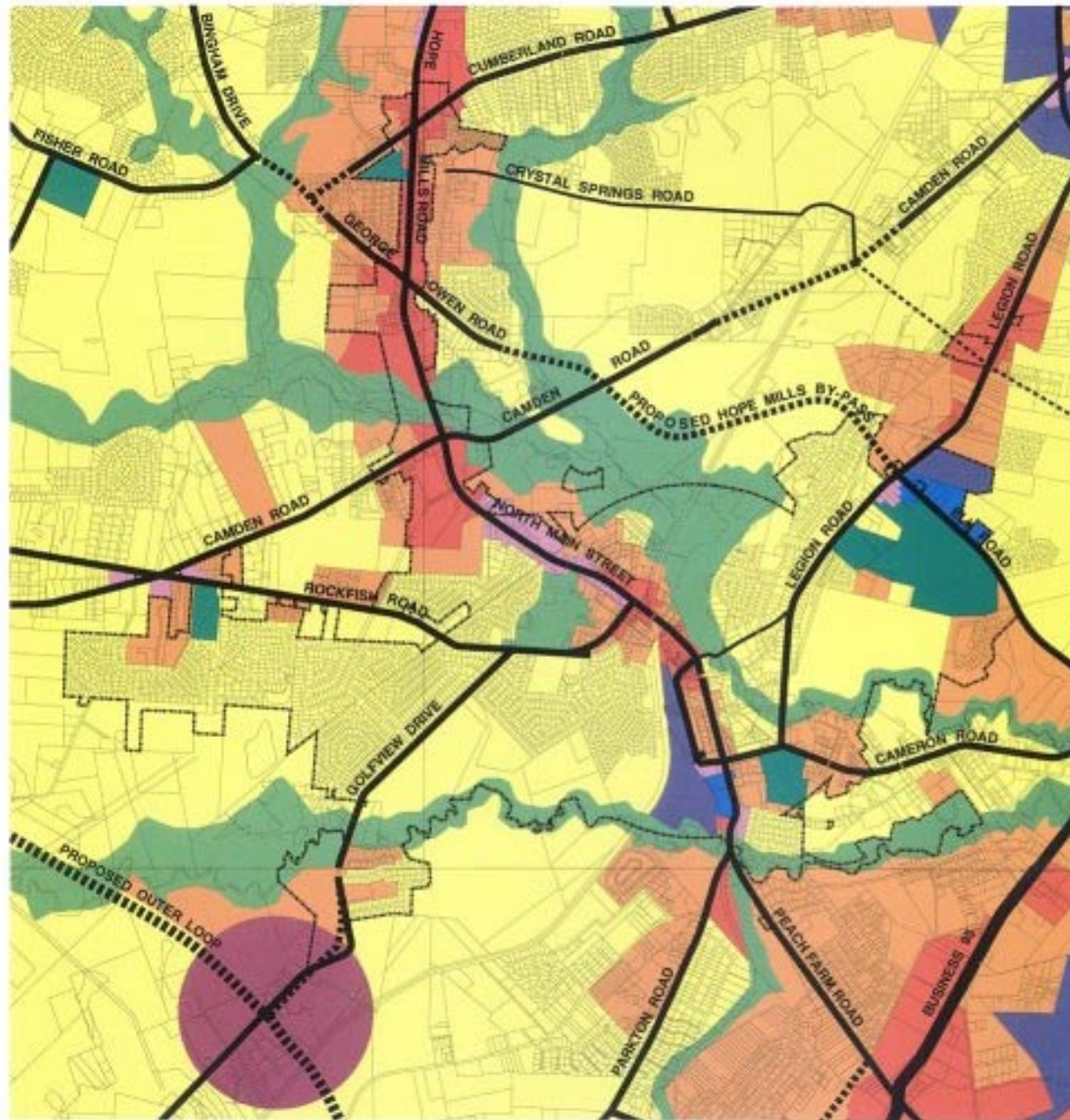
ATTEST: Donnie M. Gentry, Town Commissioner

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF HOPE MILLS

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF HOPE MILLS 2010 LAND USE PLAN

LEGEND

- FARMLAND
- SUBURBAN RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LIGHT COMMERCIAL
- HEAVY COMMERCIAL
- DOWNTOWN
- ACTIVITY NODE
- OFFICE & INSTITUTIONAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GOVERNMENTAL
- OPEN SPACE
- TOWN LIMIT LINE
- EXISTING MAJOR THOROUGHFARE
- FUTURE MAJOR THOROUGHFARE
- EXISTING MINOR THOROUGHFARE
- FUTURE MINOR THOROUGHFARE



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

TOWN OF HOPE MILLS

CUMBERLAND COUNTY 2010 LAND USE PLAN

RESOLUTION OF ADOPTION 2010 LAND USE PLAN TOWN OF HOPE MILLS

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

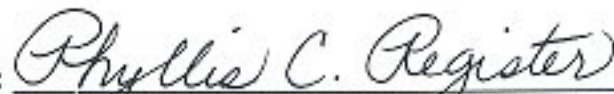
WHEREAS, the Planning Board has prepared a specific document entitled the Cumberland County 2010 Land Use Plan designed to provide the Cumberland County government and the municipalities therein, a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Board further recognizes that the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Governing Bodies;

NOW, THEREFORE, BE IT RESOLVED that the Town of Hope Mills hereby adopts the Cumberland County 2010 Land Use Plan and Map on the 10th day July, 1996.

BY: 
Edwin S. Deaver, Mayor
Town of Hope Mills

ATTEST: 
Phyllis C. Register, Town Clerk

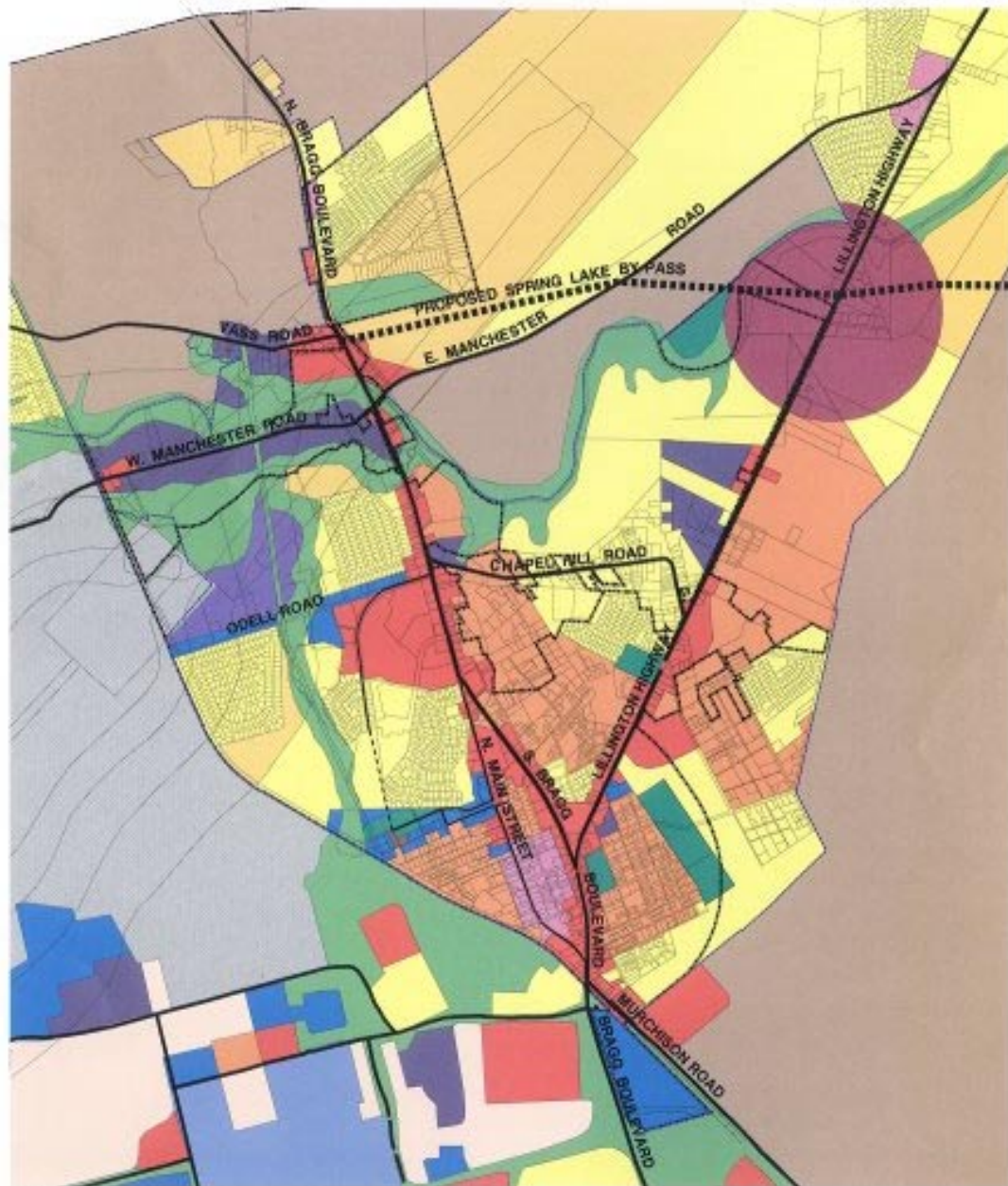
TOWN OF HOPE MILLS

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF SPRING LAKE

CUMBERLAND COUNTY 2010 LAND USE PLAN



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

TOWN OF SPRING LAKE 2010 LAND USE PLAN

LEGEND

- FARMLAND
- SUBURBAN RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LIGHT COMMERCIAL
- HEAVY COMMERCIAL
- ACTIVITY NODE
- DOWNTOWN
- OFFICE / INSTITUTIONAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GOVERNMENTAL
- OPEN SPACE, RECREATION
AND ENVIRONMENTAL CORRIDOR
- HISTORICAL OLD POST DISTRICT
FORT BRAGG
- ACADEMIC TRAINING - FORT BRAGG
- REDEVELOPMENT/HOLDING - FORT BRAGG
- RANGE AND TRAINING - FORT BRAGG
- AIRFIELD OPERATIONS - FORT BRAGG
- TOWN LIMIT LINE
- FORT BRAGG BOUNDARY
- COUNTY BOUNDARY LINE
- EXISTING MAJOR THOROUGHFARE
- FUTURE MAJOR THOROUGHFARE
- EXISTING MINOR THOROUGHFARE
- FUTURE MINOR THOROUGHFARE



N.T.S.

TOWN OF SPRING LAKE

CUMBERLAND COUNTY 2010 LAND USE PLAN

RESOLUTION OF ADOPTION 2010 LAND USE PLAN TOWN OF SPRING LAKE

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G. S. 160A-361 and G. S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Cumberland County 2010 Land Use Plan designed to provide the Cumberland County government and the municipalities therein, a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Board further recognizes that the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Governing Bodies;

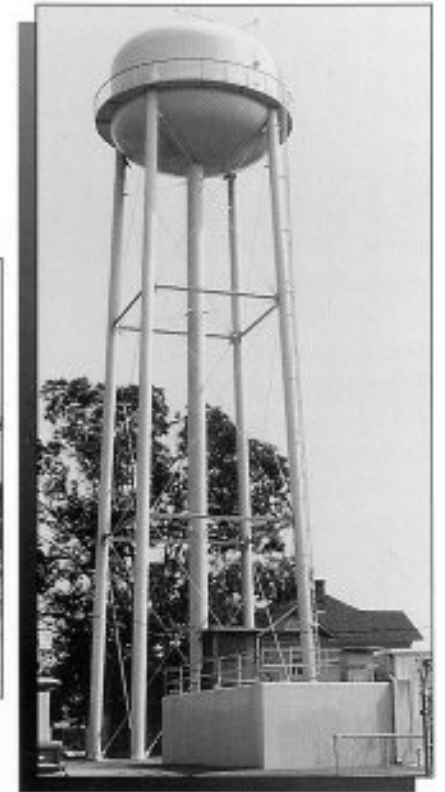
NOW, THEREFORE, BE IT RESOLVED that the Town of Spring Lake hereby adopts the Cumberland County 2010 Land Use Plan and Map on the 22nd day of April, 1996.


Billy H. Manning
Mayor



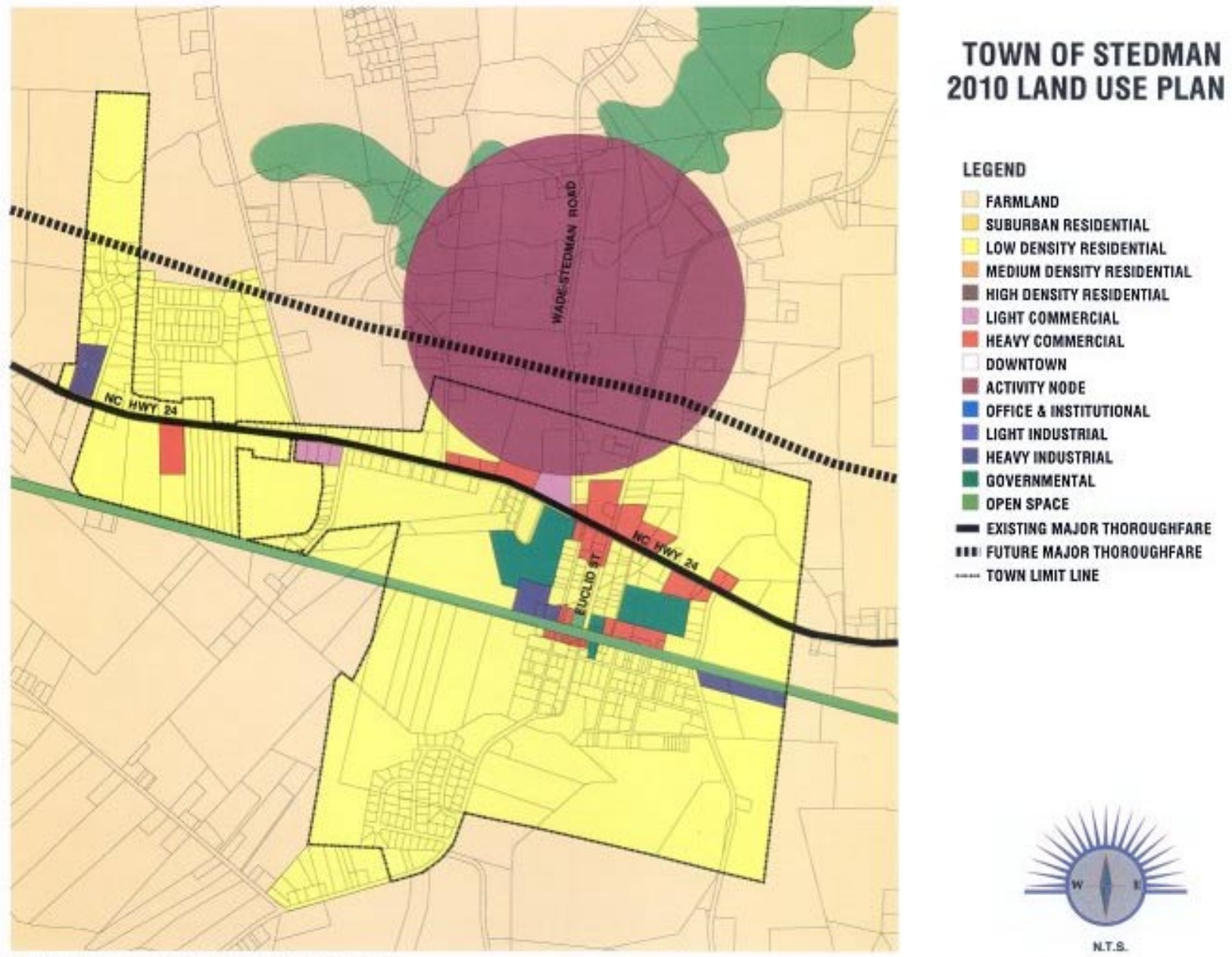
TOWN OF SPRING LAKE

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF STEDMAN

CUMBERLAND COUNTY 2010 LAND USE PLAN



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

TOWN OF STEDMAN

CUMBERLAND COUNTY 2010 LAND USE PLAN

RESOLUTION OF ADOPTION 2010 LAND USE PLAN TOWN OF STEDMAN

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Cumberland County 2010 Land Use Plan designed to provide the Cumberland County government and the municipalities therein, a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Board further recognizes that the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Governing Bodies;

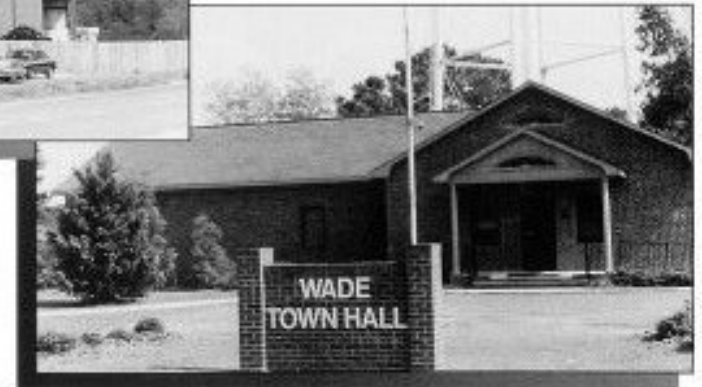
NOW, THEREFORE, BE IT RESOLVED that the Town of Stedman hereby adopts the Cumberland County 2010 Land Use Plan and Map on the 4th day April, 1996.

BY: Ernest Freeman
Ernest Freeman, Mayor
Town of Stedman

ATTEST: Connie Spell
Connie Spell, Town Clerk

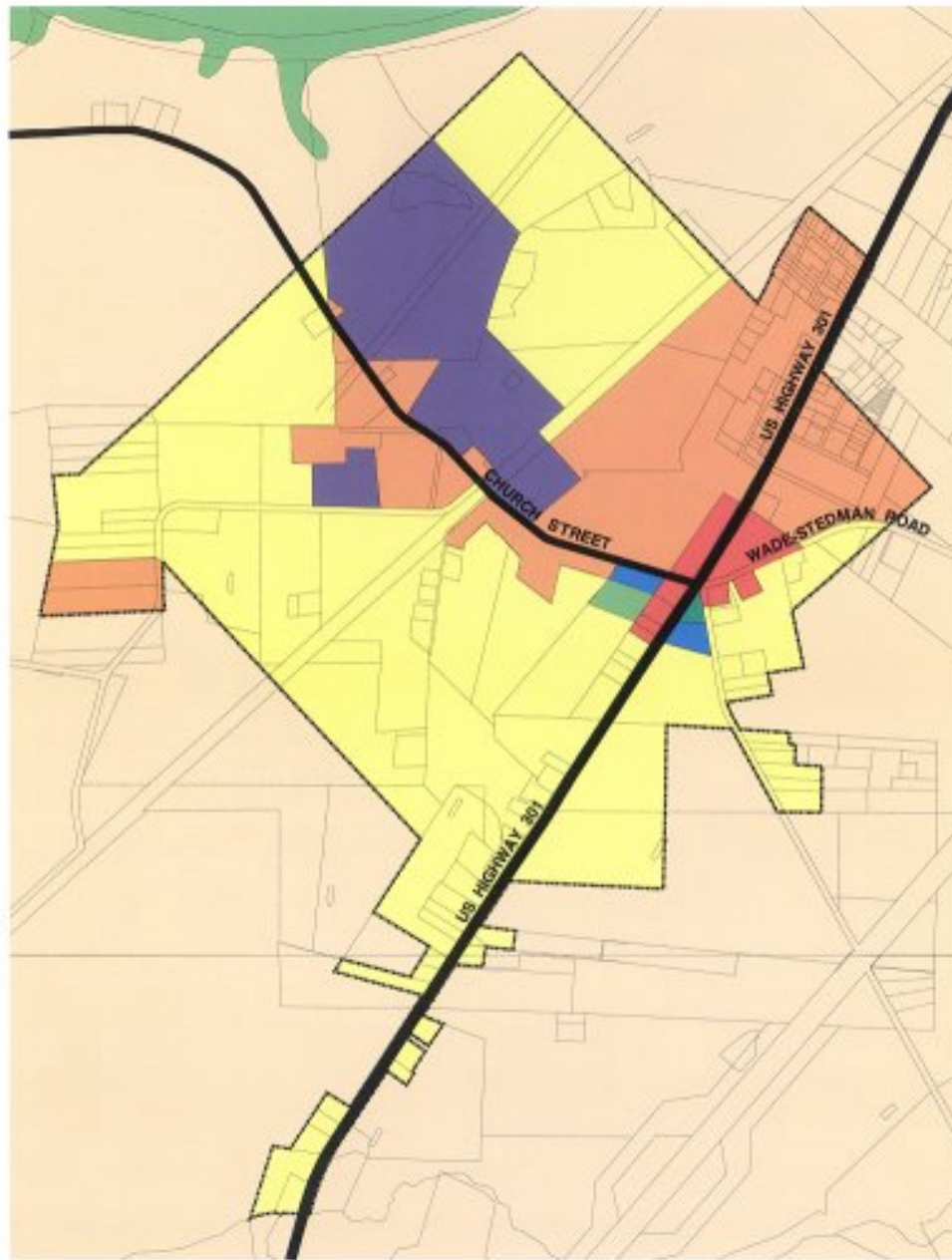
TOWN OF STEDMAN

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF WAIDE

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF WADE 2010 LAND USE PLAN

LEGEND

- FARMLAND
- SUBURBAN RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LIGHT COMMERCIAL
- HEAVY COMMERCIAL
- DOWNTOWN
- ACTIVITY NODE
- OFFICE & INSTITUTIONAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GOVERNMENTAL
- OPEN SPACE
- TOWN LIMIT LINE
- EXISTING MAJOR THOROUGHFARE



N.T.S.

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

TOWN OF WADE

CUMBERLAND COUNTY 2010 LAND USE PLAN

RESOLUTION OF ADOPTION 2010 LAND USE PLAN TOWN OF WADE

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Cumberland County 2010 Land Use Plan designed to provide the Cumberland County government and the municipalities therein, a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Board further recognizes that the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Governing Bodies;

NOW, THEREFORE, BE IT RESOLVED that the Town of Wade hereby adopts the Cumberland County 2010 Land Use Plan and Map on the 9th day April, 1996.

BY: Clayton House
Clayton House, Mayor
Town of Wade

ATTEST: Cindy Burchett
Cindy Burchett, Town Clerk

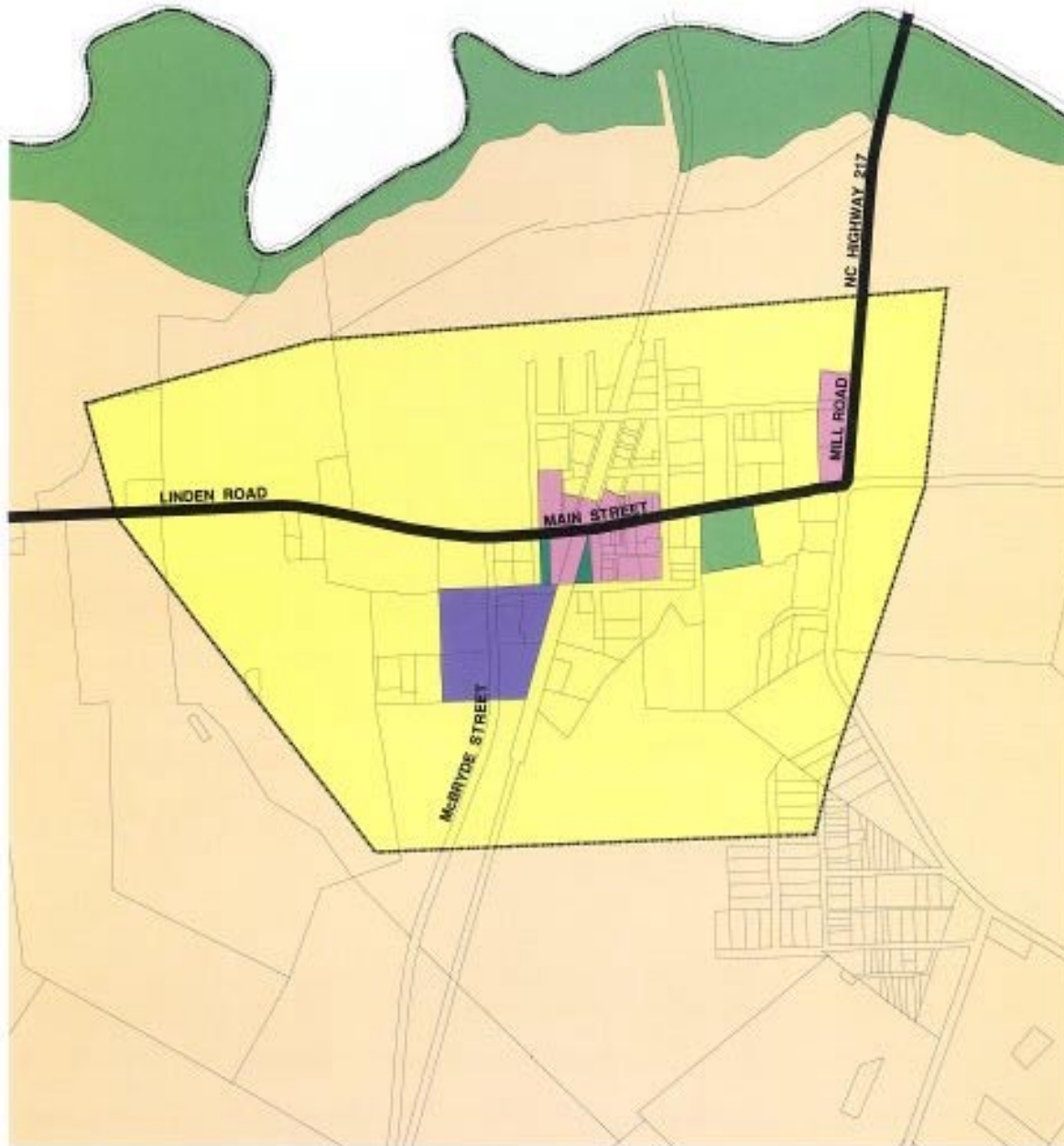
TOWN OF WADE

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF LINDEN

CUMBERLAND COUNTY 2010 LAND USE PLAN



TOWN OF LINDEN 2010 LAND USE PLAN

LEGEND

- FARMLAND
- SUBURBAN RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LIGHT COMMERCIAL
- HEAVY COMMERCIAL
- DOWNTOWN
- ACTIVITY NODE
- OFFICE & INSTITUTIONAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GOVERNMENTAL
- OPEN SPACE
- TOWN LIMIT LINE
- COUNTY BOUNDARY LINE
- EXISTING MAJOR THOROUGHFARE



N.T.S.

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, 1996

TOWN OF LINDEN

CUMBERLAND COUNTY 2010 LAND USE PLAN

APPENDIX B - ACKNOWLEDGEMENTS

CUMBERLAND COUNTY BOARD OF COMMISSIONERS

Mr. Thomas Bacote, Chairman
Mr. William Marshall Faircloth, Vice Chairman
Mr. Johnnie Evans
Mr. John V. Keefe, Jr.
Mr. Billy R. King
Mrs. Rollin Shaw
Mr. J. Lee Warren, Jr.

FAYETTEVILLE CITY COUNCIL

Mr. J. L. Dawkins, Mayor
Mr. J. Breeden Blackwell, Mayor Pro Tem
Mrs. Susan Cheek
Mr. Thomas C. Dempster
Mr. Mark Kendrick
Mr. Robert A. Massey, Jr.
Mr. Milo McBryde
Mrs. Ida Ross
Mr. James M. Smith
Mr. Thelbert Torrey

TOWN OF FALCON

Mrs. Luetta P. Morris, Mayor
Mr. Wiley Clark
Mr. Elton Lancaster
Rev. J. Doner Lee
Mr. Wayne Lucas

TOWN OF GODWIN

Ms. Deborah L. Tew, Mayor
Mr. Danny Mack Honeycutt
Mr. Bobby Johnson
Mrs. Bonnie J. McIntyre

TOWN OF HOPE MILLS

Mr. Edwin S. Deaver, Mayor
Mr. John T. Henley, Mayor Pro Tem
Mr. Alfred N. Brafford
Mr. Edward L. Herring
Mr. Wm. F. Luther
Mr. E. A. Warner

TOWN OF LINDEN

Mrs. Velma L. Davis, Mayor
Ms. Barbara Denning
Mr. Thurman Jackson
Mr. Leo Kelly
Mr. David Raynor
Mr. Stacy Raynor

TOWN OF SPRING LAKE

Mr. Billy Manning, Mayor
Mr. Ray Adcock
Mrs. Ethel T. Clark
Mr. Marvin W. Lucas
Mr. J. D. Moss
Mr. James Wall

TOWN OF STEDMAN

Mr. Ernest Freeman, Mayor
Mr. Jessie Callahan
Ms. Annie Hall
Mr. Dan Hayes
Mr. Billy Horne
Mr. Robert Johnson

TOWN OF WADE

Mr. Clayton House, Mayor
Mr. Huell Aekins
Mr. Joe Dixon
Mr. Ray Edwards
Mrs. Grace Heath
Mrs. Ann Long

CUMBERLAND COUNTY 2010 LAND USE PLAN

CUMBERLAND COUNTY JOINT PLANNING BOARD

Mr. John M. Tyson, Chairman
Mr. Jonathan Charleston, Vice Chairman

Mr. Gerald Craver	Mrs. Victoria G. Dickson
Dr. Marion Gillis-Olson	Mr. George W. Glann, Jr.
Mr. Chris Harris	Mr. Karl Legatski
Mr. Merrill McLaurin	Mr. Robert E. McNeill
Mr. Joe Mullinax	Mr. Steven Shaw
Mr. William Tew, Jr.	

PAST PLANNING BOARD MEMBERS*

Mr. George H. Armstrong	Mrs. Sue Bandy
Mr. John Britt	Mr. Ernest Cain
Mr. John L. Canady	Mr. Leo Dawson Carr
Mr. John Davis	Mr. Leslie A Griffin
Mr. Swayn G. Hamlet	Mr. David Hasan
Mr. Grady Howard	Mr. Billy R. King
Mr. Theodore Kenney	Mr. James G. Lucas
Mr. Billy Maxwell, Sr.	Mr. Ernest J. Morine
Mrs. Sonja Rothstein	Mr. Roland Schmidt
Mr. Charles Smith	Dr. C. L. Turpin
Mrs. Peggy Vick	

ADMINISTRATIVE STAFF

Mr. George E. Vaughan, Planning Director

Ms Barbara Swilley	Administrative Supervisor I
Ms. Katherine Baker	Clerical Assistant V
Mrs. B. J. Cashwell	Clerical Assistant V
Mrs. Vivian Pack	Office Assistant

ADDRESSING/STREET NAMING

Mr. Mike Osborne, Planner III

Mrs. Simone Breuninger	Planner I
Mr. Ron Gonzales	Addressing Technician
Mr. Sidney Larson	Street Sign Installer
Mr. William McNeill	Street Sign Installer
Mr. Eli Smith	Planner I
Mr. Bill Whitmill	Sign Shop Supervisor

COMMUNITY ASSISTANCE

Mr. Matt Rooney, Planner III

Mr. Phil Harrington	Planning Assistant
Ms. Karen Lincoln	Planner II
Mr. Bobby McCormick	Planner I
Ms. Elisa Novick	Historic Resources Planner II
Mr. Will Phipps	Planner II

COMPREHENSIVE PLANNING**

Mr. Will Denning, Planner III

Mrs. Hope Barnhart	Planner II
Mrs. Peggy Crumpler	Planner I
Mrs. Denise Sykes	Planner I

GRAPHIC SERVICES

Ms. Donna McFayden, Planning Assistant

Mr. Russell Culbreth	Technical Draftsman I
Mr. Wayne Dudley	Technical Draftsman I
Mr. David Winstead	Technical Draftsman I

LAND USE CODES

Ms. Frances Jackson, Planner III

Mr. Ed Byrne	Watershed Administrator
Mr. Jerry Higgins, Jr.	Paralegal
Ms. Patti Speicher	Planner I
Mr. Roy Taylor	Planner I

TRANSPORTATION

Mr. Rick Heickson, Planner III

Mrs. Marsha Bryant	Planning Assistant
Mrs. Maurizia Chapman	Planner II
Mr. Gary Goodwin	Planner I

Hyatt-Palma, Inc. Consultants
Don Rypkema, Real Estate Services Group Consultant

*Past Planning Board Members who served during the Comprehensive Planning Process which began in 1986.

**Section primarily responsible for this report



December 1996