

2030 GROWTH STRATEGY MAP

The **Growth Strategy Map** classifies various parts of the planning area according to their suitability for development and provision of urban services. In doing so, the map identifies where development and redevelopment might best occur, and where natural and cultural resources might best be conserved. The **Growth Strategy Map** is to be supported and complemented by zoning, subdivision regulations, infrastructure investments and other local growth management tools. Although general areas are outlined on the **Growth Strategy Map**, it must be remembered that the map is a planning guide to help implement policies and is not a regulatory mechanism.

Growth Strategy Areas

Urban (Areas Designated for Immediate Urban Level Development)

Urban Areas provide for the continued development and redevelopment of the larger, contiguous urbanized areas in Cumberland County (i.e. Fayetteville, Hope Mills and Spring Lake). **Urban Areas** include lands that are currently urban in character and have a full range of urban services in place, or are well located for the timely, cost-effective provision of urban services. **Urban Areas** should be the top priority area for planning, programming and providing public urban services including, generally, centralized water and sewer, parks, schools, police, fire and rescue services, garbage service, storm water systems, streets & roads, transit, cultural facilities, sidewalks, streetlights, and other amenities. To encourage development in these areas, the public sector may provide incentives in the form of density bonuses, infrastructure subsidies, or other advantages. New development densities should generally occur at 4 or more units per acre and may be much higher in some locations.

Urban Fringe (Areas Designated for Future Urban Level Development)

Urban Fringe Areas include those parts of the county that are not currently urban in character but that, during the planning period, are likely to reach a level of development requiring urban services. These areas may have some services already in place including, particularly, centralized water and sewer. Other services, including stormwater management, are likely to be in place here within the planning period. **Urban Fringe Areas** should be a secondary area for planning, programming and providing public urban services. While local governments will not discourage development in these areas, neither will the public sector provide incentives for development. Those parts of the **Urban Fringe** that have good soils and drainage, are not in the floodplain, have road capacity available, and have sewer service nearby should generally be developed at 3 or more units per acre. Land areas constrained by poor soils and/or lack of topography and resulting flooding problems should generally be developed at lower densities.

Rural Areas (Areas Designated for Rural Development, Agriculture and Open Space)

Rural Areas provide for agriculture, forestry, and other allied activities traditionally found in a rural setting. Very low intensity residential development with on-site waste disposal (i.e. septic systems) may be appropriate in **Rural Areas** where site conditions are good. Premature conversion of **Rural Areas** to urban level development and the resulting loss of valuable farmland and open space is to be discouraged. ~~Generally, public funds should not be used for planning, programming or installing urban services in these areas that would promote more intensive development.~~ Development densities as high as 2 units per acre may be permitted provided the soils and topography do not have severe limitations for development (i.e. hydric soils, unsuited for septic tanks, poor drainage) and a centralized water system exists. Much lower densities and larger lots are preferred in **Rural Areas**.

Community Growth Areas (Areas Designated for Small Town Development)

Community Growth Areas provide for the development and redevelopment of smaller, freestanding communities in Cumberland County. These communities normally provide for a full range of urban services through a combination of municipal and county services. The use of community funds for planning, programming or providing urban services in these areas is left up to decision-makers in each community in keeping with community goals. **Community Growth Areas** may be developed at a variety of development densities and land use types to meet the housing, everyday shopping and employment needs of area residents. *Note:* If an area should incorporate, then they have the option to be designated as a **Community Growth Area**.

Conservation Areas (Areas Designated for Protection and Conservation)

Conservation Areas provide for the long-term management and protection of significant, limited, or irreplaceable natural areas. (e.g. 400-year floodplain, riparian buffers along streams, Natural Heritage Areas, critical wildlife habitat, pocosins, wetlands, public parks, scenic sites, land trust and other non-profits properties, historic sites, unique natural features, etc.) Conservation of the natural, cultural, recreational, scenic or ecologically productive values of these areas is preferred over development. If development is permitted, it should be done in a limited manner characterized by careful planning and cautious attention to the protection of environmental features. Urban services should not be provided directly to these areas as a catalyst that could stimulate development.

Notes:
Generalized Map: Due to map scale, this map is necessarily generalized in nature and is intended as a general guide to land suitability. Within the areas designated for development, for example, there will be some pockets of land that, due to environmental or other constraints, are unsuitable for development. Likewise, within areas designated for conservation, there may be pockets of land that are high and dry, have no environmental constraints, etc. For this reason, more detailed site-specific information will take precedence over this generalized map, and the appropriate policies of the Growth Vision Plan will apply.

Small Area Plans Take Precedence: Adopted small area or special area plans shall take precedence over the 2030 Plan.

Fort Bragg: This Growth Strategy Map includes lands under the jurisdiction of the Fort Bragg Military Reservation. These lands have been included for the purpose of general information only and to show opportunities for coordination of long range planning. The local governments adopting this Growth Vision Plan recognize that they have no planning authority over these areas.

Legend

- Urban
- Urban Fringe
- Rural Areas
- Conservation Areas
- Community Growth Area

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Scale: Not to Scale