

COUNTY COMMISSIONERS PUBLIC HEARING NOTICE

Section 3.20.2 Municipal Influence Area Amendment, County Subdivision Ordinance

MEETING INFORMATION: May 19, 2008, 6:45 pm, County Courthouse, 117 Dick Street, Fayetteville, Room 118

CASE HEADING:

P08-17. REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY CODE OF ORDINANCES, APPENDIX B, SUBDIVISION REGULATIONS, AMENDING SECTION 3.20.2. MUNICIPAL INFLUENCE AREA COMPLIANCE, AND CREATING EXHIBIT 1, ENTITLED: DEVELOPMENT STANDARDS OF ALL MUNICIPALITIES WITHIN CUMBERLAND COUNTY.

ADDITIONAL INFORMATION:

Included for informational purposes with this amendment and also available for viewing on this site is the draft County-Fayetteville Interlocal Agreement and the proposed Municipal Influence Area (MIA) / Sewer Service Area (SSA) map.

UPDATE:

At the May 6, 2008 meeting, the Joint Planning Board unanimously recommended approval of the amendment with some minor changes to Exhibit 1. The recommended version of Exhibit 1 is on this web page.

P08-17
COUNTY SUBDIVISION ORDINANCE AMENDMENT

AMENDMENT

P08-17. REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY CODE OF ORDINANCES, APPENDIX B, SUBDIVISION REGULATIONS, AMENDING SECTION 3.20.2. MUNICIPAL INFLUENCE AREA COMPLIANCE, AND CREATING EXHIBIT 1, ENTITLED: DEVELOPMENT STANDARDS OF ALL MUNICIPALITIES WITHIN CUMBERLAND COUNTY.

AMEND Section 3.20.2, Municipal Influence Area Compliance, as indicated:

SECTION 3.20.2 MUNICIPAL INFLUENCE AREAS COMPLIANCE

The Board of Commissioners by interlocal agreement may approve and establish a Municipal Influence Area (MIA) for a municipality. All development located within a municipality's ~~Municipal Influence Area (MIA)~~ shall be developed in accordance with the subdivision design standards officially adopted by ~~enforced within~~ the municipality, except as provided in any interlocal agreement adopted by the affected governing bodies. An official MIA ~~Municipal Influence Area Map~~ shall be maintained at the ~~Office~~ of the ~~County~~ Clerk to the County Board of Commissioners. The development standards for each municipality are attached to this Ordinance as "Exhibit 1" and entitled MIA Development Standards ~~shown in Table I and Table II below entitled "Development Standards of the Various Jurisdictions.~~

TABLE I

**DEVELOPMENT STANDARDS OF THE VARIOUS JURISDICTIONS
SINGLE FAMILY DEVELOPMENT**

SINGLE FAMILY DEVELOPMENT										
STANDARDS	COUNTY	URBAN SERVICE AREA	FAYETTE- VILLE	SPRING LAKE	HOPE MILLS	FALCON	GODWIN	LINDEN	STEDMAN	WADE
1. Concrete Curb and Gutter	X ⁸	X ⁸	X							
2. Storm Drainage			X	X	X				X	
3. Sidewalks	X ⁸	X ⁸	X	X ⁹	X					
4. Class "C" Streets	X									
5. Fire Hydrants	X ⁵	X ⁸	X	X	X	X			X	
6. Paved Streets	X	X	X	X	X	X	X	X	X	X
7. Street Names Approved	X	X	X	X	X	X	X	X	X	X
8. Access to Parks, Schools, etc.	X	X	X	X	X					
9. Public Water and Sewer Systems	X ³	X ³	X	X	X	X	X	X	X	X
10. On-site Water And Sewer Systems	X	X ⁴				X ⁴	X ⁴	X ⁴	X ⁴	X ⁴
11. Private Streets	X	X	X							
12. Recreation	X	X	X	X	X					
13. Underground Utilities	X ⁸	X	X	X	X					

* Allows Class "C" private street with a 20' travel way

- | | |
|-----------------------------------------|------------------------------------------------------------------|
| 1 Based upon street classification | 6 When development abuts streets carrying certain classification |
| 2 Based upon conditions | 7 If adjacent to the street |
| 3 When lines are within 2,000 feet | 8 When development meets urban density |
| 4 When no public sewer or water is near | 9 One side of street only |
| 5 When service line is available | |

TABLE II

**DEVELOPMENT STANDARDS OF THE VARIOUS JURISDICTIONS
GROUP DEVELOPMENTS AND MULTIFAMILY**

GROUP DEVELOPMENTS AND MULTIFAMILY										
STANDARDS	COUNTY	URBAN SERVICE AREA	FAYETT E-VILLE	SPRING LAKE	HOPE MILLS	FALCON	GODWIN	LINDEN	STEDMAN	WADE
1. Public Water and —Sewer	X ³	X ³	X	X	X				X	
2. On-site Water and —Sewer	X ⁴	X ⁴				X ⁴	X ⁴	X ⁴	X ⁴	X ⁴
3. Storm Drainage		X	X	X	X				X	
4. Paved Parking Lots —and Driveways		X		X	X					
5. Fire Hydrants	X ⁸	X ⁸	X	X	X	X	X	X	X	X
6. Recreation	X	X	X	X	X					
7. Sidewalks	X ⁸	X^{8,7}	X^{8,7}	X^{8,7}						
8. Underground —Utilities		X ⁷	X ⁷	X ⁷						

* Allows Class “C” private street with a 20’ travel way

1 Based upon street classification

2 Based upon conditions

3 When lines are within 2,000 feet

4 When no public sewer or water is near

5 When service line is available

6 When development abuts streets carrying certain classification

7 If adjacent to the street

8 When development meets urban density

(Amend. Of 7-23-96)

CREATE Exhibit 1 to the County Subdivision Ordinance, entitled: *Development Standards of all Municipalities within Cumberland County*, to read as follows: