

NORTH

CENTRAL

LAND USE PLAN

DRAFT



INTRODUCTION

The North Central Cumberland Area Detailed Land Use Plan is part of a continuing effort by the Cumberland County Joint Planning Board to provide detailed land use plans throughout the County. This Plan completes the northern portion of the County and provides a detailed plan for the Town of Linden. The Study Area is defined by Harnett County on the north, the Cape Fear River to the east, the Spring Lake Study Area and the Fort Bragg Reservation to the west; and Carvers Creek, Bethune Drive and Wolfpoint Drive (the northern boundary of the North Fayetteville Study) to the south. It contains approximately 33,468 acres on 3,677 parcels. Most of the Area is rural in nature with more dense development in the southern portion, as well as in the East Reeves Bridge Road – Palestine Road - Ramsey Street triangle. Most of the Area east of Ramsey Street and south of McBryde Street has a slope of less than 10% (relatively flat terrain); while the area north of Palestine Road, west of Ramsey Street, and along the Cape Fear River bluffs have a slope greater than 10 percent.

The I-295 Corridor, BRAC, and general growth will create new opportunities for economic development in this Area. It is imperative that these new economic opportunities be accommodated in harmony with the desires and aspirations of the residents, maintains the unique character of the area, preserves and protects natural resources, protects farming, provides adequate land and locations for commercial activities, and is developed in a manner that's economical and efficient for the provision of public services. This is achieved through the involvement of the Area's residents, business and economic development interests, the public sector, conservation and preservation entities, farmers, and other stakeholders. This Plan is primarily directed toward land use planning, but it does touch on other issues as they relate to land use planning. Traditionally, the Planning Staff has geared area plans to a twenty year window. The residents of the Area have chosen to develop a more conservative plan with a ten year window due to the uncertainty of utilities in the area, a sluggish economy and a general feeling that it is better to develop a limited plan rather than an aggressive plan that will spark haphazard and sporadic commercial and industrial development.

The document is divided into two Sections that address the portion of the Study Area in the unincorporated area of the County and the Town of Linden (Overall Area and Town of Linden). The Recommendations Chapter in the Study pertains to both the Overall Area and the Town of Linden.

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PLANNING PROCESS

The planning process for the developing the North Central Cumberland Area Detailed Land Use Plan consisted of the following components: (1) Definition of the Study Area; (2) Gathering and analyzing existing data about the Area; (3) Conducting the public participation component, which included vision sessions with the citizenry, establishment of a Citizens Planning Committee to develop the Plan; a citizens' feedback meeting on the proposed Plan, and a final Citizens Planning Committee meeting to review and make changes based on the public comments before recommending it as the proposed Plan; and (4) Approval of the Plan by the Planning Board, and Adoption by the Cumberland County Board of Commissioners and the Linden Town Board of Commissioners.

PUBLIC PARTICIPATION

COMMUNITY VISION SESSIONS

The key cornerstone in developing the Plan is the community input process. The initial step of the process began with notifying all property owners by direct mail. There were 2,446 notice letters mailed. The first community meeting was held on June 17, 2010 at the Pine Forest Recreation Center. There were a total of 50 citizens in attendance. The second community meeting was held on June 24, 2010 at the Linden Community Building. There were 41 citizens in attendance. At both meetings, Staff presented a brief overview of the Area, a vision session was conducted, and questionnaires were completed. The vision sessions consisted of asking the citizens three important questions: What would they like to see in the future for the area? What are the liabilities that would hinder this future? What assets are currently in the area that can help to obtain this future? The attendees' responses to these questions were as follows:

Pine Forest Recreation Center Meeting on June 17, 2010

FUTURE

- No changes*
- Keep it farmland*
- Quality rural development
- Improve County water system
- Increase law enforcement patrolling
- Better road maintenance*
- Traffic engineering
- Better management of future traffic
- Recreation facility near Linden*
- Lots of green space
- Public transportation between Linden & Fayetteville
- Dirt roads paved with state funds
- Expanded city water & sewer*
- Limited commercialization
- Increase amenities in this area (theatres, restaurants, hotels)
- No annexation by Fayetteville!
- Better planned communities
- No higher taxes



- No additional development
- Water & sewer without annexation*
- Quality of development in wet areas

LIABILITIES

- Limited patrolling by law enforcement*
- Lack of fire hydrants
- Employment opportunities
- Smells from Kelly-Springfield
- Existing haphazard development
- Dirt roads

ASSETS

- No factories
- Peace & quiet*
- No crime
- Good access to I-95
- Good schools*
- No city taxes
- Good community feel, (atmosphere)
- Low density
- Cyclic traffic
- Same density as current zoning
- Trade-off of amenities to existing community character



Linden Community Building Meeting on June 24, 2010

FUTURE

- Emergency shelter
- Parkways/greenways for recreation (pathways for pedestrians)
- Improving the roads (McBryde Rd)*
- Things to stay as they are*
- Linden be a place to live & belong
- Outside Linden wants park*

- Maintain rural character
- Public access (boat) to rivers
- Activities that bring community together
- Revitalization of old Linden school
- Hwy 401 widen
- Change county boundaries
- Extension of water & sewer areas already developed*
- Extension of broadband areas already developed
- Protect farmland*
- Retain rural culture & atmosphere in the area
- Take look at intersections along Ramsey Street (Traffic) (East Reeves Bridge & Elliot Bridge Rd)
- Large lot residential
- Planned commercial
- Noise ordinance for shooting ranges
- Library

LIABILITES

- Turkey & hog farms
- Shooting ranges (noise at range)
- Abandoned pets
- County Commissioners
- Poor planning
- Hunters parking on roadways
- Stormwater issues for drainage ditches (beavers)
- Lack of law enforcement*
- Wells (private)
- Distance to schools
- Overcrowding of schools
- No library
- Septic tanks
- No greenways or pedestrian trails
- High taxes
- Taxes too high for services received



- Too much government bureaucracy
- Better signalization at railroad crossing

ASSETS

- Quality of people
- Rural atmosphere
- Peace & quiet*
- Cape Fear River & Lower Little River
- Schools*

*Denotes similar answers from both meetings



RESIDENTS' QUESTIONNAIRE RESULTS

The next step of the process was to gather more of the residents' insights into the desires and present assessment of conditions in the Study Area. The Planning Staff conducted a survey of the attendees through questionnaires handed out at both community meetings. A total of 78 questionnaires were completed and returned. All information was summarized and documented.

On the questionnaire, citizens were asked to indicate the importance of various issues as it relates to their quality of life. According to the results, in the "Very Important" category, fire protection was in first place with 67 total votes (86%); protected farmland came in second place with 61 total votes (78%); and property tax came in third place with 59 votes (76%). In the "Not Important" category, auditorium/arena came in first place with 44 total votes (56%); mass transit came in second place with 41 total votes (53%); and downtown came in third place with 34 total votes (44%).

On the questionnaire, citizens were asked to indicate the quality of each listed item in their neighborhood today. According to the results, in the "Good" category, fire protection came in first place with 52 total votes (67%); garbage collection came in second place with 41 total votes (53%); and water system came in third place with 39 total votes (50%). In the "Poor" category, mass transit came in first place with 47 total votes (60%); sewerage system came in second place with 32 votes (41%); and auditorium/arena and job opportunities were tied in third place with 27 total votes each (35%).

On the questionnaire, citizens were asked what they most disliked and liked about the North Central Cumberland County Area. The following are the actual responses given. The digit beside the response indicates the number of times it was repeated.

Things you DISLIKE most about the North Central Cumberland County area and why:

They annex areas to make money: increase taxes.

Haphazard development. No overall plan. Anyone can sell their land to a developer for a subdivision.

The increase of (high) taxes. 5

We need sewerage/ no (public) sewer. 5

Do not want annexation.

City limits of Fayetteville keep extending north.

Too close to Fayetteville.

Traffic. 2

Slow development.

Roadways will cause future congestion.

Traffic congestion on Ramsey St. and Elliot Bridge Rd at 401 in mornings.

County water system. 1

Smell from the Goodyear plant. 2

The air quality that is related to Goodyear Plant emissions.

Breaking and entering (increasing) crime; we are being preyed upon/ crime rate against property & persons. 6

Few/lack of (top notch) restaurants. 3

No hotel to accommodate visitors. 2

No shopping center. 1

Not enough grocery stores. 4

Need more law enforcement presence, routine and frequent patrols/not enough law enforcement patrols. 6

No sidewalks or areas to ride bikes.

Some road conditions.

Unable to get into town easily.

Public water system stops 1 mile short of my property/no water lines to our property. 2

Roads. 2

Property tax in Linden Farm community is way too high for services we get.

Increased amount of speeding in the North Central area.

It seems like more and more land is being developed taking away from the beauty of the area. I hope Linden is not developed any further.

Government intrusion! Government trying to take over! Leave our land alone! 3

No movies, eating place, or good shopping on this side of town. Would like to have some things that are on Ft Bragg side of town on this side.

This area has grown over the past 10 years without regards to school overcrowding, traffic, & shopping.

Not enough recreation in the area/ lack of nature trails/parkways. 2

Insect control is very bad.

Apartments.

Growth.

Poor zoning/ Town of Linden still lacks any zoning or ordinances to protect/retain current properties.

Schools. 2

Social services.

Ft Bragg – too much noise and too much impact on community services.

All the old houses (etc) to be discarded.

Lack of healthcare.

We can't get help for the Town of Linden- only talk. Traffic violations including speeding.

Trailer parks & areas like Yadkin Road eye sores. Need major facelifts!

Fayetteville.

Still need planned growth plan that complements current facilities.

Police response time/ adequate sheriff response time is questionable. 3
Lack of (no) infrastructure – water, sewer, traffic control. 2
Linden has very little identity as compared to other small towns/communities. No plan for development.
Shooting range right outside Linden – noise.
Trash on roads; when you live in the country some people think that the back roads are a dumping area.
Property tax & inspections.
Lack of attention by County. Responses to needs of this area. We are often asked are we really in Cumberland County? We send tax dollars to Cumberland, but don't see much return.
The Internet penetration is poor and the franchise agreement with TWC is a rip off.

Things you LIKE most about the North Central Cumberland County area and why:

Private/ remoteness. 2
Bigger lot: land/ large tracts of (open) land. 2
Rural identity/country-like atmosphere/country living. 24
Away from the city (Fayetteville)/not in city limits (Fayetteville). 5
Lower poverty area.
No apartments.
No hotels.
Sparse population. 3
Limited development.
Limited/no (traffic) congestion. 5
Good/great schools, not overcrowded yet. 4
Shopping center and healthcare are close by. 2
Low crime.
Central location.
Not overbuilt/not overly developed (yet). 3
Not too commercial.
Peace and/or quietness (without the crime or traffic). 10
Good neighborhood.
Good recreation facilities.
Library.
Keep it rural, green areas.
People. 4
Growing, but outside city limits. 2

Not crowded/ space.
Residents respect one another's property and personal lives.
Linden, please leave our farm land alone.
There are so many. I enjoy living in Cumberland Co. I live here and work in Hoke Co.
Geographic area.
Not zoned.
Green space.
It's beautiful/ green & gorgeous outdoors/ natural beauty. 3
Access to Raleigh.
Churches.
Ft Bragg - good for business.
Limited government intrusion.
Tax rate is reasonable.
The slower pace of life. 2
Openness.
We know our neighbors.

Questionnaire Demographics

* Demographics of the questionnaire show that 53% are Male; 71% are White; 45% are age 35-54; 82% live in a single family home; 95% own their home; 37% are retired; 50% live in the unincorporated area of Cumberland County; 21% live in the Town of Linden; 37% have lived in the North Central Area over 20 years; and 45% expect to live in the North Central Area another 20 or more years.

* Answers with the highest majority responses are shown. The percentages are based on the total responses to the questions.

NORTH CENTRAL AREA CITIZENS PLANNING COMMITTEE

The final ingredient from the community meetings was to establish a Citizens Planning Committee to develop the Plan with Planning Staff facilitation. Citizens interested in forming a Citizens Planning Committee were asked to meet immediately following the meeting. The North Central Area Citizens Planning Committee (NCACPC) was created. Initially, there were 52 citizens that signed up to participate. The Committee held its first meeting on July 22, 2010 at Pine Forest Recreation Center. There were 13 citizens in attendance at that meeting.

The NCACPC convened and the agenda was to introduce the members to each other and the Planning Staff, for the Staff to teach a land use planning short course, present more in depth demographic information, present the initial questionnaire results, explain the process to be utilized in developing the Plan, starting with developing Goals and Objectives for the Plan. The Committee held numerous planning sessions at the Pine Forest Recreation Center to develop the Plan for presentation to the North Central Area residents, including the Town of Linden, for consideration. The Plan was presented to the residents at community



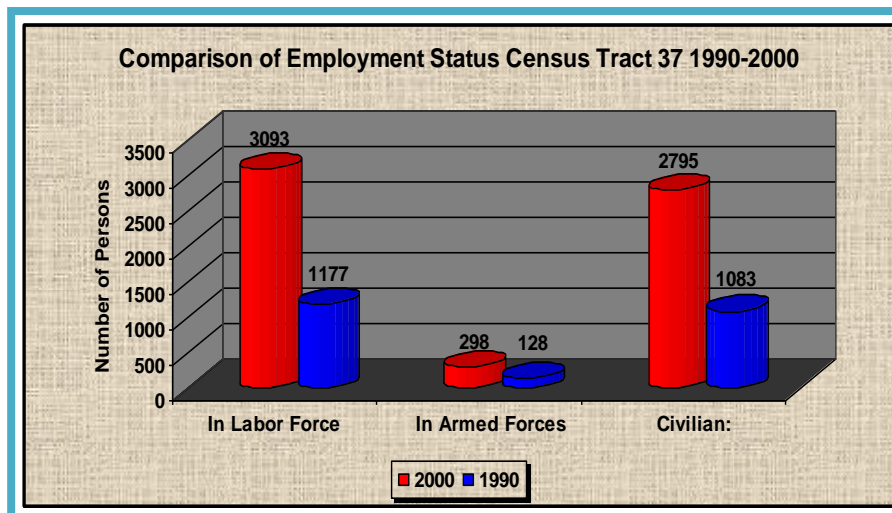
meetings on January 20, 2011, at the Pine Forest Recreation Center and on January 27, 2011, at Parkers Grove United Methodist Church Fellowship Hall in Linden. The concerns of the various property owners were recorded and sent to the Citizen's Planning Committee for consideration. The Planning Committee met on February 17, 2011 and considered these concerns and finalized a recommended Plan to be sent to the Planning Board for consideration and forwarded to the governing bodies for approval.

AREA CURRENT ASSESSMENT AND PROJECTIONS

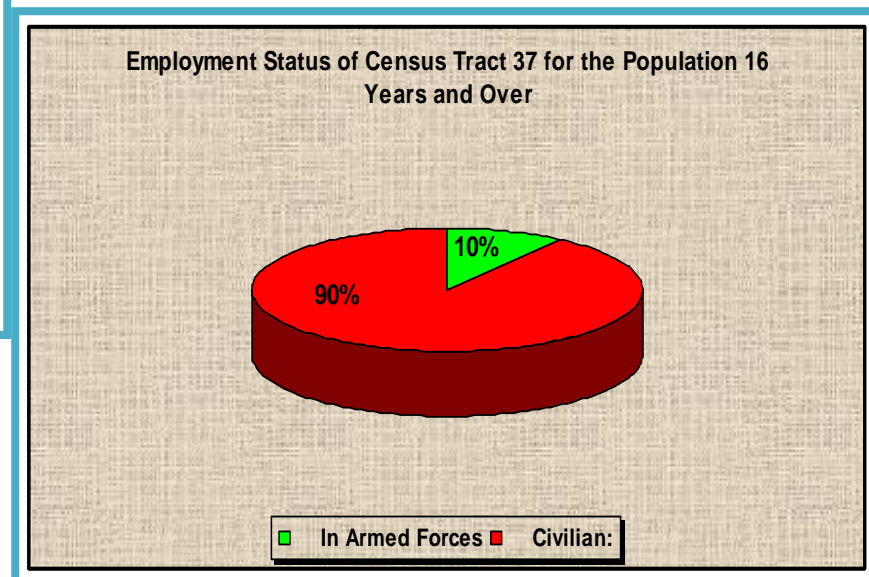
Growth and development within a given area can be correlated to the associated economic, housing, and demographic conditions and trends that have occurred. A snapshot of the Study Area pertaining to information in these contexts was extracted from the 2000 Census data.

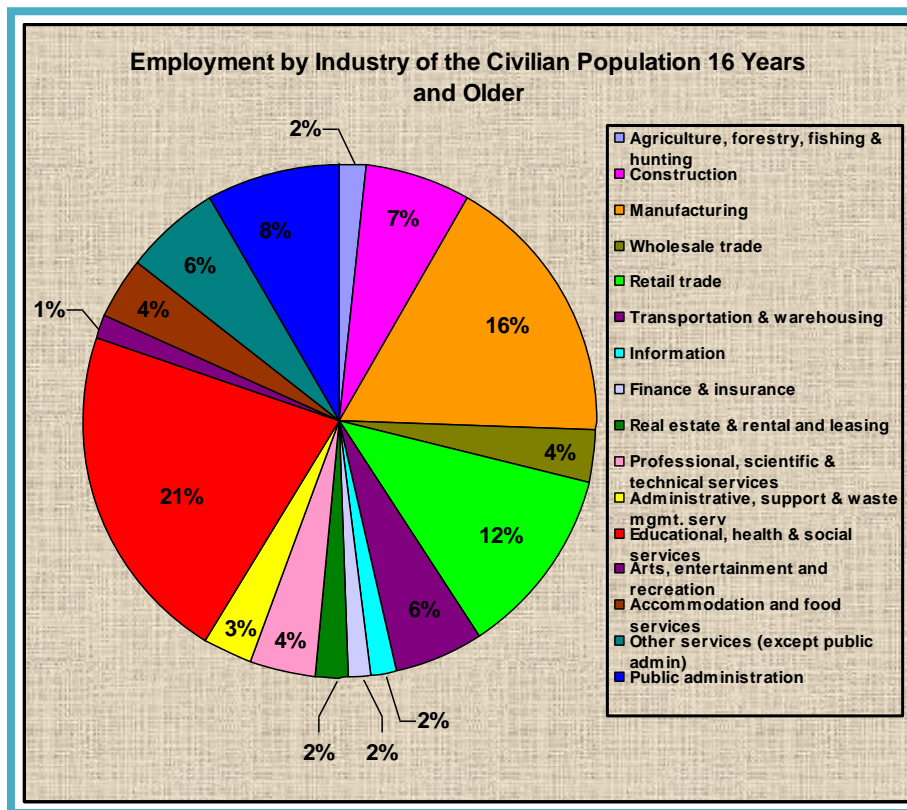
ECONOMIC CONDITIONS

Economic conditions in the Study Area were looked at in terms of employment and household income. Trends in labor force characteristics are illustrated in the graph entitled **Comparison of Employment Status Census Tract 37 1990-2000** as shown below. According to this illustration, the number of persons in the Labor Force (16 years of age and older) increased at least 163% between 1990 and 2000. The number of persons in the Armed Forces increased 51% and the number of civilians in the Labor Force increased 158% for the same time period.



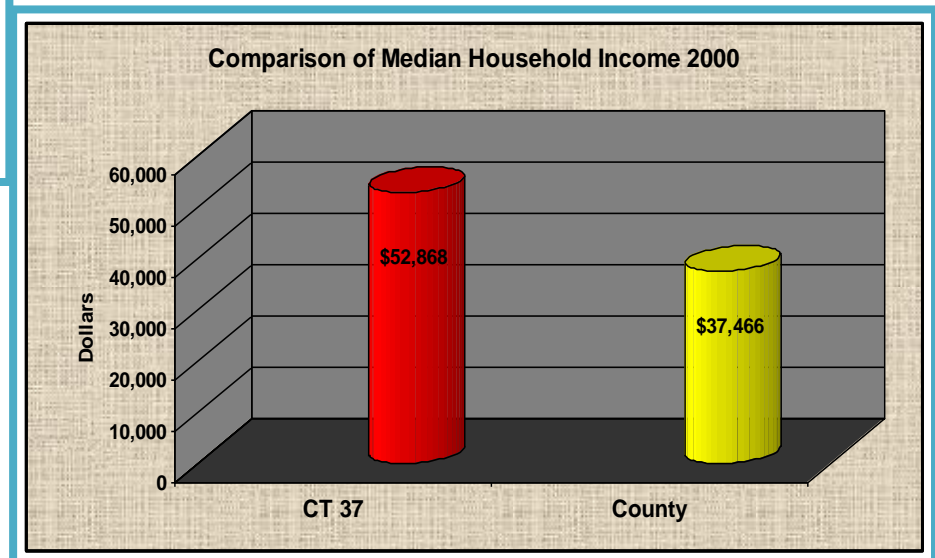
There are approximately 3,093 persons in the Labor Force as of 2000. According to the chart **Employment Status of Census Tract 37 for the Population 16 Years and Over**, 90% are employed in the Civilian workforce and 10% are in the Armed Forces.

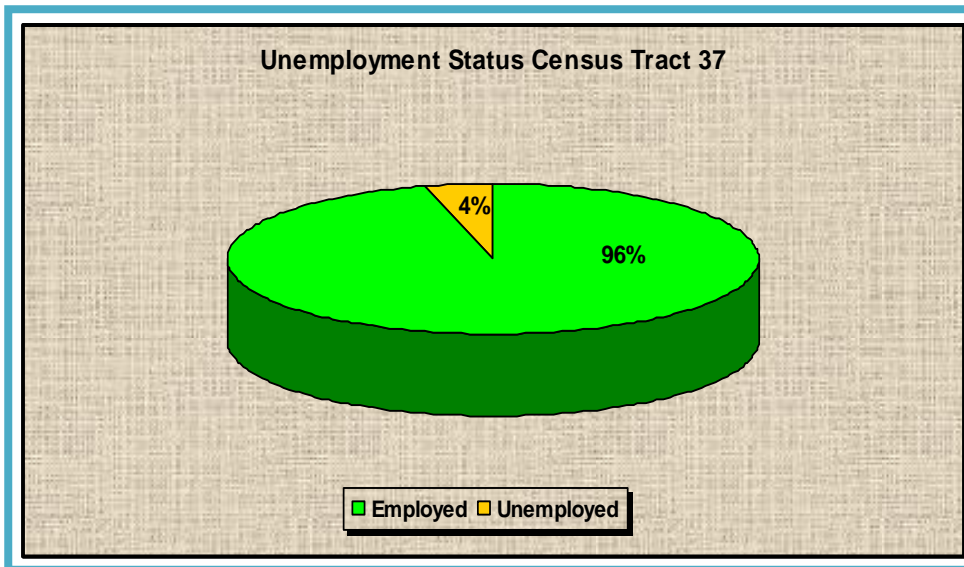




According to the graph entitled ***Employment by Industry of the Civilian Population 16 Years and Older***, the top five employment categories are as follows: 21% of the civilian employees are in the educational, health and social services field; 16% are employed in manufacturing; 12% work in retail trade; eight percent are in public administration; seven percent are in construction; six percent are in real estate and rental leasing, and arts, entertainment and recreation, respectively; four percent are in wholesale trade and professional, scientific and technical services, respectively; three percent are administrative, support and waste management services; and two percent are in information, other services, finance and insurance, and agriculture, forestry, fishing and hunting, respectively; and one percent is in transportation and warehousing.

Census data is also available for the median household income. The chart titled ***Comparison of Median Household Income 2000*** illustrates that the median household income in Census Tract 37 is \$52,868 dollars compared to \$37,466 for the County, which is a difference of approximately \$15,402 dollars.





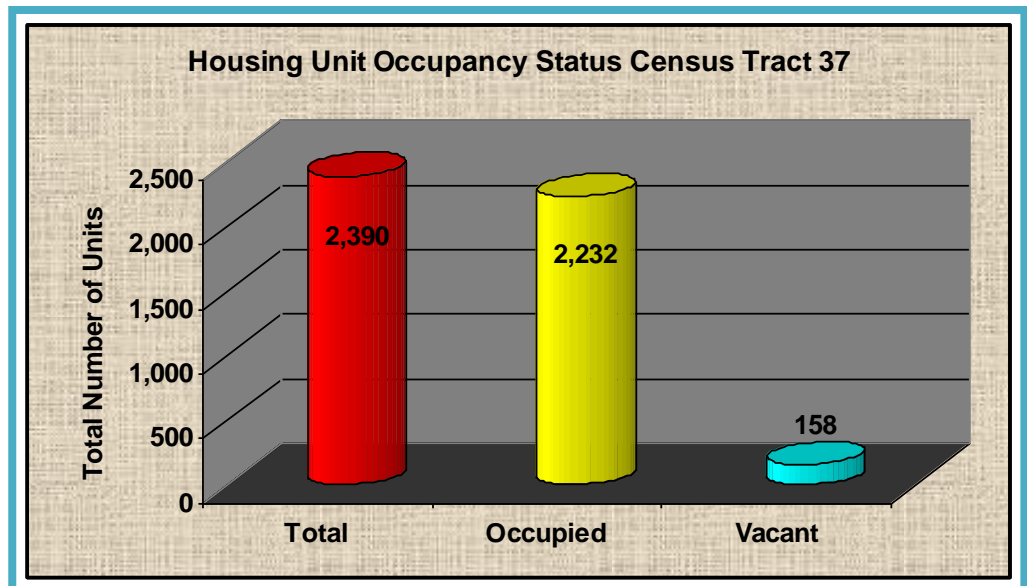
Census data illustrated in the graph entitled ***Unemployment Status Census Tract 37*** reveals that 96% of the persons in the Labor Force are employed and 4% are unemployed. Comparing this data to the overall County unemployment status shows that 91% are employed and nine percent are unemployed.

Summing up this data shows that the employed population has shown a significant increase since 1990; the majority of the employed persons is in the civilian labor force; approximately 21% of the persons employed are in the educational, health and social services field; the median household income within the Study Area is approximately 27% higher than the County; and the number of unemployed persons within the Study Area is less than the County overall.

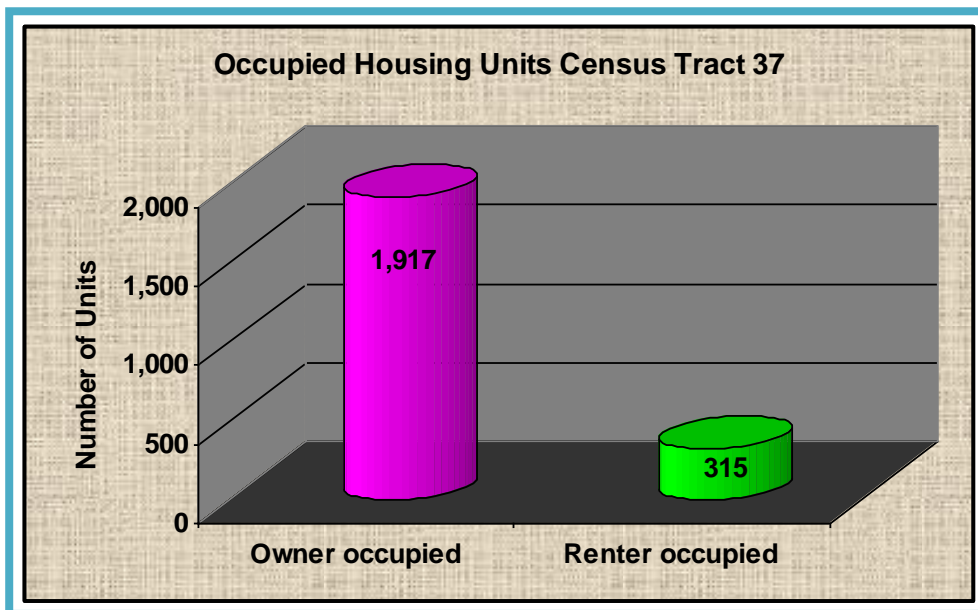
Generally, the overall economic conditions within the Study Area appears to be stronger than Cumberland County overall.

HOUSING CONDITIONS

Housing data, such as the number of houses, housing types, occupancy rate, and owner occupied units, was also examined. According to the chart titled ***Housing Unit Occupancy Status Census Tract 37***, there were 2,390 housing units in Census Tract 37 in 2000. Of these total units, 2,232 units (93%) were occupied and 158 units (seven percent) were vacant. The vacancy rate for Census Tract 37 is slightly lower than the overall County (nine percent).



According to the **Occupied Housing Units Census Tract 37** graph, at least 1,917 (86%) units were owner-occupied and 315 units (14%) were renter-occupied. Comparing these figures to the overall County reveal that 59% of the total housing units in the County (63,748) are owner-occupied and 41% (43,610 units) were renter-occupied.



Housing types in the Study Area range from stick built single family and multi-family structures to manufactured homes. Out of the total number of housing units in the Study Area, approximately 75% (1,787) being stick built and 25% (603) being manufactured homes. There are approximately 1,768 single family units, 19, multi-family units and 603 manufactured homes within the Study Area.

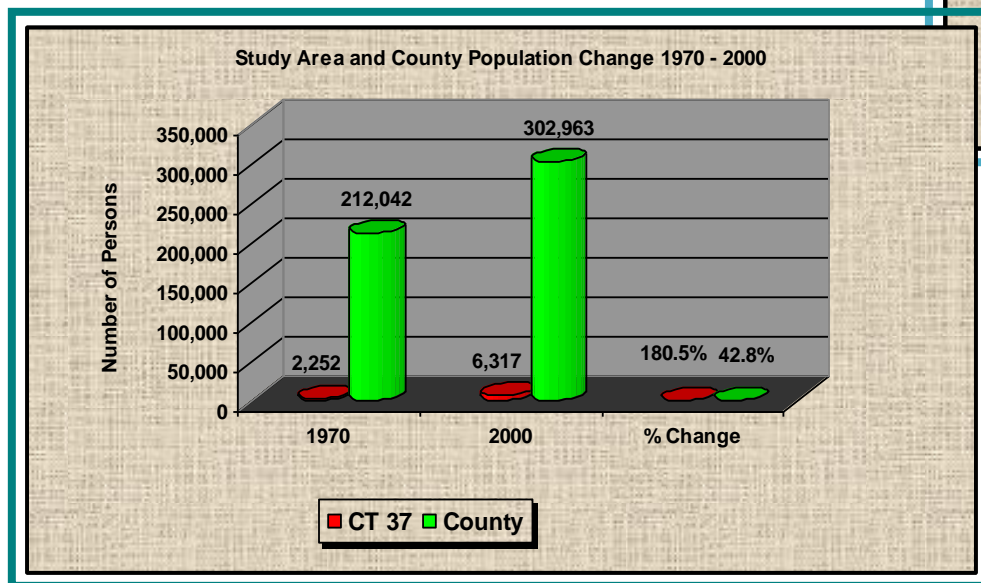
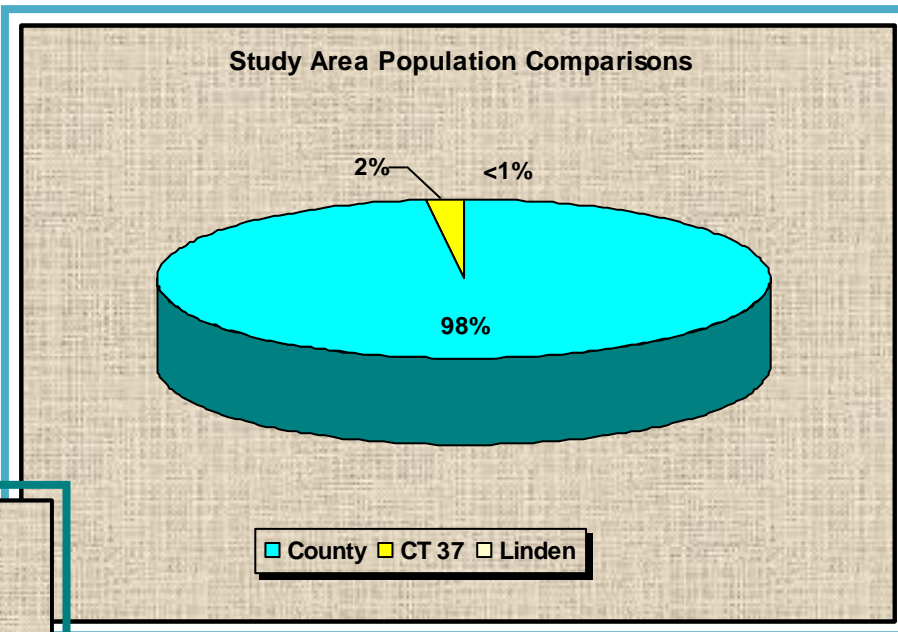
Summarizing this data reveals that most of the housing units in Census Tract 37 are occupied and the majority of those are owner-occupied. The majority of the total housing units are stick built single family units.

DEMOGRAPHICS

Population and economic data are collected and reviewed as part of the preparation of a land use plan in order to see trends in general, social and economic characteristics of the population within a given area. The 2000 US Census data provides specific information that can be used for this purpose. This data is presented in specific geographic areas ranked in order of descending size such as National, State, County, Place (municipality), Census Tract and Block. For purposes of this Study, Census data will be examined by Census tract and Place. Oftentimes a Census Tract is larger than the study area of a detailed land use plan, which is the case with the North Central Cumberland Study Area and Census Tract 37. However, examination of the data of Census Tract 37 will give a good representation of conditions and trends within this Study Area. Census data by Place will be used to examine conditions and trends within the Linden Town Limits. Comparisons have been made between Census Tract 37, the County as a whole, and the Town of Linden. Data including general population characteristics, labor force, income, education, and housing characteristics have been selected in order to present existing conditions and growth trends that have occurred within the Study Area. While Census data is available from 1970 to 2000 for each Census Tract, data for each Place is only available from 1990 to 2000 for the Town of Linden.

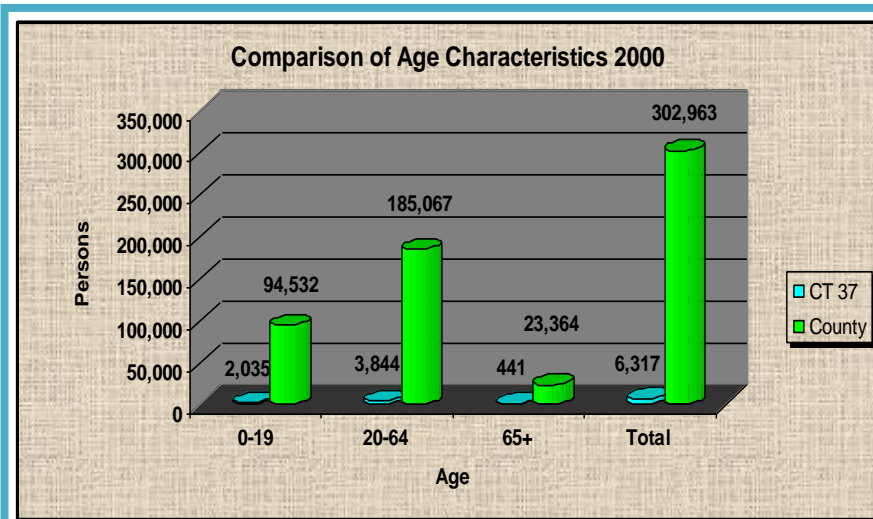
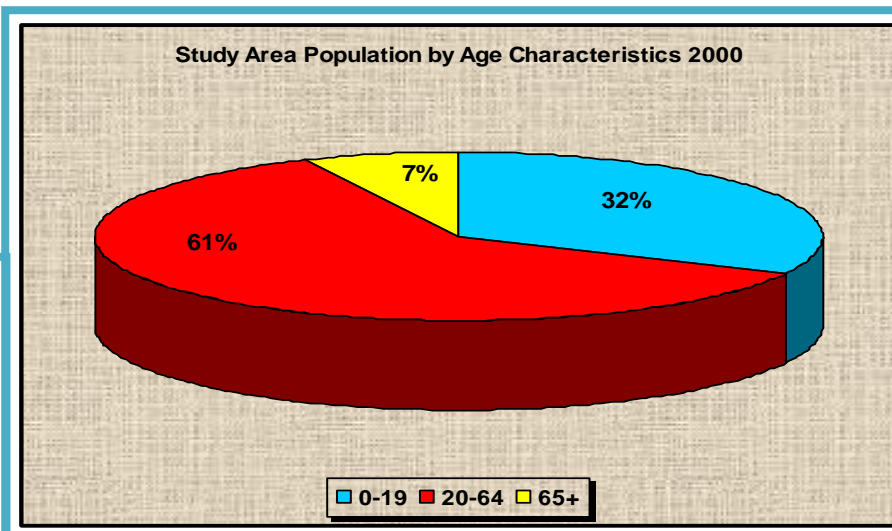
Even though this data is not as extensive, it will present trends that have occurred within the Town. For purposes of this Study, the Census data for Census Tract 37 refers to the Study Area.

According to the 2000 Census data, the total population of Cumberland County is approximately 302,963 persons. The total population of the Town of Linden is 126 persons and the total population of Census Tract 37 (minus the population of Linden) is 6,191 persons. The graph **Study Area Population Comparisons** illustrates the population of Linden, Census Tract 37 and the County as a whole. Census Tract 37 represents approximately two percent of the total population, while Linden represents less than one percent. The remainder (98%) represents the remaining County population.



Growth has occurred within Census Tract 37 as well as the County as a whole. According to Census information, Census Tract 37 experienced 180.5% increase in population between 1970 and 2000. Cumberland County experienced a 42.8% increase in population for the same time period. This information is reflected in the **Study Area and County Population Change 1970 - 2000** graph. The population within the Study Area has grown approximately four times faster than the overall County population.

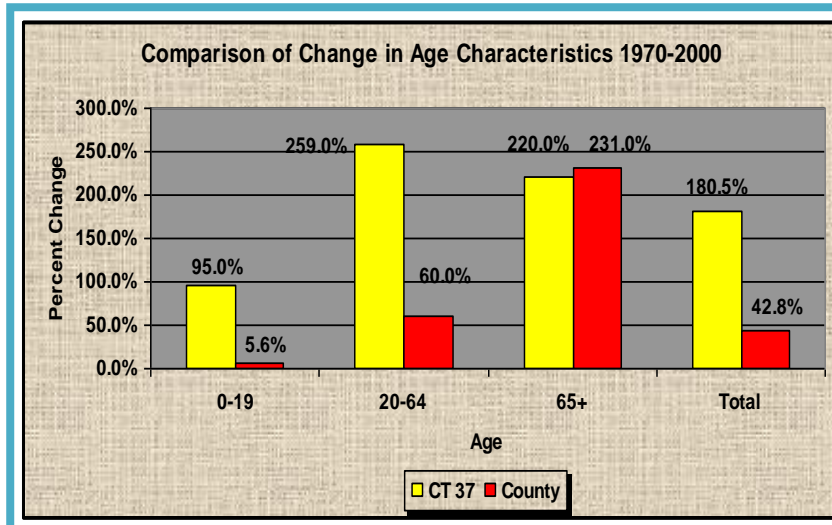
According to the illustration **Study Area Population by Age Characteristics 2000**, at least 61% of the total population within Census Tract 37 is between 20 and 64 years of age; 32% is between 0 and 19; and seven percent is 65 years of age and older.



As illustrated in **Comparison of Age Characteristics 2000**, the age characteristics of Census Tract 37 are almost identical to the age characteristics of the overall County population. Approximately 32% of the population of Census Tract 37 is between 0 and 19 years of age, compared to 31% for the County population; 61% of the population in Census Tract 37 is between 20 and 64 years of

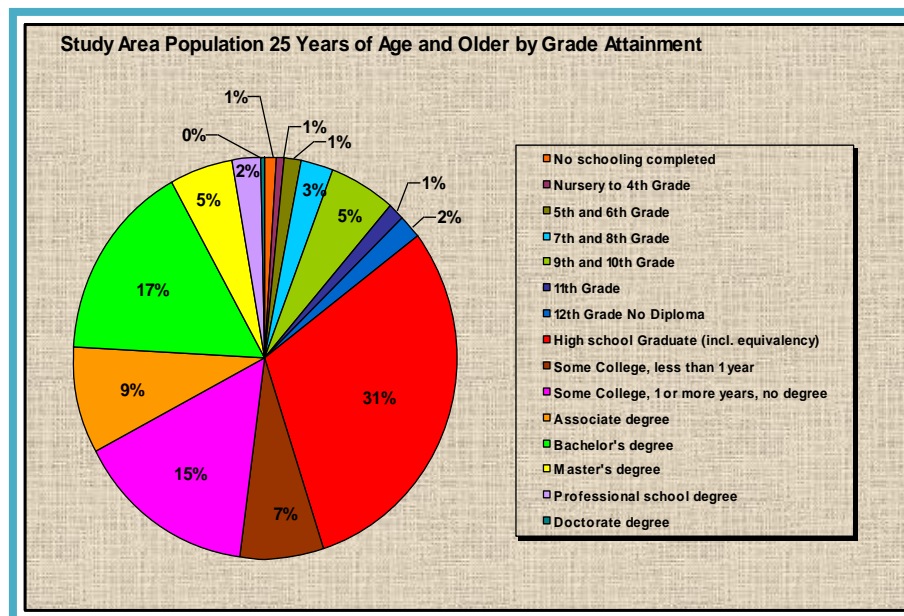
age, compared to 61% for the total County population; and 7% of the Census Tract population is 65+ years of age compared to 8% for the County as a whole.

Age characteristics are also used to demonstrate trends that have occurred within a given population. According to the illustration **Comparison of Change in Age Characteristics 1970 – 2000**, Census Tract 37 experienced an increase of approximately 259.0% in the population between the ages of 20 and 64 years of age. Additionally, there was an approximate 220.0% increase in the number of persons 65 years of age and older; and there was an increase of at least 95.0% in the number of persons between 0 and 19 years of age. The overall County population experienced an approximate 231.0% increase in the number of persons 65 years of age and older. Additionally, at least



60.0% of the population increased between the ages of 20 and 64 and approximately 5.6% of the overall County population increased between 0 and 19 years of age. Summing up this data reveals that Census Tract 37 experienced a significant increase in a younger age population as well as a total population compared to the County.

Census data also provides information on the sociological composition of a given population, such as number of households, household types, and number of family households. Within Census Tract 37 there are 2,229 total households. Of this number, 84% of the total households are comprised of 2 or more persons and 16% are 1-person households. Analyzing this data further reveals that of the households with 2 or more persons, 97% are classified as family households and three percent are non-family households. At least 85% of the family households are married couples and 15% are classified as other family. Approximately 70% of the households classified as other family are female householder with no husband present and 30% are male householder with no wife present.



According to the graph entitled ***Study Area Population 25 Years of Age and Older by Grade Attainment***, approximately 31% of the population earned high school diplomas; 17% earned bachelor's degrees; 15% attended some college, 1 or more years, but received no diploma; nine percent earned associate degrees; seven percent attended some college, less than 1 year, no degree; and five percent earned master's degrees and five percent only completed the 9th and 10th grade; two percent of the population earned professional degrees and doctorate degrees each. The majority of the population within the Study Area is within family households and over a quarter of the population has earned either an associate, bachelor's, master's or doctorate degree.

PROJECTIONS

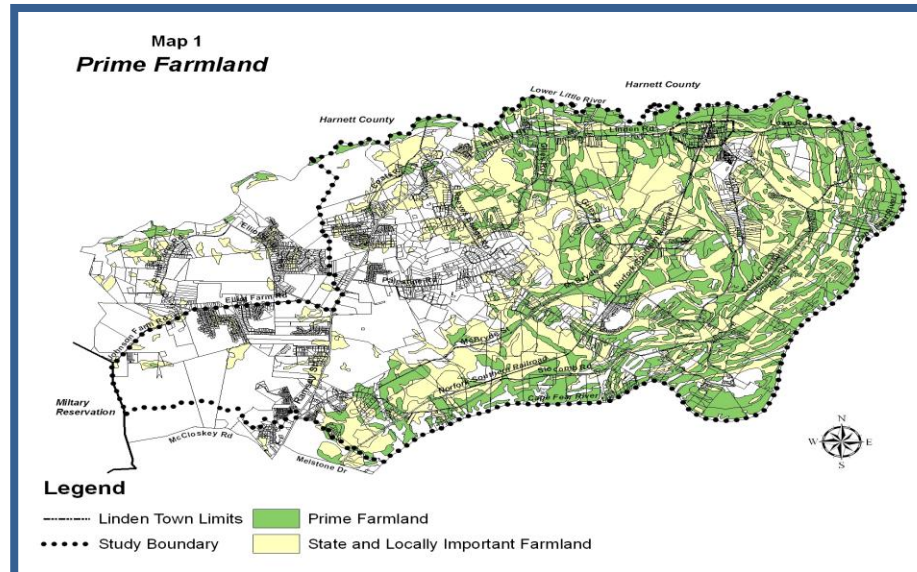
The ***Population and Economic Study 2006 – 2035, April, 2008***, prepared by the Fayetteville Metropolitan Planning Organization

(FAMPO), has divided their planning area, which includes Cumberland County and portions of Harnett and Hoke Counties into 11 Planning Districts to project future growth. The North Central Cumberland Study Areas is within Planning District 7. The overall population in District 7 is expected to increase at least 23%; employment is anticipated to increase approximately 27%; and the total number of housing units will increase at least 23%. Comparing the projections for this District with the remaining Planning Districts only within Cumberland County (Planning Districts 1-6, 8, and 9) indicates that the overall population for the County is projected to increase at least 27%; employment is anticipated to increase approximately 25%; and the number of housing units is projected to increase at least 20%. The projections for the North Central Cumberland Study Area and the County are very similar.

AREA NATURAL AND PHYSICAL CONDITIONS

Development of a land use study includes the analysis of the natural and physical conditions that exist within the Study Area. This analysis provides insight as to how these conditions have shaped the development that has occurred and how they will affect future development within the Study Area.

PRIME FARMLAND

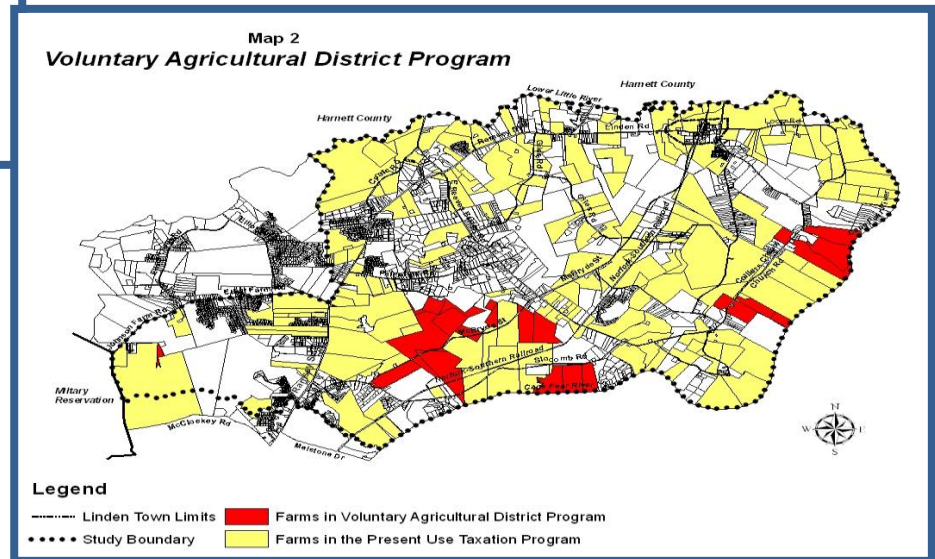


Cumberland County has adopted a Voluntary Agricultural District Program which allows farmers to voluntarily participate in a program that recognizes viable farming operations.

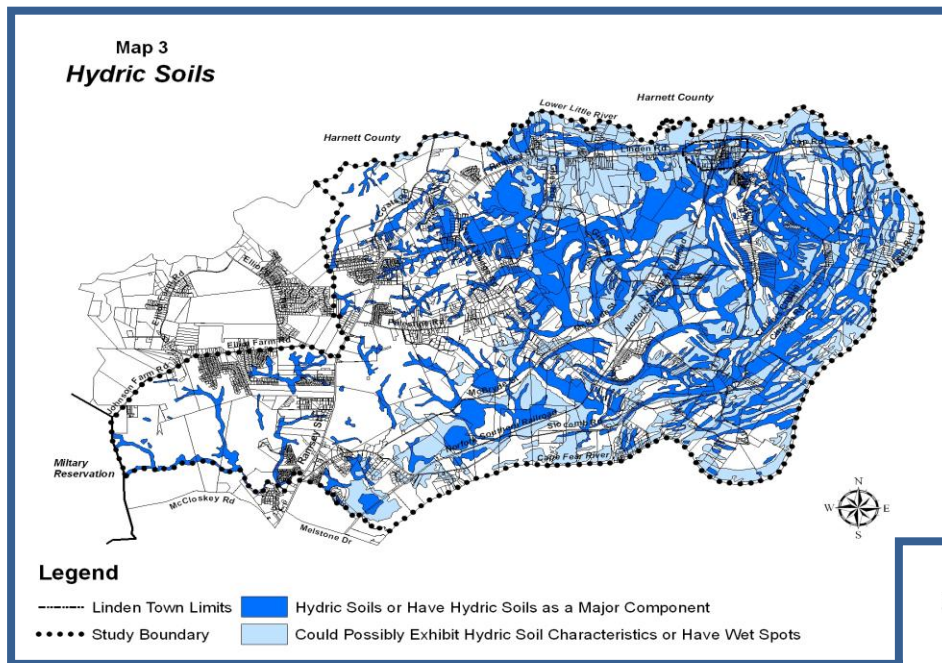
According to **Map 2 - Voluntary Agricultural District Program**, there are 32 parcels containing approximately 2,146 acres (6%) in the Voluntary Agricultural District Program within the Study Area. A large portion of the Study Area is in the Present Use Tax Value Program. Data shows that 299 parcel containing 18,431 acres or 55% of the Area is in the Present Use Taxation Program.

Farming has played a major role in the Study Area over the years. Soil characteristics indicate there are some relatively good soils for farming, as illustrated in **Map 1 - Prime Farmland**. Data shows that 8,866 acres or 26% of the Study Area has Prime Farmland while 11,333 acres (34%) has State and Locally Important farmland characteristics. Farm data in the Area shows that the numbers of farms are dwindling, and the farms are getting larger in size.

VOLUNTARY AGRICULTURAL DISTRICT PROGRAM



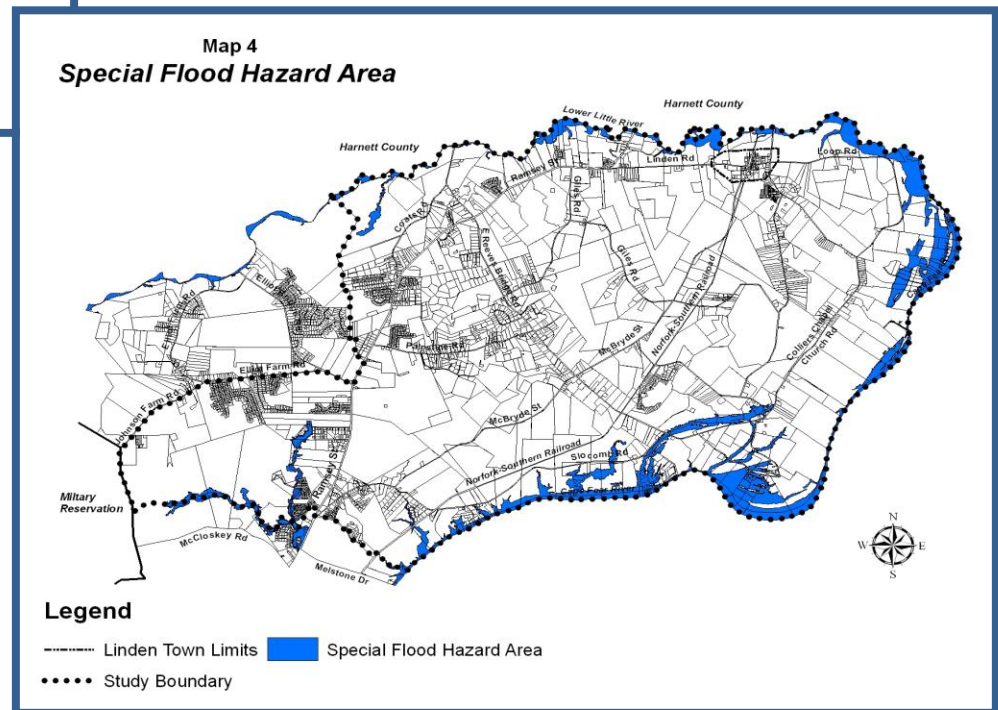
HYDRIC SOILS



Soil conditions play a major role in the development of an area. Hydric soils present challenges for development and are subject to more regulatory controls. The Study Area contains approximately 9,347 acres (28%) of “A” soils or soils that have Hydric soils as a major component. Most of these “A” soils are located along major streams, and in the bands in the central and eastern portions of the Study Area. There are approximately 7,644 acres (23%) of “B” soils or soils that could possibly exhibit hydric soils characteristics or have wet spots. The “B” soils are located in the central and eastern portion of the Study Area and along the Cape Fear and Little Rivers. This information is shown in **Map 3 - Hydric Soils**.

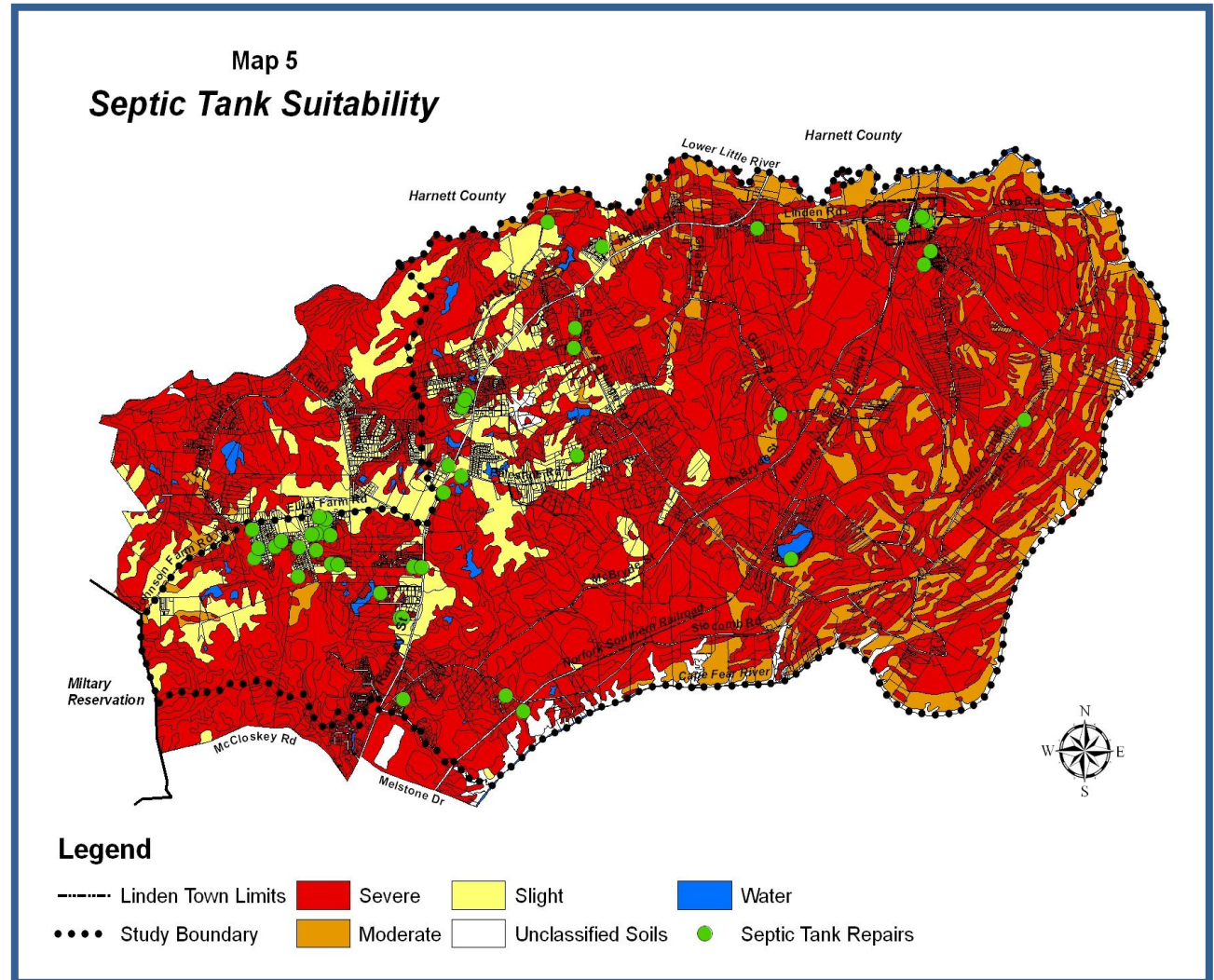
SPECIAL FLOOD HAZARD AREA

Special Flood Hazard Areas in the Study Area are located along the Cape Fear and the Lower Little Rivers and their tributaries and along Carvers Creek in the western portion of the Study Area. The Special Flood Hazard Area consists of approximately 2,381 acres or 7% of the Study Area. **Map 4 - Special Flood Hazard Area** shows this data.



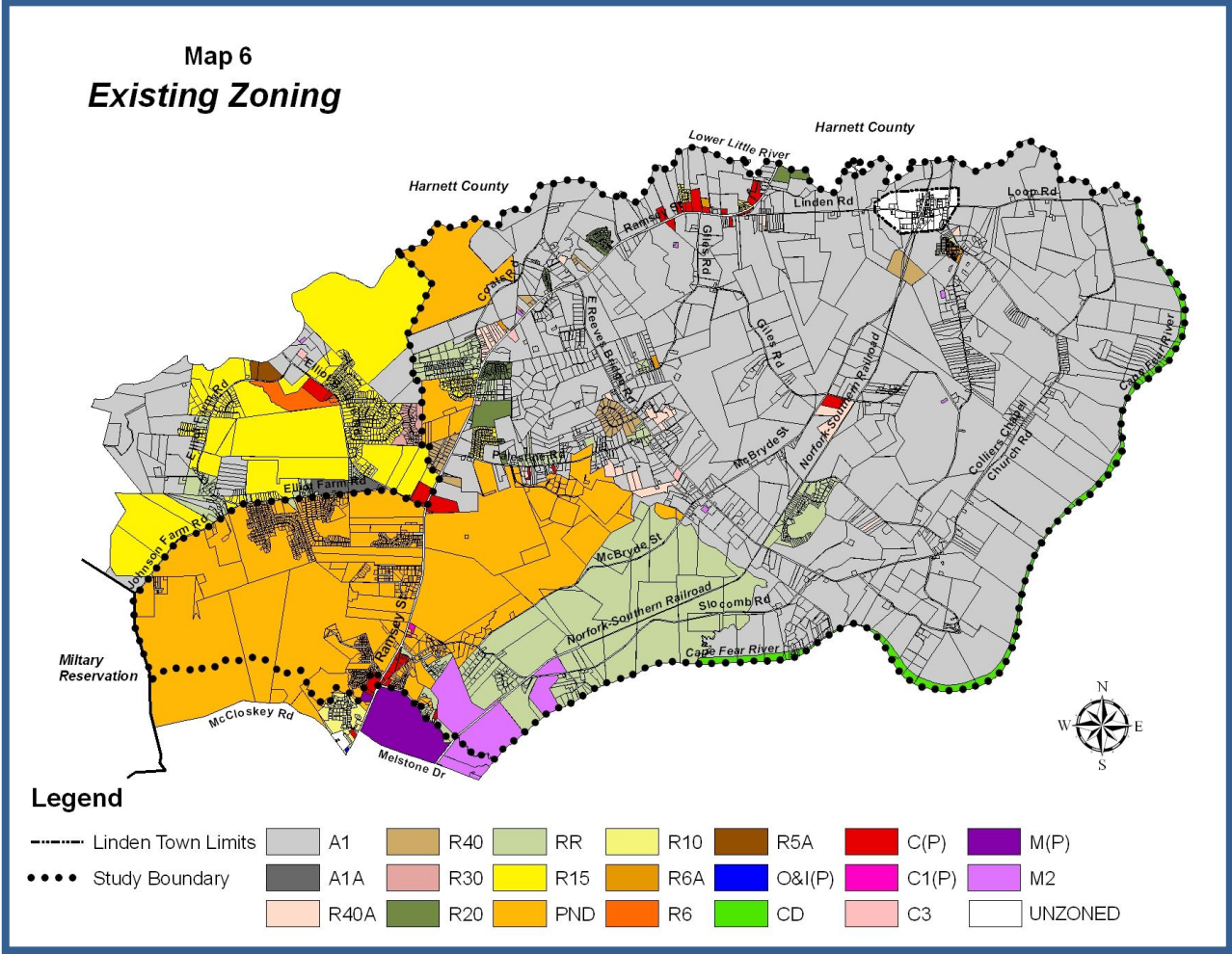
SEPTIC TANK SUITABILITY

Soil types and conditions in the Study Area are generally not conducive for septic systems as shown in **Map 5 - Septic Tank Suitability**. Soils data shows that in the Study Area over 24,120 acres (72%) of the Area has severe limitations for septic tanks, 4,433 acres (14%) have moderate limitations, 3,048 acres has slight limitations (10%), 759 acres (3%) are unclassified and 327 acres (1%) are water. The majority of the slight limitation soils are located in the central northwestern portion of the Study Area; while moderate limitation soils are concentrated in the northeastern and eastern portion. These are the areas most suited for residential development based solely on preliminary soils types. As of 2008, there were 47 septic tank repairs in the Area. The County, in partnership with PWC, citizen's assessments, and grants, extended sewer into the southern portion of the Area to address an environmental health hazard. This sewer was extended into Wolfpoint Drive and the Kelly Hills Subdivisions. Any type of sustained development of any density will require the provision of sewer extended into the Area.



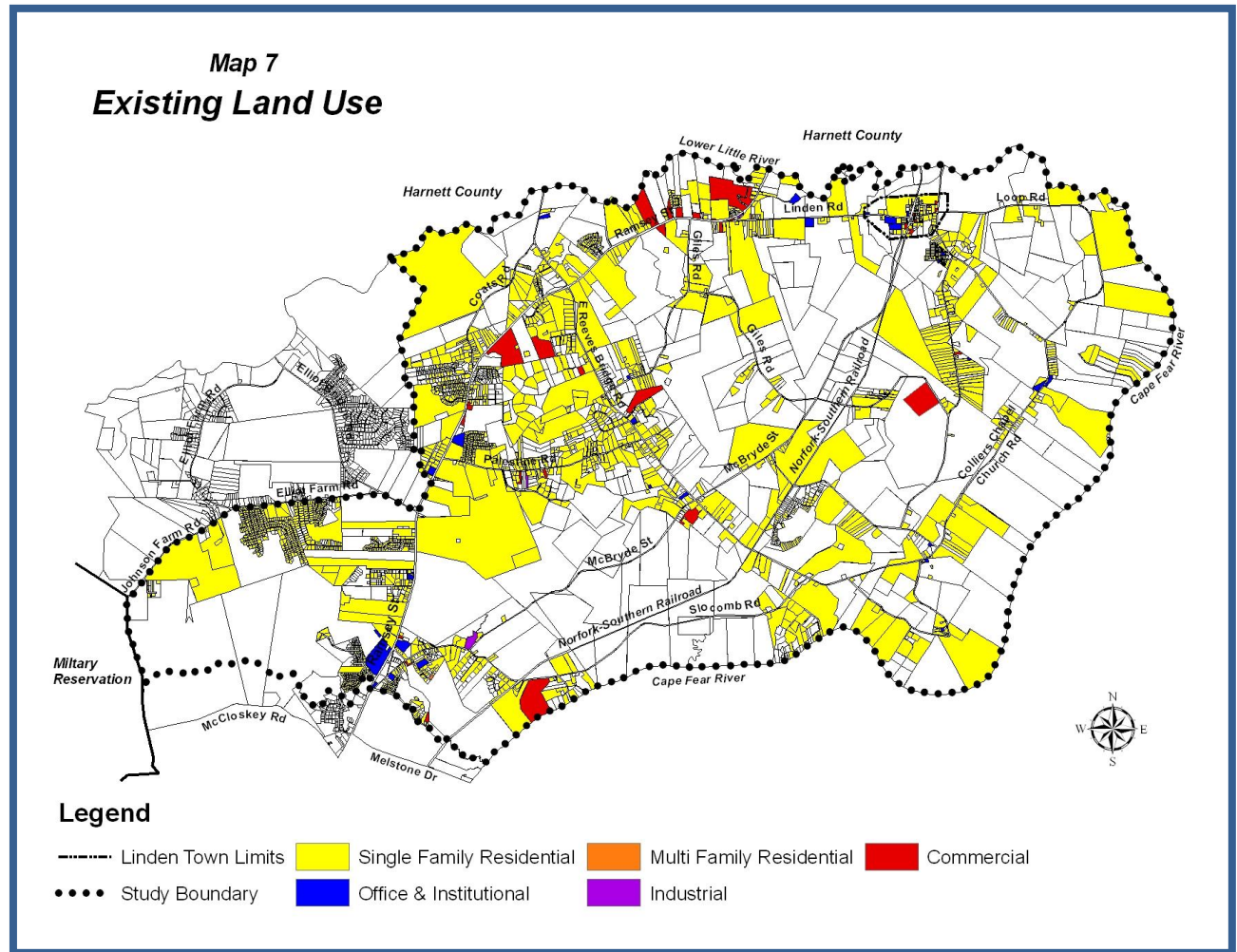
EXISTING ZONING

The Study Area comprises some of the first and last areas zoned in the County. Area 1 was the first zoned area in the County (1972) while Area 23 was the last (1996). The Town of Linden, although they have considered zoning, currently is not zoned and is the only un-zoned area in the County. As illustrated in **Map 6 - Existing Zoning**, zoning within the Study Area consists of the A1- Agricultural District containing 20,995 acres (63%) of the Area; R40- Residential District containing 253 acres (0.6%); R40A- Residential District containing 244 acres (0.8%); R20- Residential District containing 223 acres (0.5%); RR-Rural Residential District containing 3,373 acres (10%); R15 -Residential District containing 144 acres (0.3%); PND- Planned Neighborhood District containing 6,967 acres (21%); R6A- Residential District containing 38 acres (0.1%); CD-Conservation District containing 335 acres (1%); C(P)- Planned Commercial District containing 186 acres (0.5%); C1(P)- Planned Light Commercial District containing six acres (0.02%); C3- Heavy Commercial District containing 18 acres (0.06%); and M2- Manufacturing District containing 478 acres (1.4%). The majority of the Area was zoned as a holding district during the time of the initial zoning based on the available districts in the County Zoning Ordinance at the time. These districts were the PND District in Area I and the A1-Agricultural District in Area 23. The majority of the Study Area is zoned for large lot development (A1-Agricultural District), which does not need public water and sewer, and Planned Neighborhood Development (PND-Planned Neighborhood Development) which requires public water and sewer.



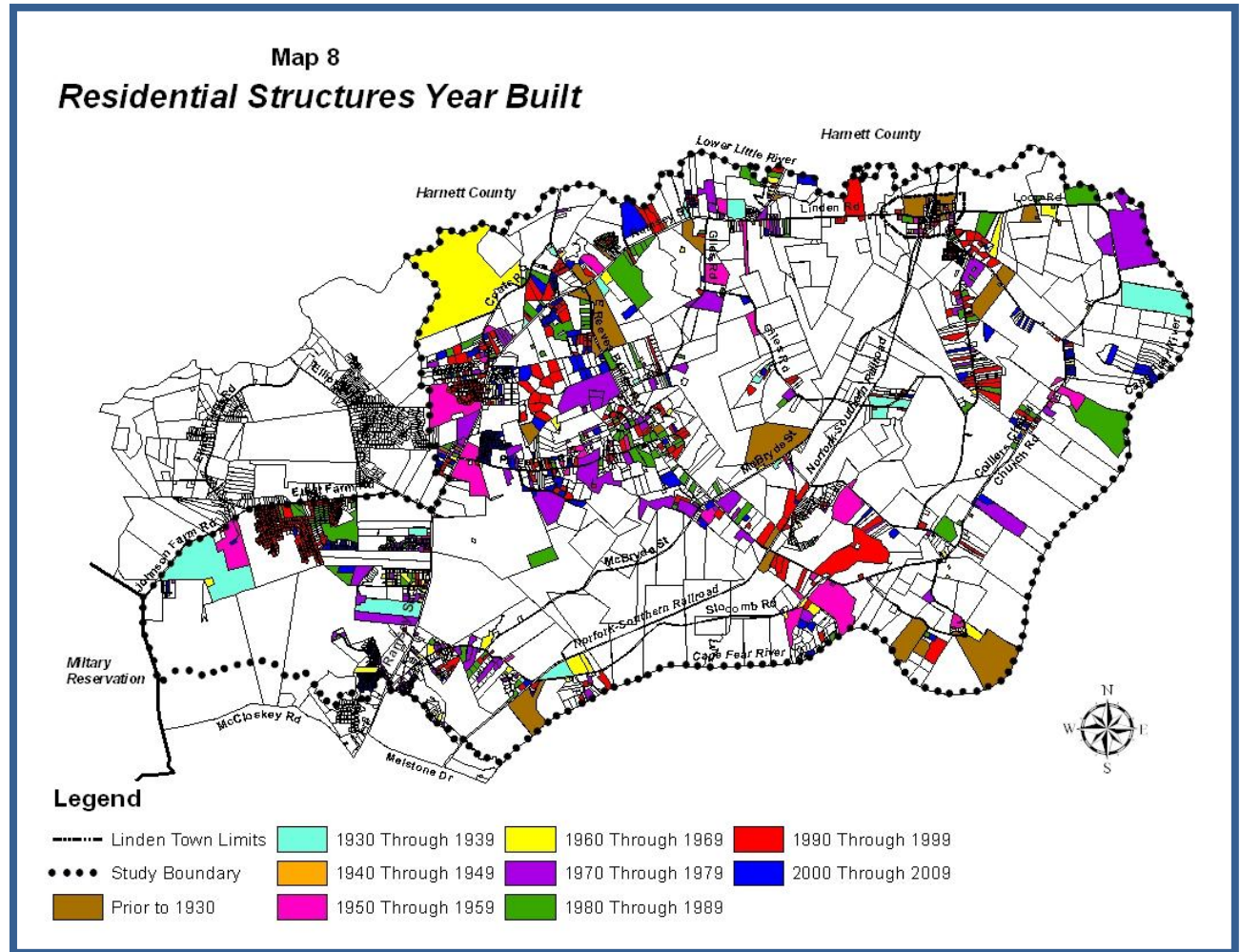
EXISTING LAND USE

The Study Area is made up of five general land use classifications, as illustrated on **Map 7 - Existing Land Use** presented below. Single Family Residential uses are generally located in several geographic areas as follows: the northwestern portion of the Study Area along both sides of Ramsey Street, Palestine Road, and Giles Road; south of Johnson Farm and Elliot Farm Roads; the northern portion of the Study Area along both sides of Ramsey Street, Linden Road and both sides of Loop Road; the eastern and southern portions of the Study Area along both sides of Colliers Chapel Church and Durant – Nixon Roads; and the east side of Loop and Slocomb Roads. Multi-Family Residential development is located on a tract of land in the southwestern portion of the Study Area located on Longhill Drive. Office and Institutional uses are located in the southwestern portion of the Study Area along Ramsey Street, Slocomb Road and Longhill Drive; in the central portion of the Study Area along East Reeves Bridge Road; the northern portion of the Study Area along Linden Road and Main Street; and the eastern portion of the Study Area along Loop Road. Industrial land use is located in the southwestern portion of the Study Area at the intersection of Slocomb Road and McBryde Street and on Palestine Road. Commercial land use is located in the southern portion of the Study Area along Slocomb Road, and Bethune Drive; the northwestern portion of the Study Area along Ramsey Street and Chickapee Drive; the central portion of the Study Area along Pine Burr Drive and Blue Ranch Drive; the northern portion of the Study Area along Ramsey Street and Linden Road;; and the eastern portion of the Study Area along Colliers Chapel Church Road.



YEAR BUILT

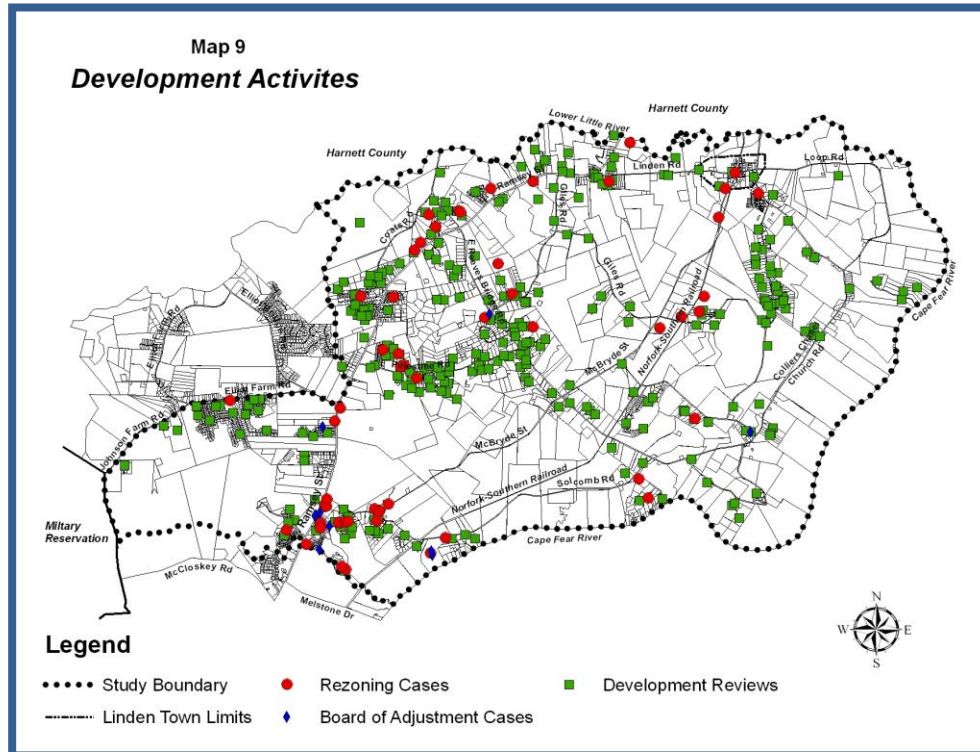
According to County tax records, there are approximately 1,965 residential structures in the Study Area.* Stick built homes account for 1,725 structures (87%) while manufactured homes account for 240 structures (13%). These structures were built over a number of years, as shown in **Map 8 – Residential Structures Year Built**. Records show that approximately 60 homes were built prior to 1930 (3%); 24 (1%) structures were built between 1930-1939; 24 (1%) structures between 1940-1949; 79 (4%) structures were built between 1950-1959; 113 (6%) structures between 1960-1969; 282 (14%) structures between 1970-1979; 236 (12%) structures between 1980-1989; 697 (36%) structures were built between 1990-1999; and 450 (23%) structures were built between 2000-2009. These numbers show that approximately 71% of the structures in the Study Area were built between 1980 and 2009.



* these figures are an actual count within the Study Area boundary; Census data presented earlier is based on an actual count within Census Tract 37

DEVELOPMENT ACTIVITIES

Development activities illustrate growth trends that have occurred within the Study Area. According to **Map 9 - Development Activities** below, there were a total of 58 rezoning cases within the Study Area. At least 10 cases occurred prior to 1990; 9 cases occurred between 1990 and 1999; and 39 cases occurred from 2000 to the present. Many of these cases were along Ramsey Street; McBryde Street; Palestine Road; and East Reeves Bridge Road. Additionally, there were a total of 298 development activity (subdivision or site plan) cases within the Study Area. There were six cases prior to 1990; 134 between 1990 and 1999; and 158 cases from 2000 to the present. This data can be examined in further detail to show that there were 46 Group Developments, which is defined as a group of 2 or more principal uses, structures or dwelling units occupying, built on, or intended to occur on a single lot, tract or parcel of land. Approximately 21 Group Developments were submitted between 1994 and 1999; 11 were submitted between 2000 and 2004; and 14 were submitted from 2005 to the present. There were two manufactured home park plans submitted in 2005. A total of 241 Subdivisions were submitted. Of these, six were submitted prior to 1990; 111 were submitted between 1990 and 1999; and 124 have been submitted from 2000 to the present. Also, there were a total of nine Site Plan reviews in the Study Area. At least two were submitted between 1990 and 1999 and seven were submitted from 2000 to the present. The Development



Activity cases were concentrated along Ramsey Street, Palestine Road, Socomb Road, and Durant-Nixon Road. There have been a total of 10 Board of Adjustment cases reviewed within the Study Area since 1977. The largest concentration of these cases occurred along Ramsey Street. Examining trends from this data indicates that a significant amount of rezoning requests and development activities have occurred since 2000 within the Study Area.

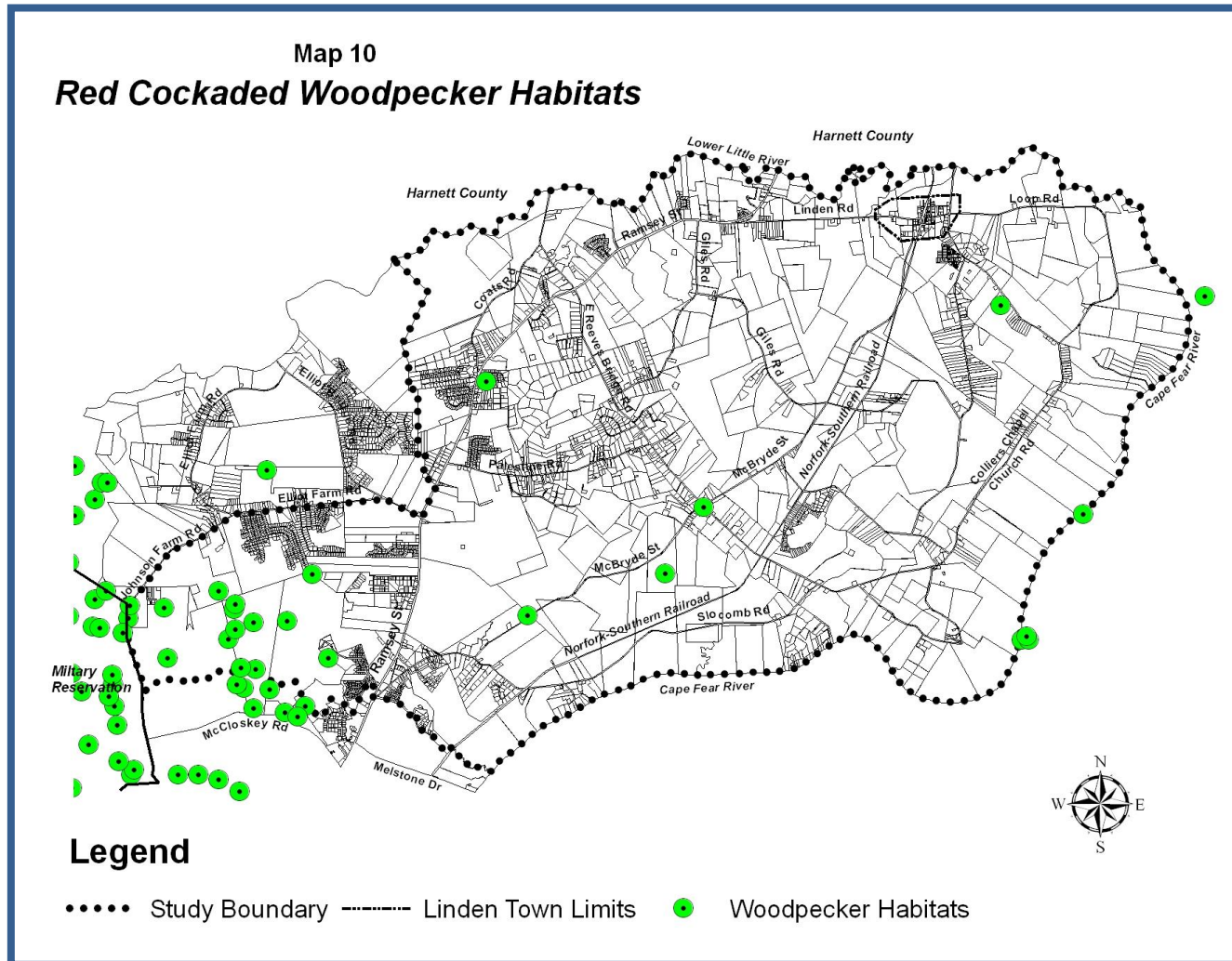
Activity cases were concentrated along Ramsey Street, Palestine Road, Socomb Road, and Durant-Nixon Road. There have been a total of 10 Board of Adjustment cases reviewed within the Study Area since 1977. The largest concentration of these cases occurred along Ramsey Street. Examining trends from this data indicates that a significant amount of rezoning requests and development activities have occurred since 2000 within the Study Area.

In conclusion, over 67% (39) of the rezoning cases have occurred since 2000; 53% (158) of the development activities occurred between 2000 to the present, with 98% (292) of all development activities occurring between 1990 to the present, and 81% (241) of the development activities were subdivisions with 51% (124) of these subdivisions occurring since 2000, with .97.5% (235) of all subdivisions occurring since 1990.

RED - COCKADED WOODPECKER HABITATS

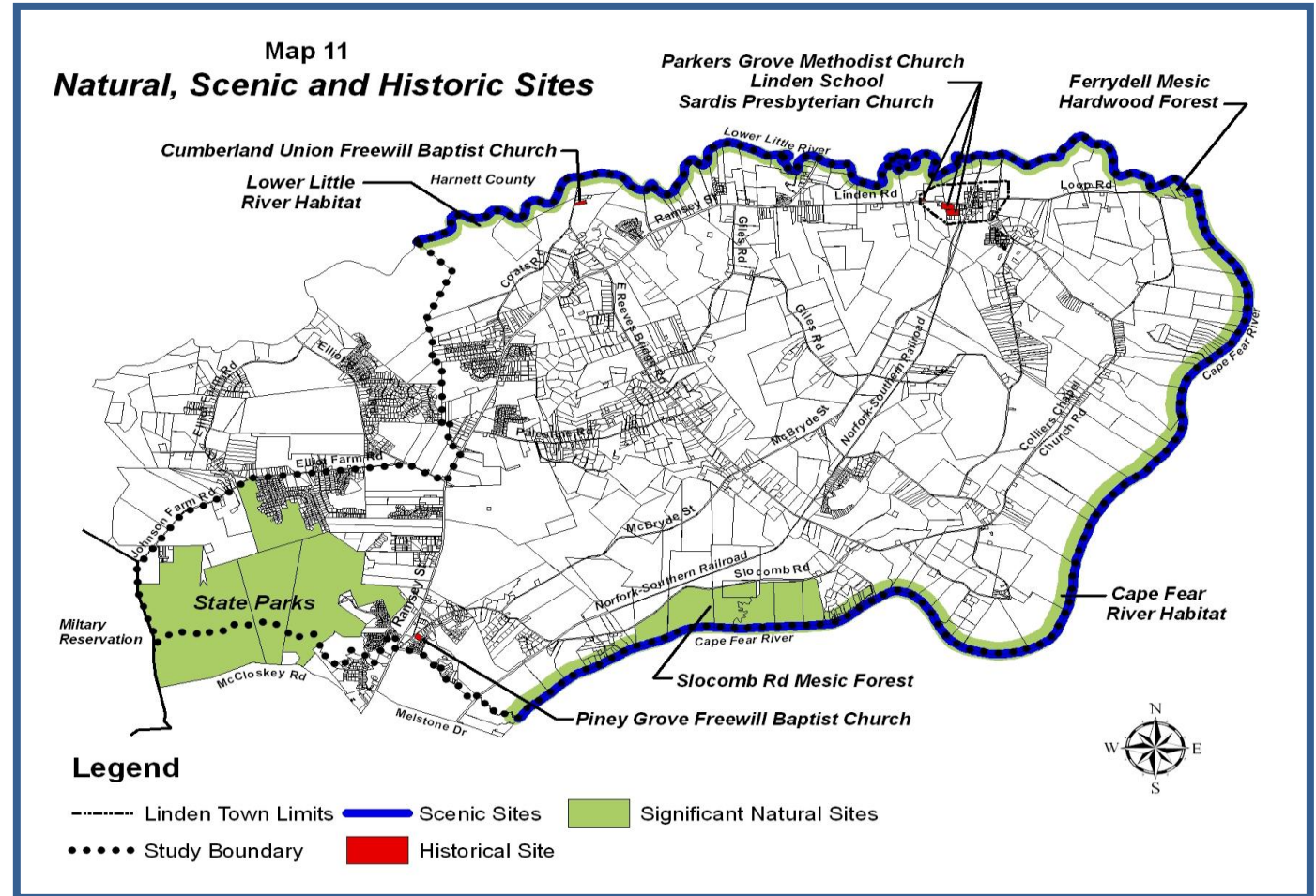
The Red – Cockaded Woodpecker (RCW) is protected as an endangered species since 1970 and the population numbers have continued to decline, especially where their habitats are located on private land. The Sandhills region of North Carolina (Cumberland, Harnett, Hoke, Moore, Richmond, and Scotland counties) is one of a few areas in the Country where a significant number of these woodpeckers thrive on private land. The U.S. Fish and Wildlife Service have defined the RCW habitat as a natural pine forest, with the

Longleaf pine as the commonly preferred tree, or the Southern pine, which is also selected by the species. The Red-cockaded woodpecker is the only woodpecker species that bores out cavities in living, mature pines that are generally 80 years old or older. These trees serve as both nesting sites and foraging sites. Generally, the total number of cavity trees is referred to as a cluster, which may include 1 – 20 cavity trees on approximately 3 – 60 acres. The average cluster is approximately 10 acres and a typical territory for a group ranges approximately 125-200 acres. **Map 10 - Red Cockaded Woodpecker Habitats** illustrates the number of habitats identified by the U.S. Fish and Wildlife Service that are within the Study Area. The majority of these habitats are located within an area designated as Clark Sandhills (future State Park site) in the southwestern portion of the Study Area.



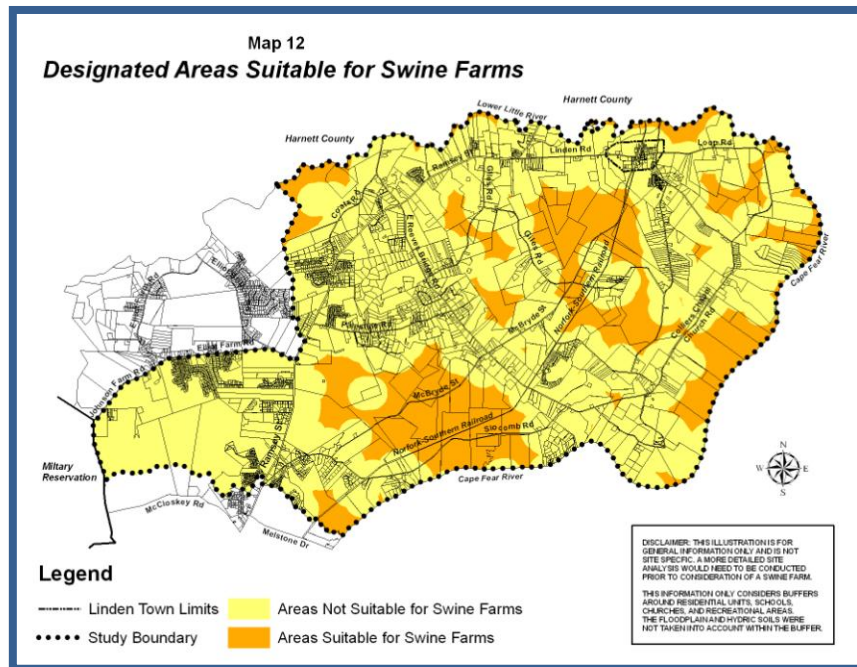
SIGNIFICANT NATURAL, SCENIC AND HISTORIC SITES

There are several significant natural, scenic, and historic sites within the North Central Study Area. Clark Sandhills (State Park), which includes red-cockaded woodpeckers; Upper Cape Fear River Aquatic Habitat, which includes six rare freshwater mollusks and rare sightings of the Federally and State Threatened American alligator; Ferrydell, which includes a variety of landforms and wide diversity of plant and animal life; and Slocomb Road Mesic Forest, which includes 40-foot ravines and an eight foot waterfall. (The term “Mesic” means that there is a moderate or well-balanced supply of moisture in a habitat.) Sardis Presbyterian Church (1816) is the oldest church in the Area. There are other historical congregations found in the Area: Piney Grove Freewill Baptist Church (1858); Parkers Grove United Methodist Church (1875); Palestine Presbyterian (1914); and Cumberland Union Freewill Baptist Church (1890) and the Linden School site (1922). **Map 11 - Natural, Scenic and Historic Sites** illustrates these areas.



SWINE FARM LOCATION POTENTIAL

Within recent years, the agricultural commodities produced within this region of North Carolina shifted from tobacco to swine production. This shift, across the State, and the subsequent impact have resulted in legislation regulating large-scale swine operations. During 1997, the State of North Carolina enacted legislation to regulate these operations as follows: (a) Instituted a moratorium on the construction and expansion of swine farms; (b) Authorized Counties to adopt regulations governing swine farms served by animal waste management systems, having a design capacity of 600,000 pounds steady state live weight (SSLW) or greater, provided that zoning regulations may not have the effect of excluding swine farms served by animal waste management systems having a design



capacity of 600,000 SSLW or greater from the entire zoning jurisdiction; (c) Authorized the development and adoption of economically feasible standards and plans necessary to implement programs to control the emission of odors from animal operations; (d) Established site requirements for swine houses, lagoons, and areas onto which waste is applied at swine farms. According to these requirements, swine houses or a lagoon that is a component of a swine farm shall be located: 1) At least 1,500 feet from any occupied residence; 2) At least 2,500 feet from any school, hospital, church, outdoor recreation facility, National park, State park, historic property acquired by the State or listed in the North Carolina Register of Historic Places, or child care center as defined in G.S. 110-86, that is licensed under Article 7 of Chapter 110 of the General Statutes; 3) At least 500 feet from any property line; 4) At least 500 feet from any well supplying water to a public water system; 5) At least 500 feet from any other well that supplies water for human consumption; except a well located on the same parcel or tract of land on which the swine house or lagoon is located and that supplies water only for use

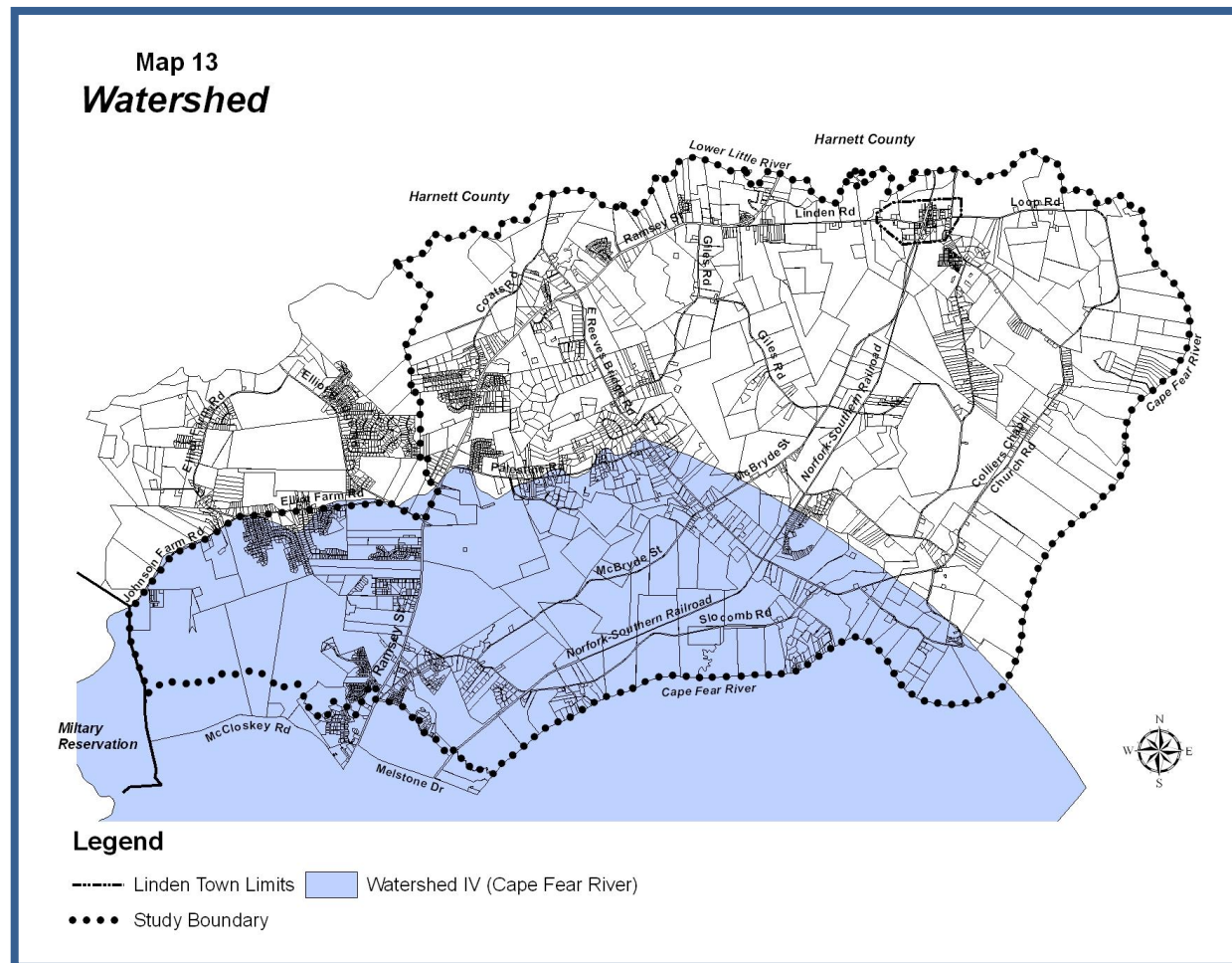
on the parcel or tract of land or for use on adjacent parcels or tracts of land, all of which are under common ownership or control; and (e) The outer perimeter of the land area, onto which waste is applied from a lagoon that is a component of a swine farm, shall be at least 75 feet from any boundary of property on which an occupied residence is located and from any potential stream or river, other than an irrigation ditch or canal.

During 2007, the State Legislature continued the moratorium and revised regulations for lagoons and spray fields. According to location requirements set forth in Section (d) above, there are areas within the Study Area suitable for swine farms as illustrated in **Map 12 - Designated Areas Suitable for Swine Farms**.

WATERSHED AREA

A portion of the Study Area is within the Cape Fear Water Supply Watershed illustrated in **Map 13 - Watershed** below. This watershed is part of the area that supplies drinking water to residents of the City of Fayetteville or any area supplied by the Public Works Commission. The watershed area is classified as WS-IV, where waters, by definition, are protected as water supplies that are generally moderately to highly developed watersheds. Discharges are restricted to a limited number of treated domestic wastewater (sewage) of industrial discharges; no new industrial discharges are allowed in the Critical Area; and local non-point source control programs are

required to control non-point source pollution. The Cape Fear Watershed Area consists of approximately 39,277 acres with 13,040 acres (approximately 33.0%) being located within the Study Area. This watershed area, which comprises approximately 39.0% of the total Study Area, is located south of Johnson Farm Eliot Farm, and Palestine Roads and north of East Reeves Bridge Road extending to the southern boundary of the Study Area (covering all of the southwestern and part of the southeastern portion of the Study Area).

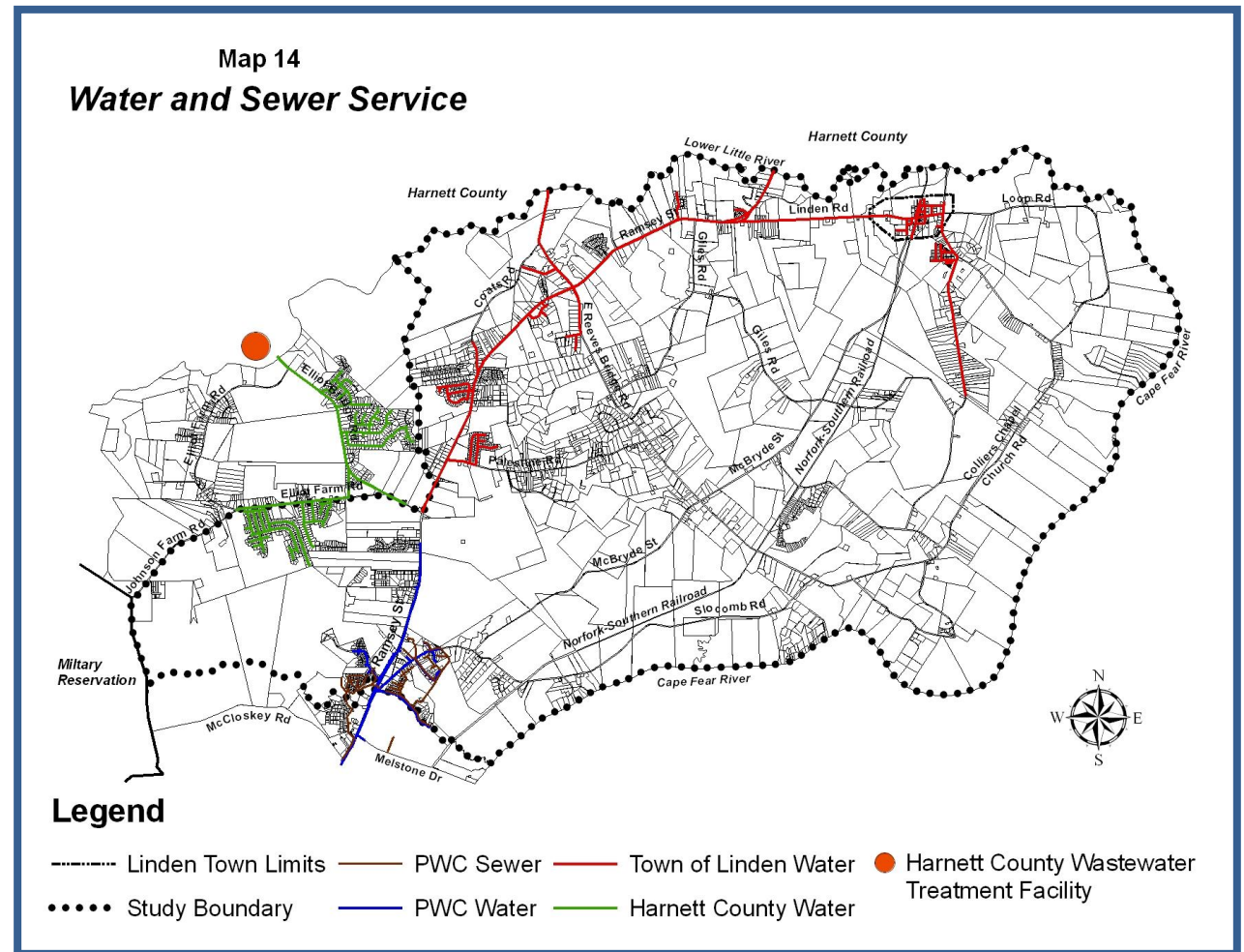


WATER AND SEWER

There are three entities providing water service to the Area as illustrated in **Map 14 - Water and Sewer Service**. The Town of Linden provides water inside the Town and has extended its service west along Highway 117, and south along US 401 (Ramsey Street) to Eliot Bridge Road; south along Collier's Chapel Church and Durant Nixon Road, along West and East Reeves Bridge Road, and along Palestine Road. Harnett County water service in the Area is located along Eliot Bridge and Eliot Farm Roads and ends at Ramsey Street. The Fayetteville Public Works Commission (PWC) provides water service along Ramsey Street from the City Limits line north to Eliot Bridge Road and along Socomb Road. Presently, there are no known future plans by any of the providers to extend their service.

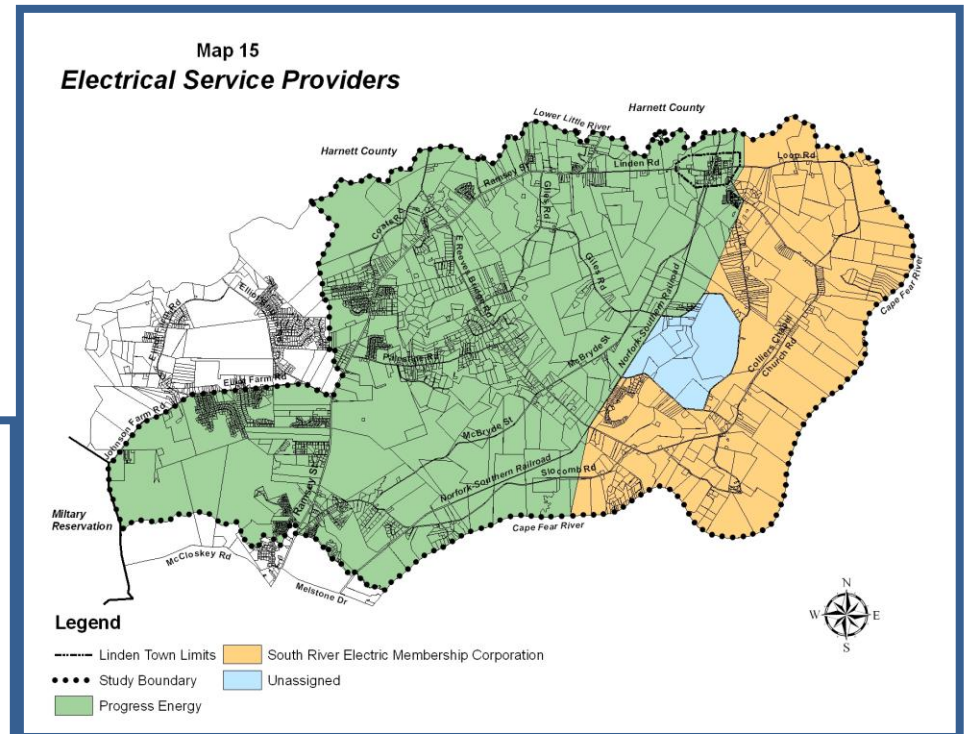
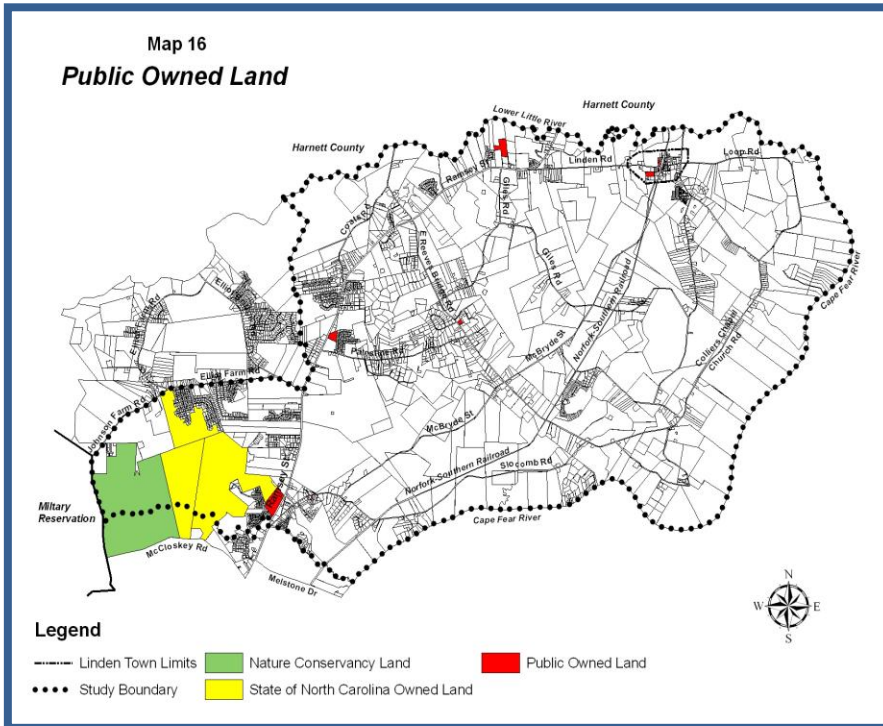
Sewer is provided by the Public Works Commission from the City Limits line north along Ramsey Street and serves the Kelly Hill Subdivision and John C. Eliot subdivision along Socomb Road. This was a project was instituted by the County to provide sewer service to the Kelly Hill Subdivision for health reasons.

Harnett County is constructing a regional sewer treatment facility on the Lower Little River that can play a major role in the provision of sewer to a portion of the Study Area.



ELECTRICAL PROVIDERS

The Study Area is served by Progress Energy Carolinas (formerly CP&L) and South River Electric Membership Corporation (SREMC), as illustrated in **Map 15 – Electrical Service Providers**. The Progress Energy service area extends from the west and north portion of the Study Area Boundary to a point east of the Town of Linden, then southward to Hawkins Road, then along the Norfolk and Southern Railroad to the point where Carlos Road intersects the Railroad, then runs due south to the Study Area Boundary. South River EMC runs east of the Progress Energy boundary to the eastern boundary of the Study Area, with the exception of a portion of the Study Area which is Unassigned. This Unassigned area means that both providers are able to serve the area. This Unassigned area can be defined as follows: the northern boundary is south of Hawkins Road, the eastern boundary is Durant-Nixon Road, the southern boundary is Carlos Road, and the western boundary is the Norfolk Southern Railroad.



PUBLIC OWNED LAND

There are parcels in the Study Area owned by the public sector, as illustrated in **Map 16 – Public Owned Land**. These parcels are school sites, fire stations, municipal offices, a State Park, and parcels owned by non-profit organizations. The largest public owned parcel is the future Carver Creek State Park site adjacent to the Fort Bragg Military Reservation, consisting of approximately 2,340 acres. Future public acquisition sites needed in the foreseeable future should include school and park sites

TRANSPORTATION

Existing transportation include multi-modes of transportation, including the thoroughfare network, rail service, and limited public transportation. As the Area develops and other factors outside the Area have an impact, these modes of transportation will experience future changes.

Thoroughfares

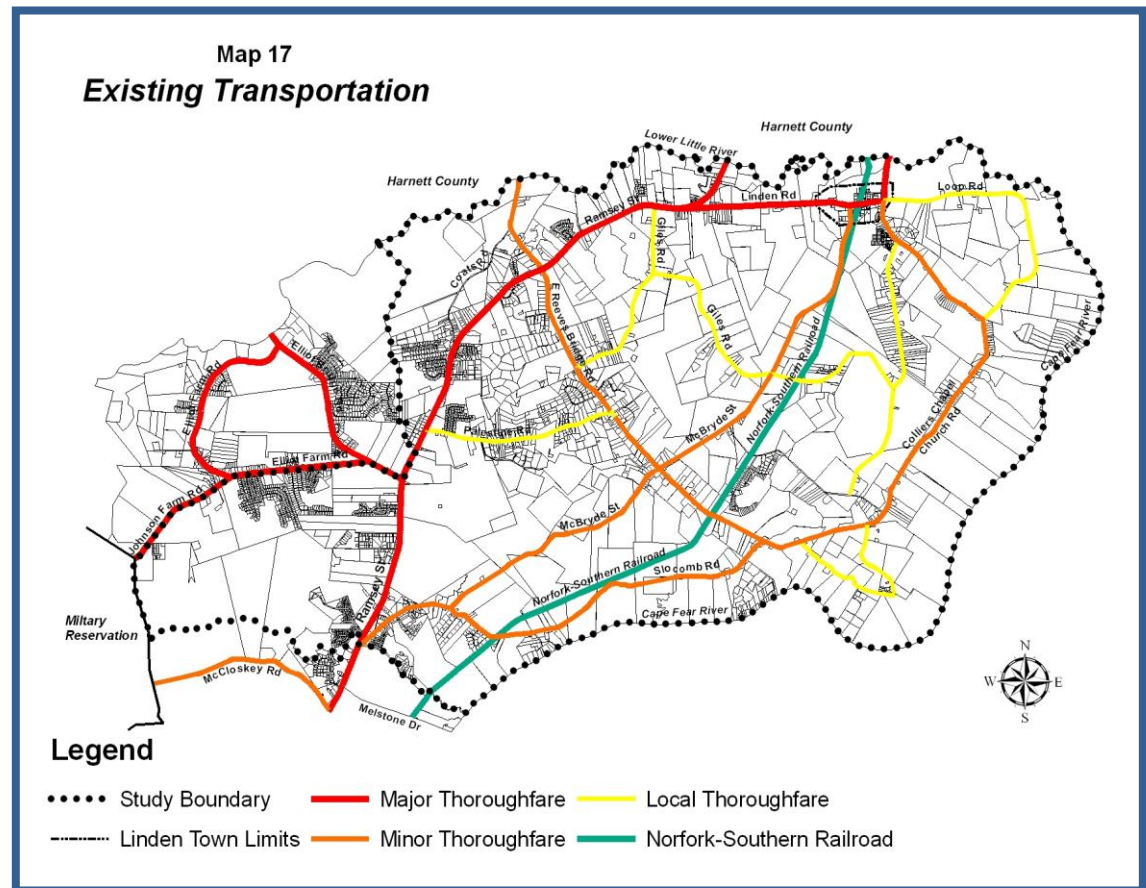
The road network has a variety of types of defined roads based on the functionality. The US 401 Corridor (Ramsey Street) is being considered for widening from Fayetteville to the proposed I-540 (Southern Wake Expressway) north of Fuquay-Varina in Wake County by NCDOT. The planning and environmental phase is expected to take five years with a selected preferred alternative by the spring of 2013. **Map 17 - Existing Transportation** illustrates the existing roads classified as thoroughfares within the Study Area.

Rail Service

Rail Service is provided by the Norfolk and Southern Railroad that traverses the Area in a north - south direction. Less than five trains per day travel this rail system. The frequency of the trains is expected to increase due to the Hoke County Ethanol plant's demand for corn that is transported via rail along this route.

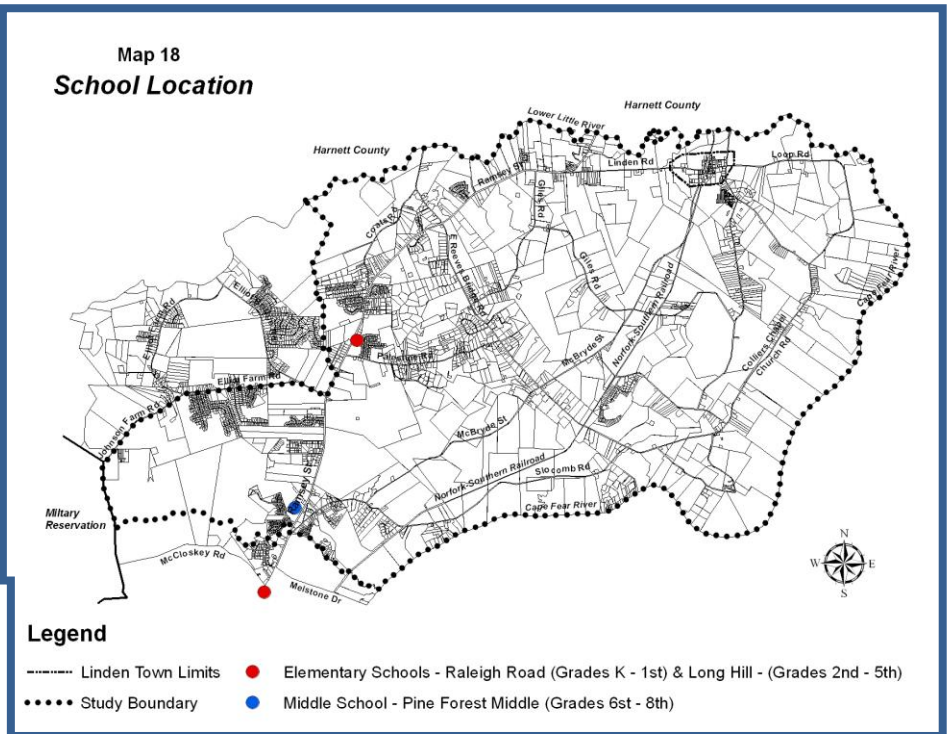
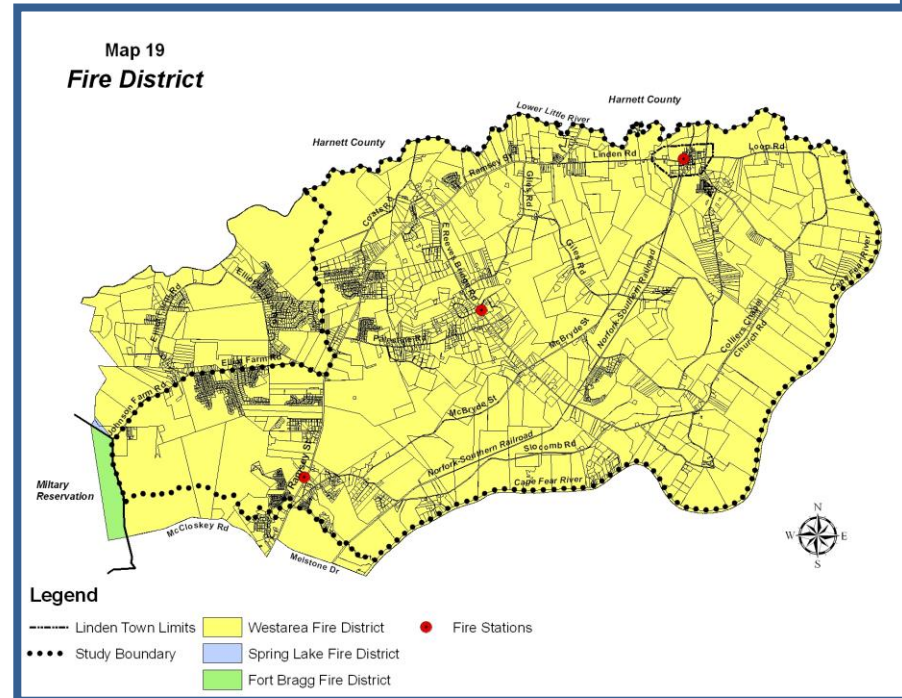
Public Transportation

The Area is currently served by the Cumberland County Community Transportation Program. Its mission is to provide safe, dependable, accessible, and affordable transportation to Cumberland County residents. Services are divided into three separate programs: Elderly and Disabled Transportation (EDTAP); Work First, which provides transportation for transitional employment needs; and Rural General Program (RGP), which provides transportation services to the general public.



SCHOOLS

There are currently two schools within the Study Area, as illustrated in **Map 18 – School Location**: Raleigh Road Elementary School serves students from kindergarten to first grade. The school has an enrollment/capacity of 243/220 students. Pine Forest Middle School serves students from sixth to eighth grades. The enrollment/capacity is 955/820. Other schools serving students in the Area include Long Hill Elementary School, which serves from second to fifth grades and Pine Forest High School, which serves from ninth to twelfth grades. Long Hill Elementary has an enrollment/capacity of 485/ 460 and Pine Forest High has an enrollment/capacity of 1542/1750. The need for another elementary school in the area has been discussed by the Board of Education.

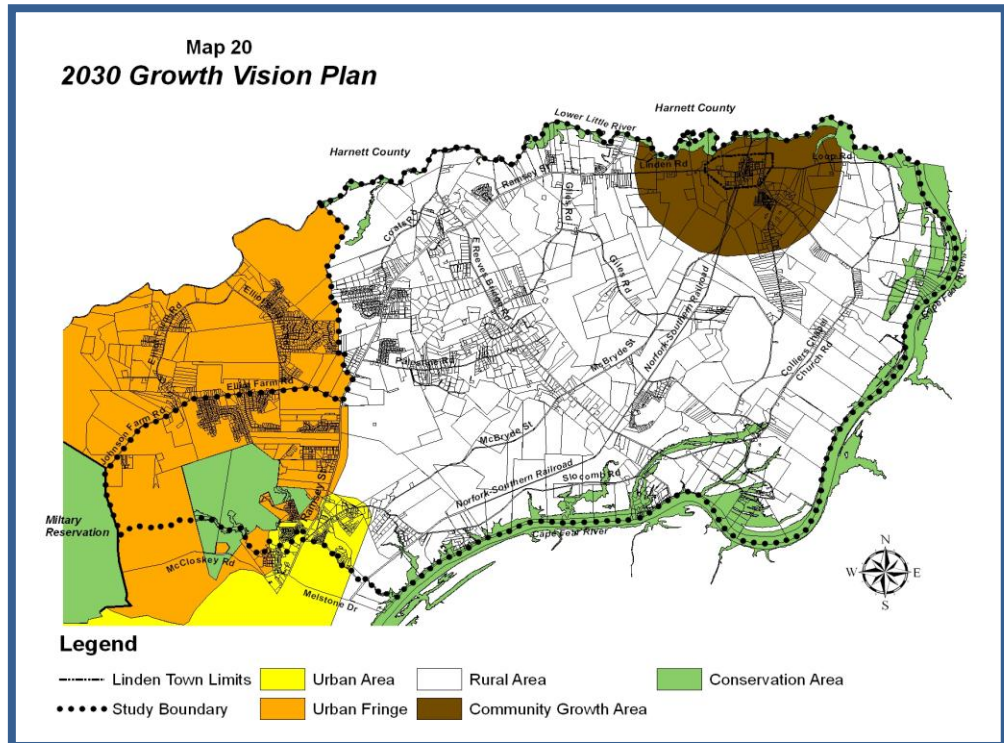


FIRE SERVICE

Fire service is provided by the Westarea Volunteer Fire Department. This department operates out of three stations located in the Study Area. One is located within the Town of Linden, on Main Street, another just north of Pine Forest Middle School on Ramsey Street and the last one on East Reeves Bridge Road near McBryde Street, as noted in **Map 19 – Fire District**.

EXISTING PLANS

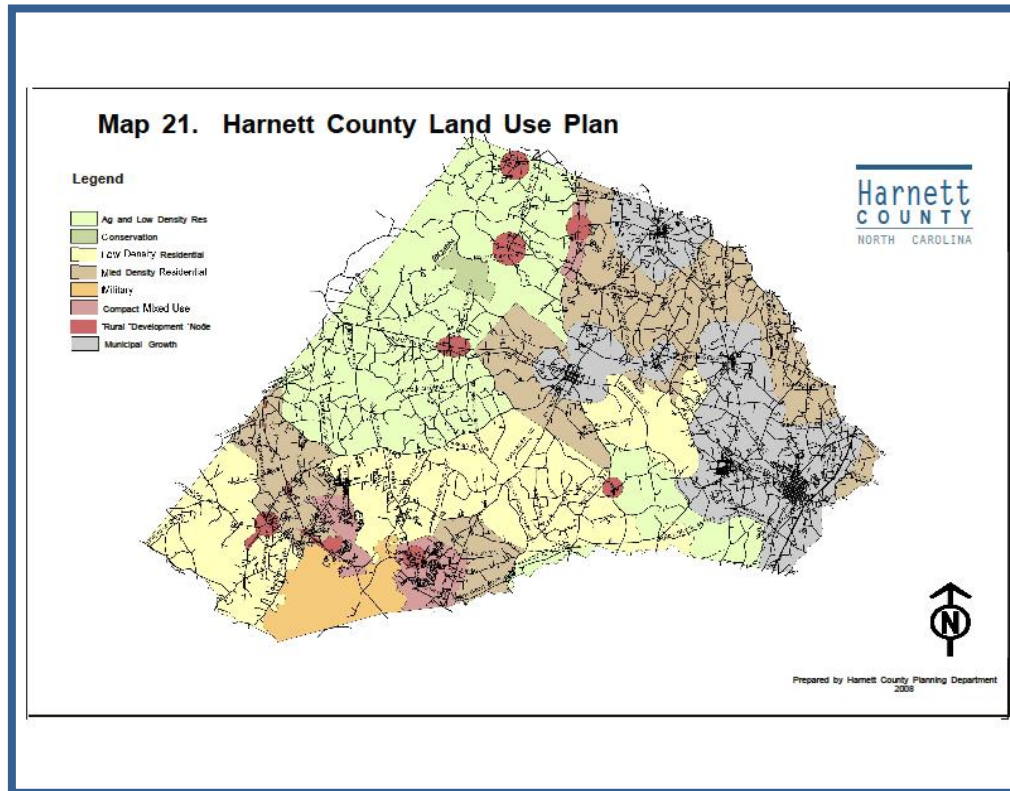
Since the creation of the Cumberland County Joint Planning Board in 1967, several Plans have been prepared and adopted as guides for future growth and development affecting the North Central Study Area: the 1971 Cumberland County Land Use Plan, Sketch Development Plan Linden, 1983, Cumberland County 2010 Land Use Plan, 2030 Growth Vision Plan, and the Land Use Policies Plan, 2009. The 1971 Land Use Plan was general in nature and delineated the Area as agricultural, low density residential (two to seven and one-half units per acre), and industrial development based on agricultural or forestry activities. The Sketch Development Plan Linden, 1983 provided specific recommendations for the Town, which will be discussed in the Linden section below. The Cumberland County 2010 Land Use Plan recommended the majority of the Study Area to be farmland. Additionally, the Plan called for a limited amount of suburban density residential development (2 dwelling units/acre)* in the western portion of the Study Area adjacent to Ramsey Street and a small amount of commercial and industrial development in the southwestern portion of the Study Area at the intersection of Ramsey Street and Socomb Road. Open Space was recommended along the Cape Fear River and Carver's Creek. The 2030 Growth Vision Plan shown in **Map 20 - 2030 Growth Vision Plan**, recommends the majority of the Study Area to be a Rural Area, which is defined as an area designated for rural development, agriculture, and open space. Additionally, an area surrounding the Town of Linden has been proposed to be a Community Growth Area (this will be discussed in the Town of Linden section of this Plan). The 2030 Growth Vision Plan also recommends a Conservation Area designation along the Cape Fear River (part of the eastern and southern boundary of the Study Area), Lower Little River (part of the northern Study Area boundary), and Carver's Creek. This designation means these areas should be protected and conserved due to their environmental significance. The Land Use Policies Plan, 2009 serves as a guide to the local governing boards (for this Study Area: The Cumberland County Board of Commissioners and the Linden Town Board of Commissioners) regarding land use decisions on a parcel specific basis. It provides objectives and location criteria for residential, commercial, industrial, open space and agricultural uses.



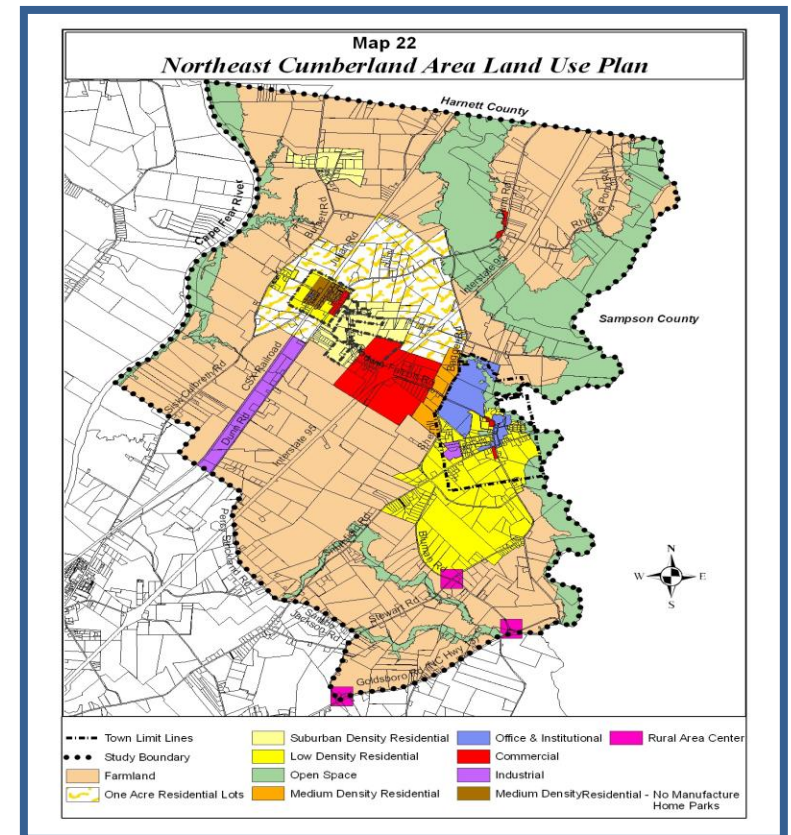
* The 2010 Land Use Plan revised the number of dwelling units/acre for residential densities contained in the 1971 Land Use Plan.

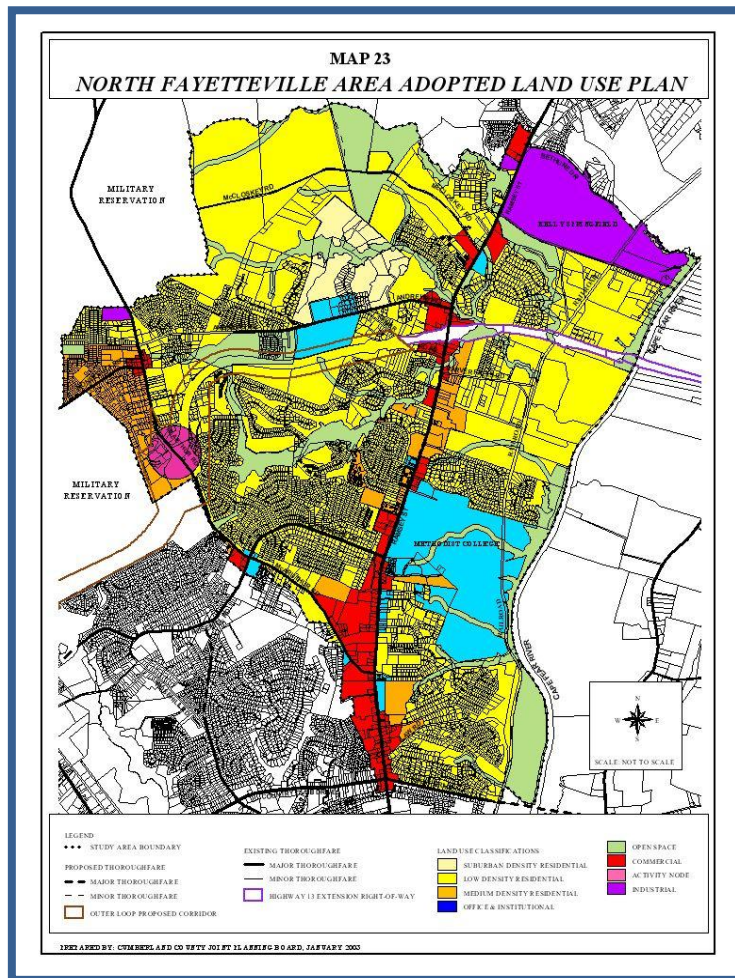
The Harnett County Land Use Plan, prepared in July, 2006, was examined to determine which land uses were recommended along the border of the County that abuts the North Central Study Area. According to **Map 21 - Harnett County Land Use Plan** the majority

of the Harnett County Plan bordering the Study Area recommends Agricultural Low Density Residential and Low Density Residential land uses. The Agricultural Low Density Residential classification is designed to encourage the preservation of prime farmland and the clustering of residential development not related to a specific farming operation. Low Density Residential classification is designed to exclude large areas of prime farmland and large lot development and/or limited development is encouraged in these areas.

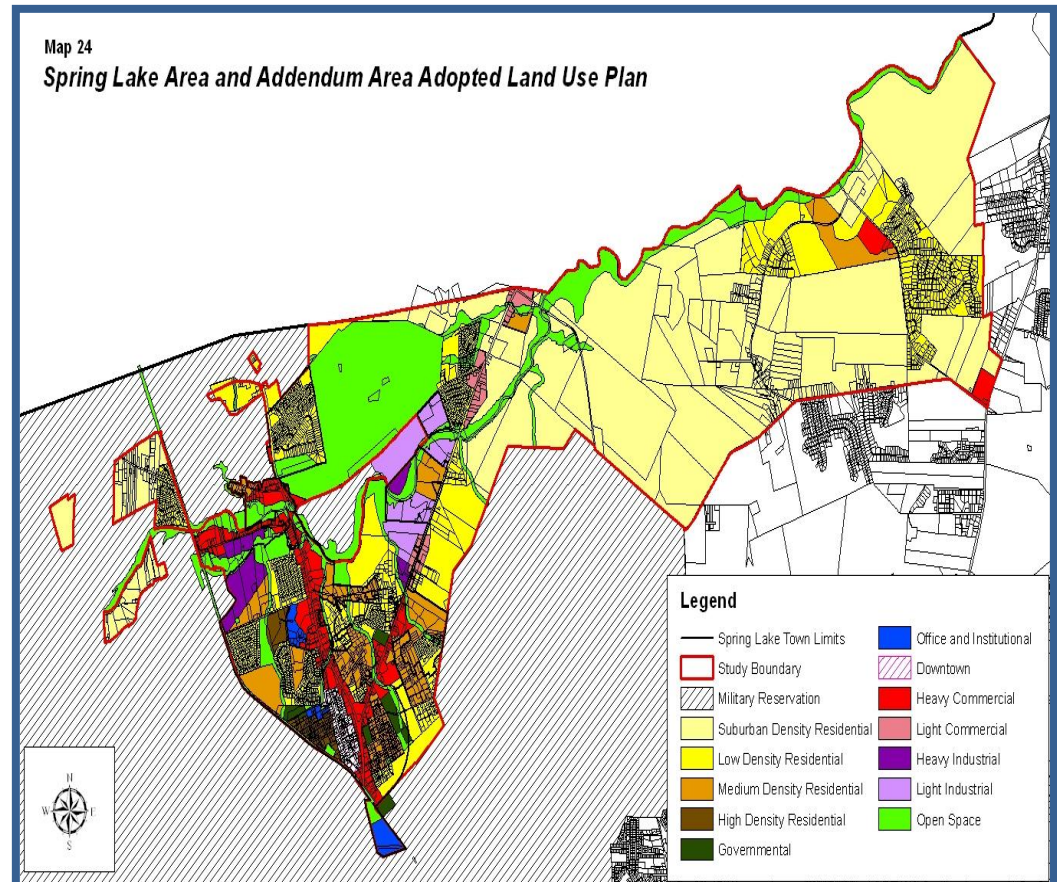


The Northeast Cumberland Land Use Plan (Vision Northeast) covers the area that borders the Study Area to the east directly across the Cape Fear River. Vision Northeast proposes Open Space along much of the Cape Fear River and a small portion of Farmland along the River that borders The North Central Study Area. This is illustrated in **Map 22 - Northeast Cumberland Area Land Use Plan**.





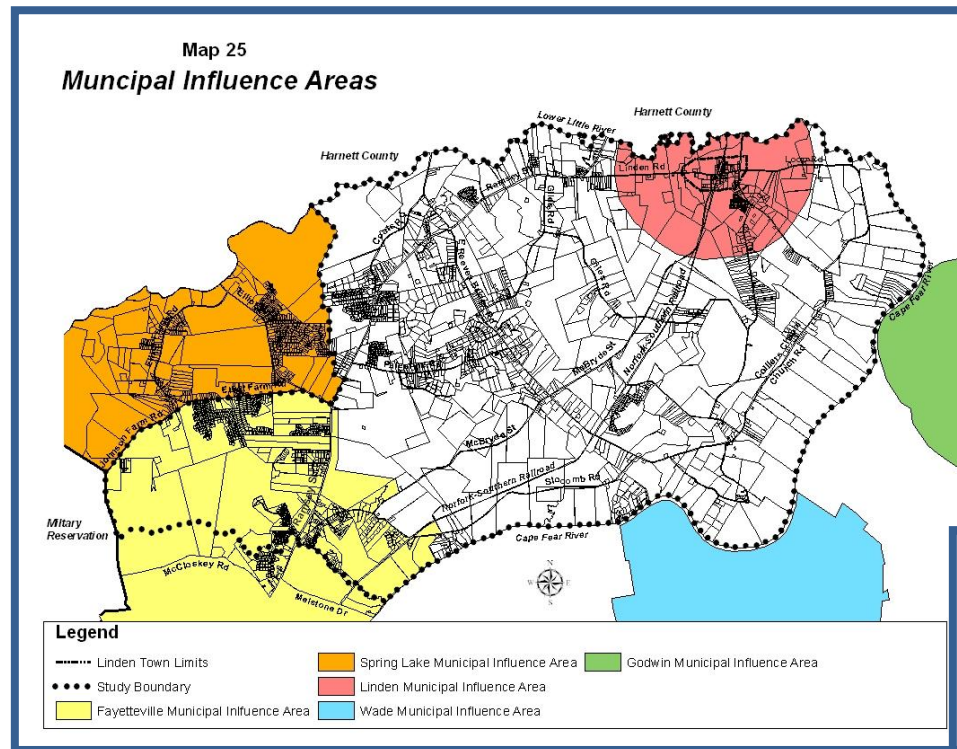
According to **Map 23 - North Fayetteville Area Land Use Plan**, the portion of that Study, which borders the North Central Cumberland Study Area, is recommended to be industrial on the east side of Ramsey Street and south of Bethune Drive; commercial on the west side of Ramsey Street to just south of Wolfpoint Drive; and with open space and low density development containing the bulk of the land use categories along the remaining border area.



The Spring Lake Area and Addendum Area Land Use Plan borders this Study Area on the northwestern side.

According to **Map 24 - Spring Lake Area and Addendum Area Land Use Plan**, the recommended land use north of Johnson Farm and Elliott Farm Roads is suburban density residential; planned commercial is recommended at Elliot Bridge Road and Ramsey Street; low density residential is recommended from Foxtrail Drive to Whispering Pines Drive; and the remaining western boundary is recommended to be suburban density residential.

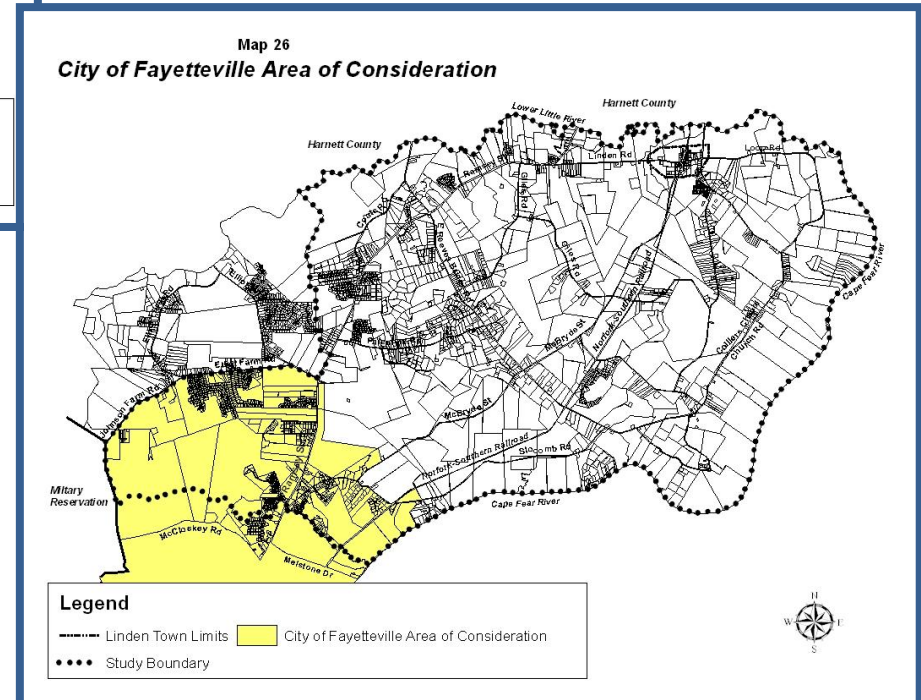
MUNICIPAL INFLUENCE AREAS



The Study Area is impacted by four Municipal Influence Areas as shown on **Map 25- Municipal Influence Areas**. Municipal Influence Areas bordering the Study Area include the MIA of Spring Lake to the west, Wade to the south east across the Cape Fear River, and Godwin to the north east across the Cape Fear River. The southern portion of the Study Area is in the City of Fayetteville MIA. Fayetteville MIA extends north to Johnson Farm, Eliot Farm, and Eliot Bridge Roads; south along the east side of Ramsey Street to McBryde Street and along Slocomb Road back to the Cape Fear River. The Town of Linden MIA is within the Study Area and extends approximately one mile outside the Town's Corporate Limits.

FAYETTEVILLE AREA OF CONSIDERATION

There is a portion of the Study Area within the City of Fayetteville's Area of Consideration for Annexation as shown on **Map 26- City of Fayetteville Area of Consideration**. This Area is the same defined area as Fayetteville's Municipal Influence Area. Its northern border is Johnson Farm, Eliot Farm and Eliot Bridge Roads; then south along the eastside of Ramsey Street to McBryde Street/ Slocomb Road south to the Cape Fear River.



OUTSIDE INFLUENCES

There are a number of activities outside the Study Area that will significantly impact its development. Many of these activities are in their infancy and will accelerate their influences in the not too distant future. These activities include the completion of the Outer Loop (I - 295), BRAC activities; increased growth in the Raleigh Road Corridor; construction of the Harnett County Regional Treatment Plant; and accelerated growth in southern Harnett County.

Outer Loop (I - 295)

Completion of the Outer Loop will open up the entire north and northeastern portion of the County to easy access to the Military Installations. A large portion of the Study Area will have public water and sewer available, which will make it a desirable area to live, thus spurring development. This desirability is driven by the Area's easy accessibility to the mall area, the Military Reservation, and downtown Fayetteville. Funding for the portion from Ramsey Street to All American Expressway is available and the construction is underway with a projected completion date of 2015.

BRAC (Base Realignment and Closure Act)

Over the next several years, Fort Bragg will see additional gains of approximately 23,000 direct military and civilian personnel and their families as the Army moves U. S. Army Forces Command (FORSCOM) and the U. S. Army Reserve Command (USARC) from Fort McPherson, Georgia to Fort Bragg. The bulk of this population will locate in Cumberland and Harnett Counties.

South Harnett Regional Treatment Plant Construction & Public Works Commission Sewer Extension

Harnett County is currently constructing a Regional Treatment Plant in south central Harnett County at 3224 Shady Grove Road. This location is on the Lower Little River near the Cumberland County line. The topography in Cumberland County, in a limited area including a portion of the Study Area, lends itself to be served sewer (either by gravity or by the installation of a lift station) by this regional system. The Public Works Commission (PWC) along with primary participation from the development community eventually will extend sewer from the south to the Study Area. These potential sewer extensions along with the current and future public water service in the area sets the stage for future growth.

Southern Harnett County Growth

Southern Harnett County has experienced a significant amount of growth over the last decade. This is due, in part, to its proximity to the Military Reservations, the rise in military personnel and civilian employment opportunities, and military retirees. This growth is expected to increase with the completion of the BRAC activities, including the relocation and establishment of new defense contractors and suppliers.

TOWN OF LINDEN



HISTORY

The Town of Linden is located about one-half mile from Harnett County in the northern portion of Cumberland County near the convergence of the Cape Fear River and the Little River. The original land for the Town was part of a grant issued to Gilbert Patterson by King George II in 1744. On May 3, 1753, Martin Grantham of Bladen County sold a tract of land located on the northwest branch of the Cape Fear River to William Hodges, an English planter whose family settled in Virginia after the Revolutionary War. He was the first to come to the area of present day Linden. According to Cumberland County deeds, he later added several thousand acres to the original land contract.

Choeffington was the earliest community in the area. It was located about one mile east of present day Linden. The first County courthouse was built there in 1754. In 1764, the courthouse was moved to the Campbellton-Cross Creek area (later named Fayetteville) due to difficult travel up the Cape Fear River beyond Carvers Falls. The Choeffington community dissolved after the relocation of the courthouse.

The area of present day Linden was settled in 1800. The railroad was built around the same time. Because of the railroad, D. L. McBryde, noted "Founder of Linden," envisioned residential and commercial growth for the area. His vision led him to subdivide land and sell lots. In 1816, the first place of worship for Presbyterians was started. Service was held at the Hodges Meeting House owned by the Hodges family. In 1835, Sardis Presbyterian Church was built. Reverend D. D. McBryde, father of D. L. McBryde, was the pastor. Reverend D. D. McBryde was one of the key founders of the Little River Academy. The McBryde family owned much of the land south of the Academy, which was located on the south banks



of the Little River, less than one mile north of present day Linden. Evidence suggests that the opening of the Academy in 1880 was the key to the establishment of the Town. The rise in public education led to a statewide decline in private academies. As a result, the Little River Academy closed around the turn of the century.

In 1896, the settlement around Sardis Presbyterian Church got a post office. The name “Linden” was given to the post office. The name came from a grove of nearby trees and was later assumed by the Town. The Linden tree was not native to the area. Historical accounts claim that seeds for the tree were brought in from New Orleans during the 1790s by a member of the Hodges family. Although the last sighting of the tree was during the 1960s, there are no Linden trees that exist in the area to date.

The area experienced considerable growth during the early 1900s. A public school was built in 1901 and the Town was incorporated in 1913. The first census, taken in 1920, listed the population as 191. During the 1920s and 30s, the Town served as a marketing and processing center for the surrounding agricultural region. Agriculture was an important economic activity due to the area’s favorable soil conditions. There were at least ten commercial establishments along Main Street, several cotton gins, a busy train depot, and a hotel to accommodate the freight and passenger rail activity.

According to the 2000 Census, the population for the Town of Linden was 126 residents. The population has never exceeded its 1940 level of 224 residents. The Town government is made up of the Mayor and a five-member Board of Commissioners.



Sources

Fayetteville Observer. "Lost Lindens." By Melissa Clement. August 11, 2000. p.1E.

Fayetteville Observer. January 25, 1970.

Fayetteville Observer Bicentennial Edition. April 1954. p.2.

Fayetteville Observer-Times, January 24, 1995. p. 9A.

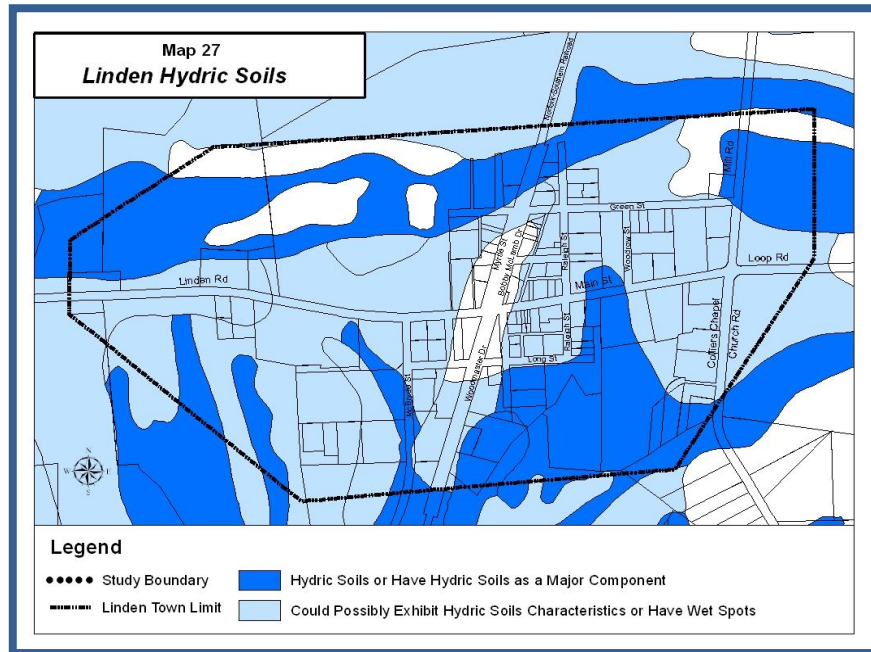
Sketch Development Plan for the Town of Linden, NC: Appendix A, History of Linden. Prepared by Cumberland County Joint Planning Board, July 1983 (Draft).

Collier, C. Wayne. Personal Interview. March 1 & March 3, 1983. "Linden Area in 1753 Land Grant to Scotch Settlers." Fayetteville Observer. April 12, 1954. p.2P.

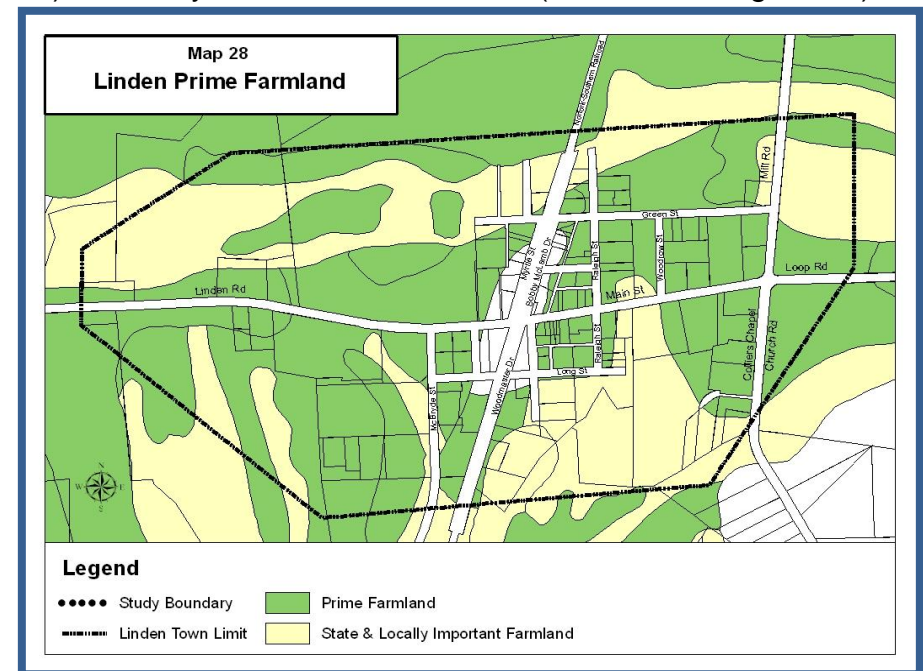
LINDEN NATURAL AND PHYSICAL CONDITIONS

Preparation of a land use study includes the analysis of the natural and physical conditions that exist within the Town of Linden. This analysis provides insight as to how these conditions have shaped the development that has occurred and how they will affect future development within the Town.

HYDRIC SOILS



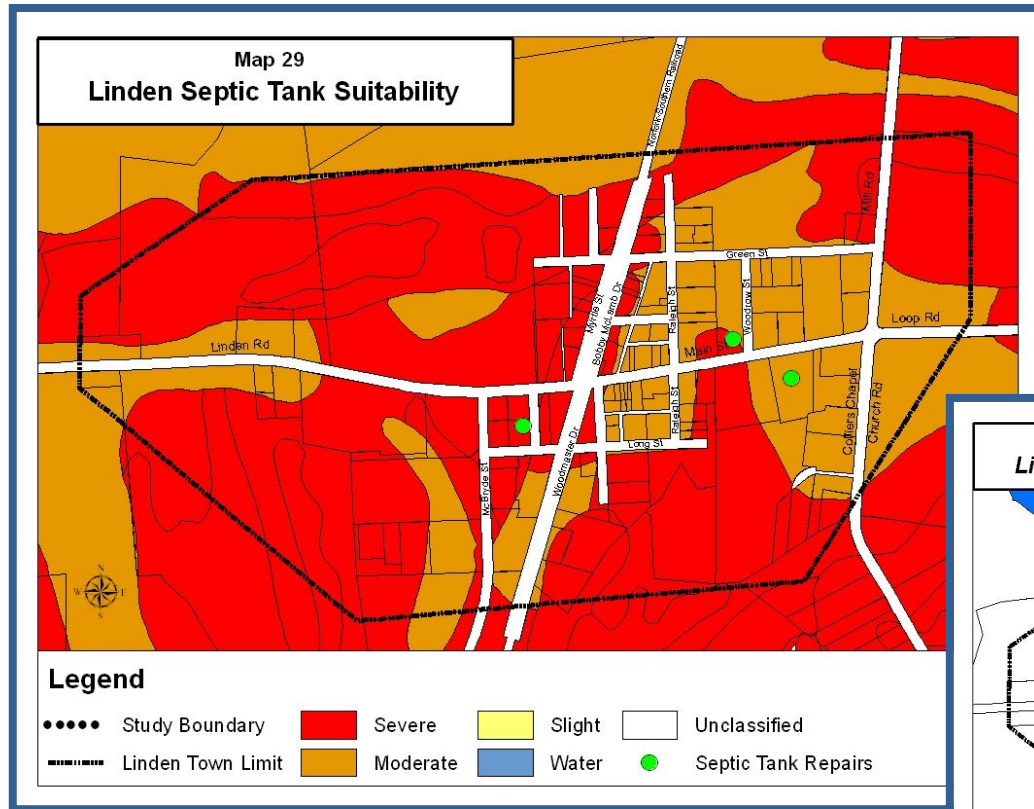
Hydric soils are characterized as soils having properties under certain conditions where soil oxygen is limited by water saturation for long periods of time on the site. According to **Map 27 - Linden Hydric Soils**, approximately 85 acres (34%) within the Town limits are classified as hydric soils (shown in the dark blue) and 134 acres (53%) exhibit hydric soils characteristics (shown in the light blue).



PRIME FARMLAND

Linden has approximately 137 acres (55%) designated as Prime Farmland, which consists of soils that are best suited for producing food, feed, forage, fiber and oilseed crops. These soils typically support high yields with minimum input of energy and resources. There are at least 81 acres (33%) classified as State and Locally Important Farmland within the Town limits. These are soils that generally need drainage to control excessive water and additional fertilization. This information is reflected in **Map 28 - Linden Prime Farmland**.

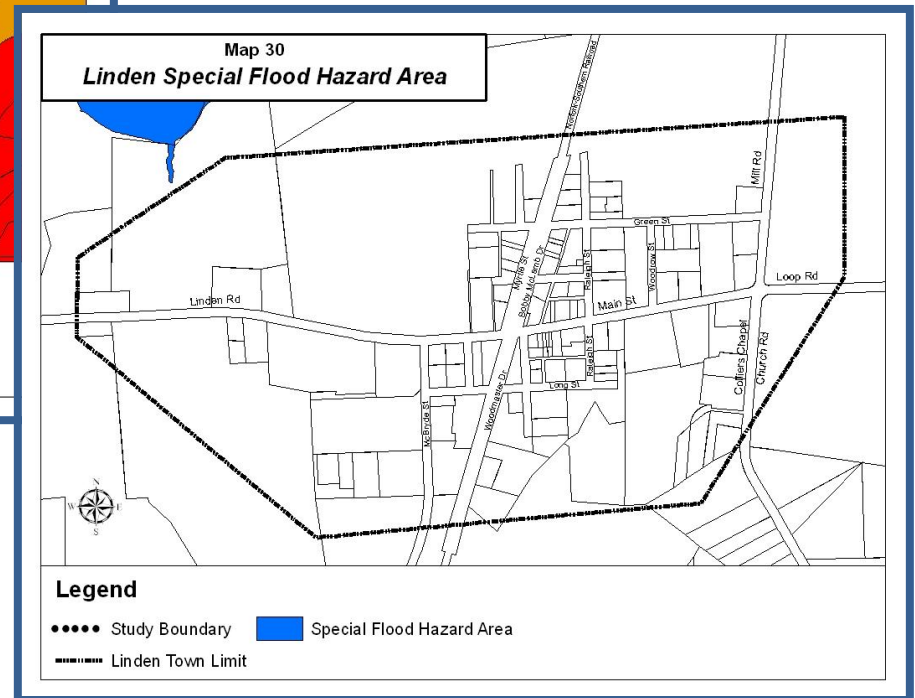
SEPTIC TANK SUITABILITY



The suitability of soils for septic tank use within the Town limits is similar to the overall Study Area. As illustrated in **Map 29 - Linden Septic Tank Suitability**, approximately 144 acres (58%) have severe limitations, while 67 acres (27%) have moderated limitations. There are no soils in the Town with slight limitations. Additionally, there were 3 cases of septic tank repairs reported in the Town.

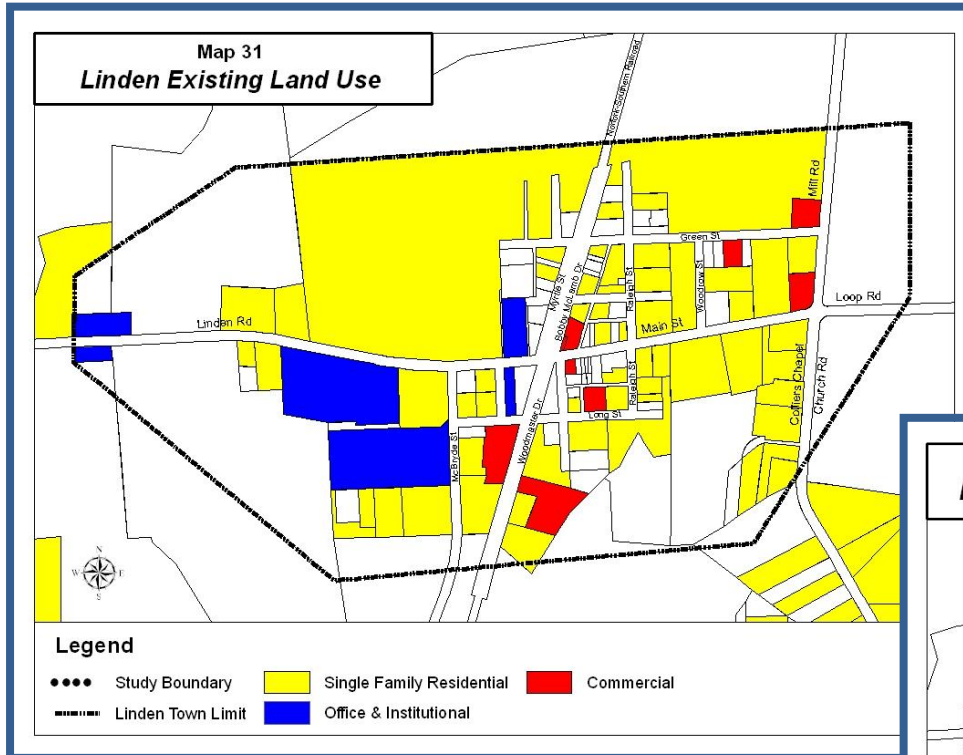
SPECIAL FLOOD HAZARD AREA

According to **Map 30 - Linden Special Flood Hazard Area**, there are no Special Flood Hazard Areas within the Town of Linden. The nearest Special Flood Hazard Area is along the Lower Little River north of the Town



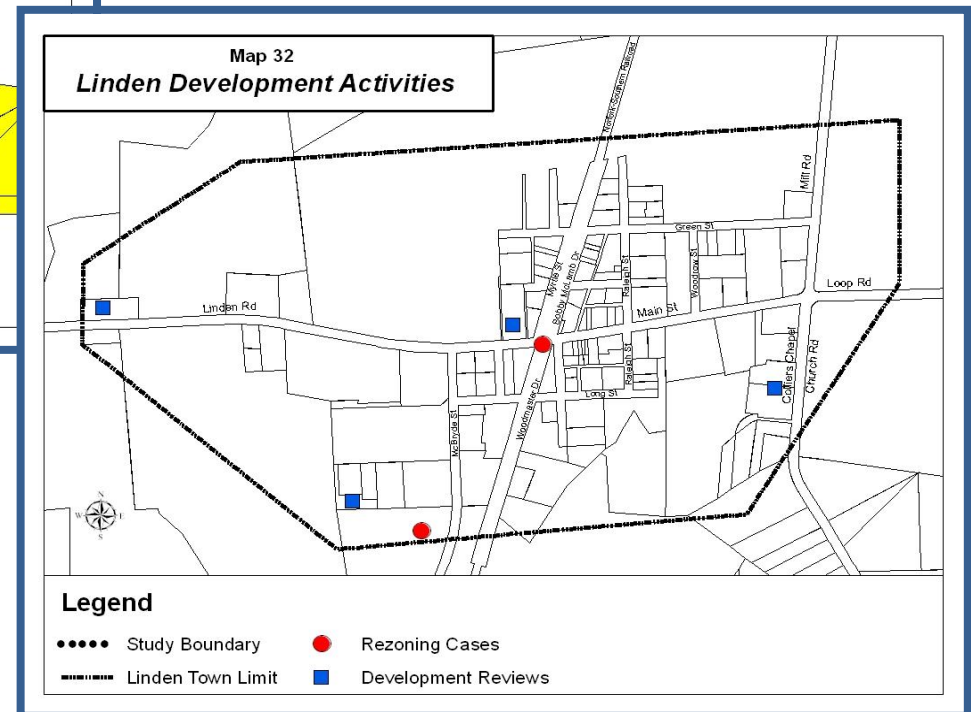
EXISTING LAND USE

There are three (3) land use classifications of existing development within the Town of Linden: Single Family Residential, Office and Institutional, and Commercial. According to **Map 31 - Linden Existing Land Use**, the majority of the land use within the Town is Single Family Residential. A significant amount of this use is found along Linden Road and Main Street, extending northward to the Town Limits. Additionally, there are Single Family Residential uses found along Main Street between Raleigh Street and Colliers Chapel Church Road, south of Long Street and along both sides of McBryde Street. There are scattered tracts of Commercial land use along Woodmaster Drive, Long Street, Bobby McLamb Drive, Main Street, Green Street and Mill Road. Office and Institutional land use is located on several tracts along both sides of Linden Road and one tract on McBryde Street.



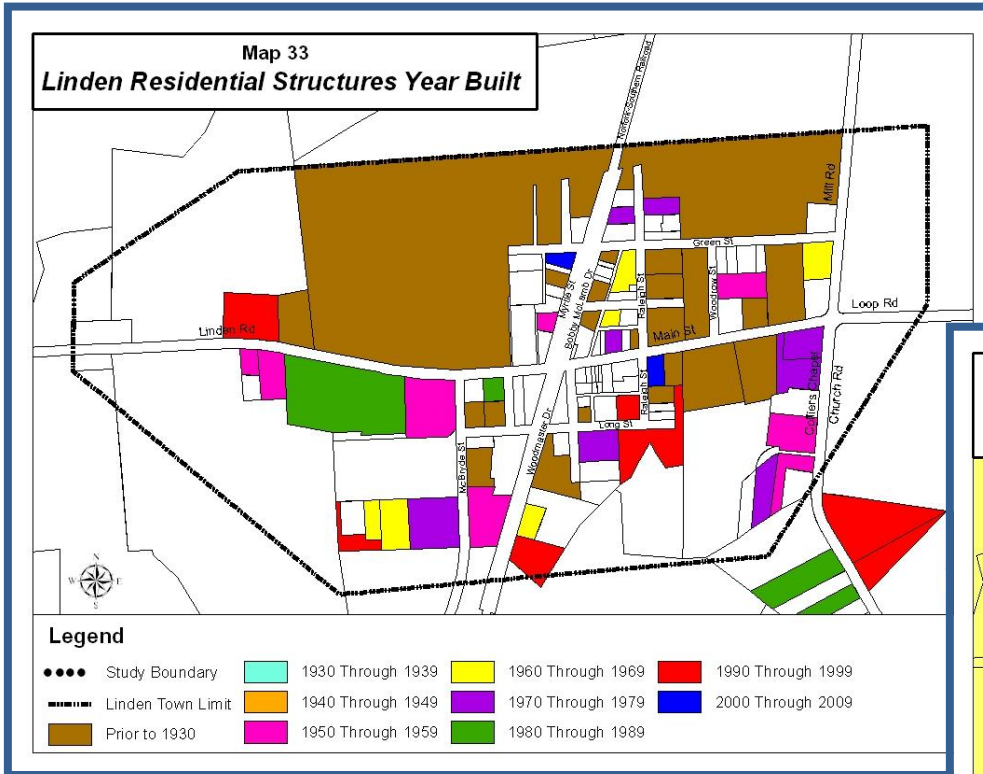
DEVELOPMENT ACTIVITIES

Development activities within the Town are illustrated in **Map 32 - Linden Development Activities**. According to this map, two (2) Initial Zoning cases were reviewed in 2006. The first case was the Initial Zoning of Linden, which was denied and the second case was a part of the Initial Zoning, a request for change, which was also denied. Subsequently, the Town is unzoned at this time. There have been four (4) Development Review cases submitted between 1992 and 2006. All of the cases have been “No Approval Required” (NAR).



YEAR BUILT

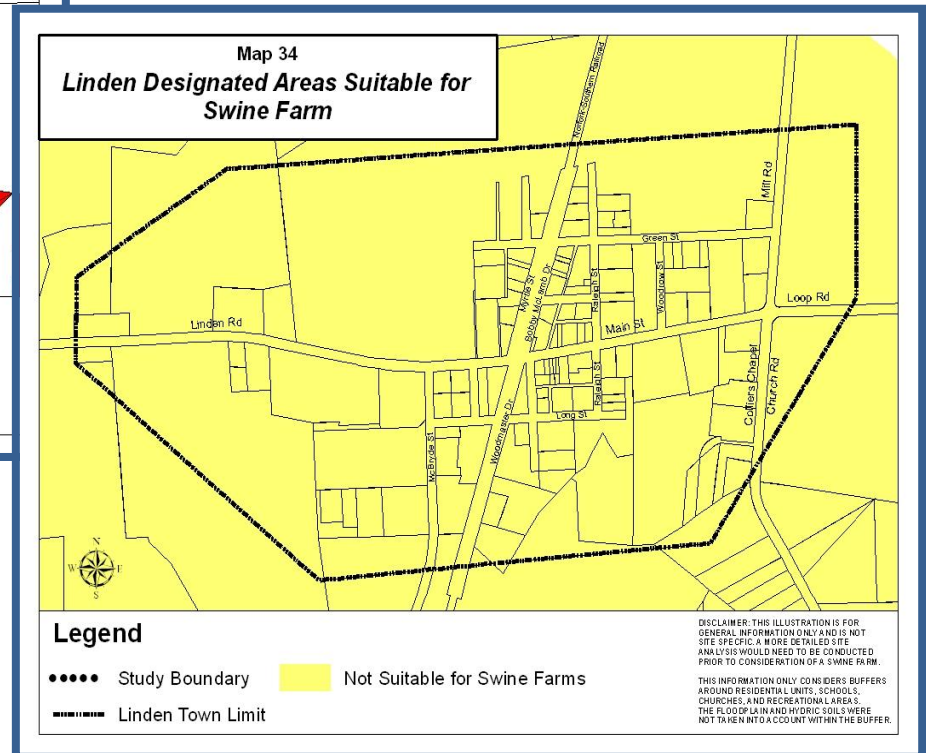
Year built information illustrates the timeframe in which residential structures were built in the Town. According to **Map 33 - Linden Residential Structures Year Built**, approximately 23 homes (43%) were built prior to 1930; no residential structures were built between 1930 and 1949; 8 homes (15%) were built between 1950 and 1959; 6 homes (10%) were built between 1960 and 1969; 8 homes (15%) were built between 1970 and 1979; 2 homes (4%) were built between 1980 and 1989; 5 homes (9%) were built between 1990 and 1999; and 2 homes (4%) were built between 2000 and 2009. Of these homes, 51 are stick built and 3 are manufactured homes comprising a total of 54 homes within Linden.*



Of these homes, 51 are stick built and 3 are manufactured homes comprising a total of 54 homes within Linden.*

SWINE FARM LOCATION POTENTIAL

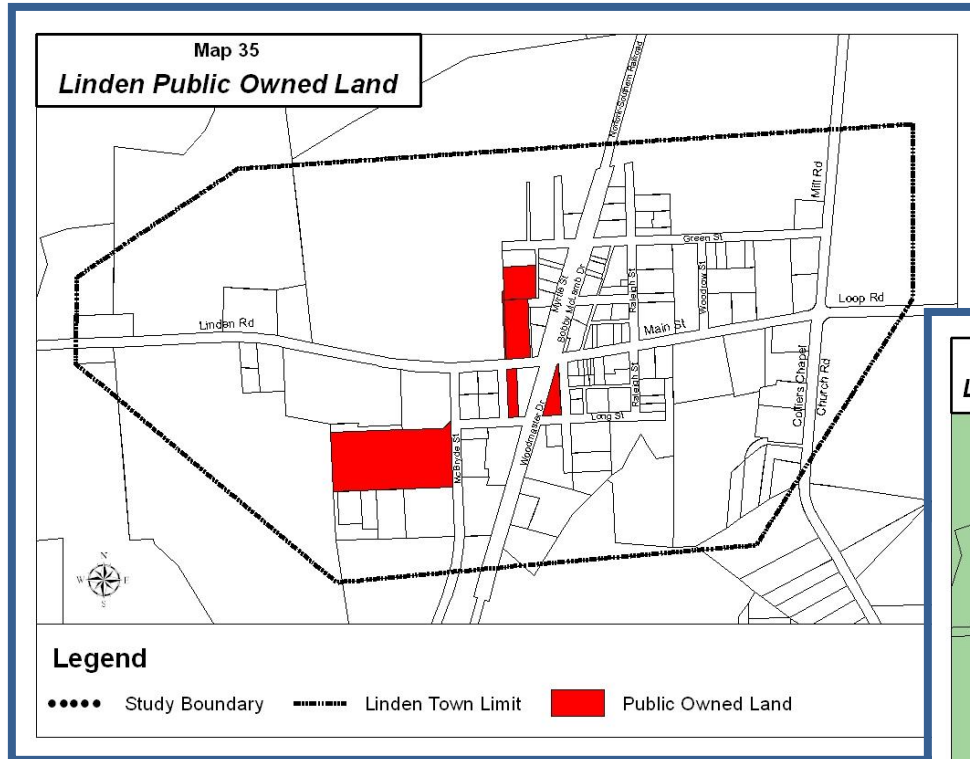
According to **Map 34 - Linden Designated Areas Suitable for Swine Farm**, the entire area within the Linden Town Limits is not suitable for Swine Farm operations.



* This count, based on current tax records, varies from the 2000 Census data which is presented later in this section.

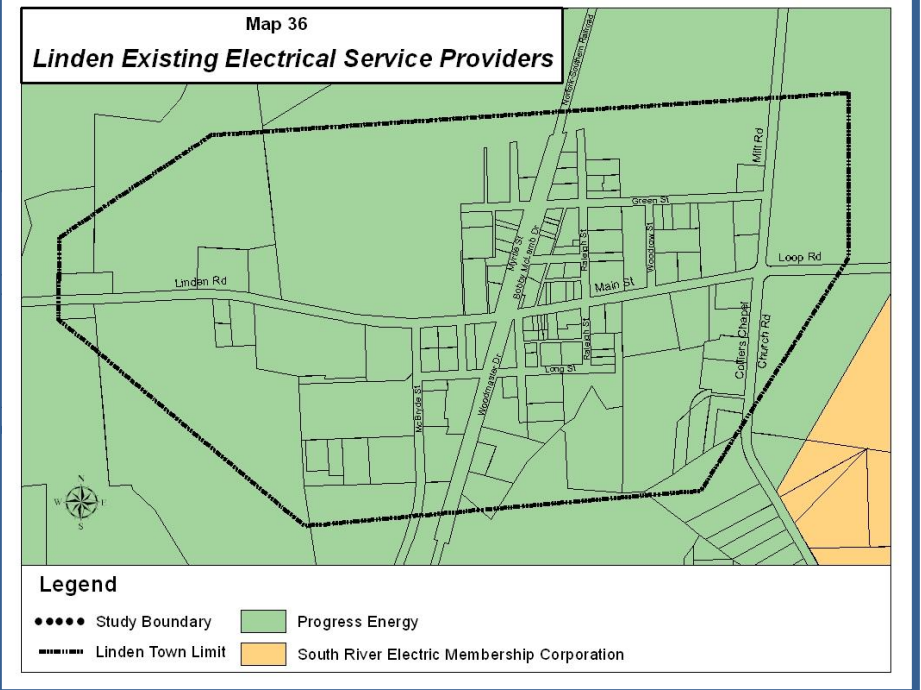
PUBLIC OWNED LANDS

There are several tracts of land within the Town Limits that are publicly owned: the old school on McBryde Street; the Westarea Volunteer Fire Department on Main Street; a vacant tract directly behind the Fire Department; the Community Building and Town Hall, both on Main Street. Combined, these tracts, shown on **Map 35 – Linden Public Owned Land**, represent approximately 9.05 acres of land.



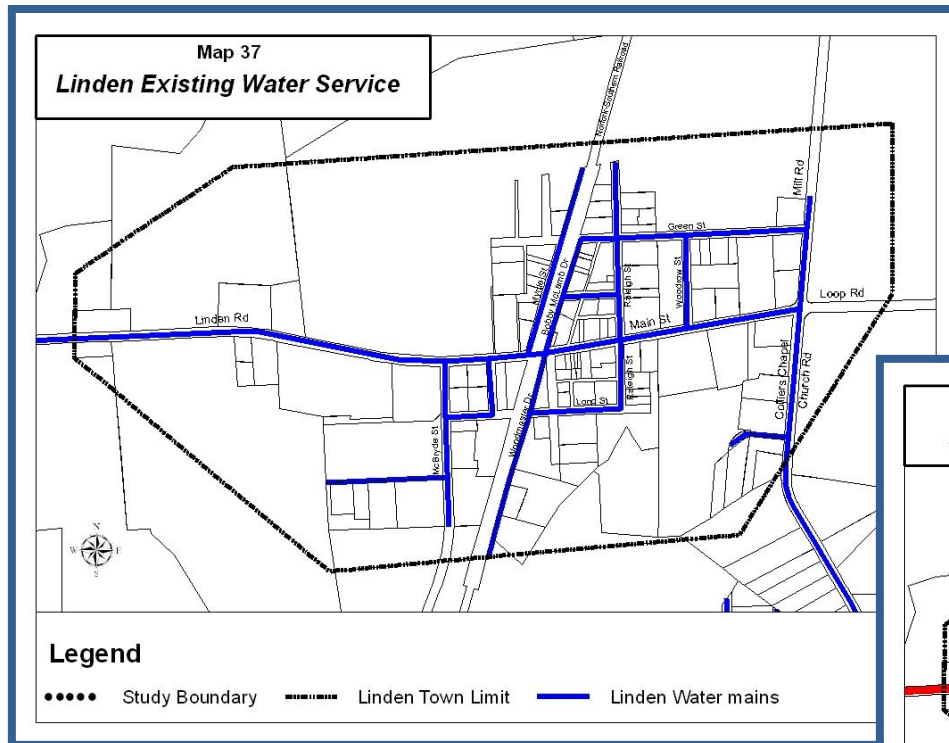
EXISTING ELECTRICAL PROVIDERS

The Town of Linden obtains electrical service through Progress Energy. South River Electric Membership Corporation (EMC) provides this service to an area to the East of the Town Limits, as is illustrated in **Map 36 - Linden Existing Electrical Service Providers**.



EXISTING WATER LINES

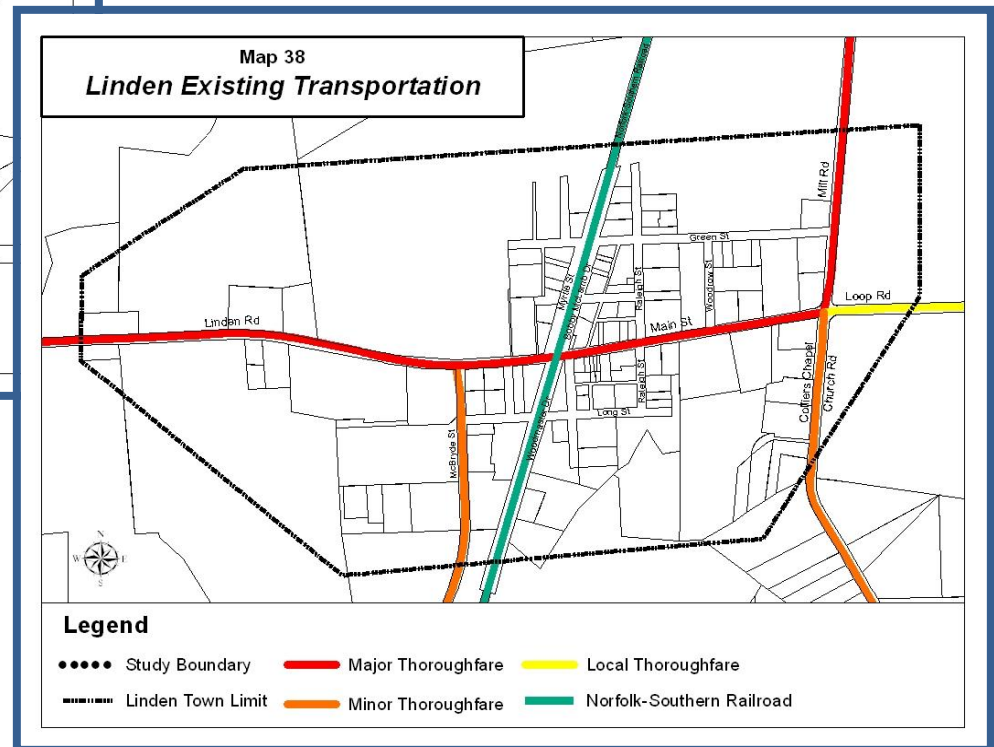
The Town of Linden provides water service inside the Town limits as is shown on **Map 37 - Linden Existing Water Service**.



Additionally, this service extends beyond the Town limits along Highway 117, and US 401 (Ramsey Street); along Collier's Chapel Church and Durant -Nixon Roads; along East Reeves Bridge Road, and Palestine Road. Currently the Town purchases bulk water from Harnett County and contracts with Harnett County to maintain the System.

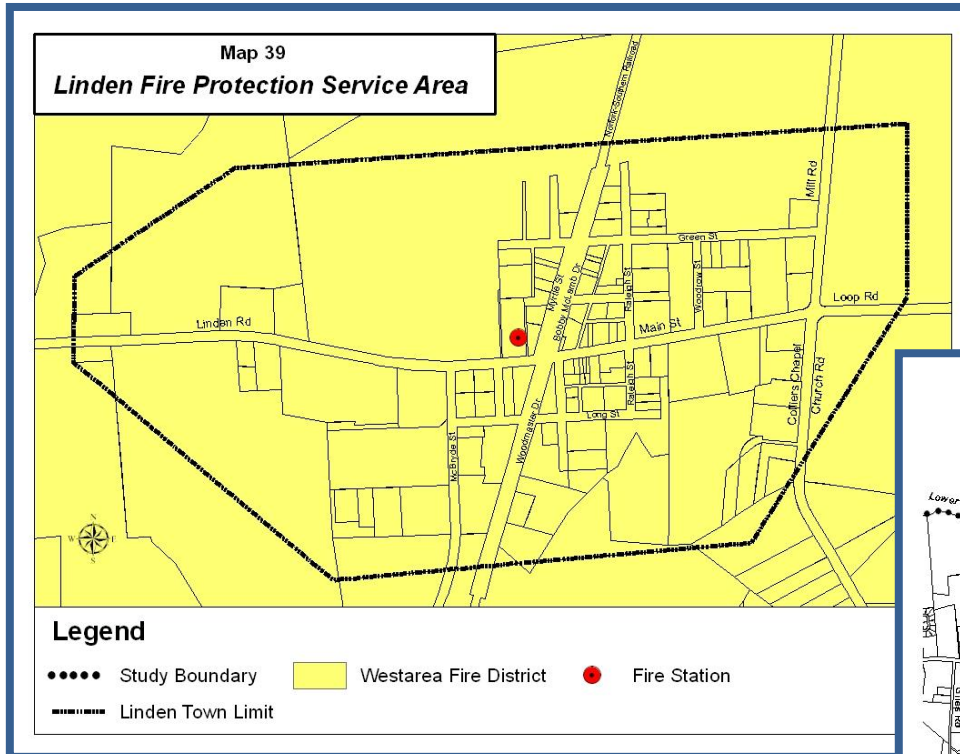
EXISTING THOROUGHFARES

According to **Map 38 - Linden Existing Transportation**, there are three (3) types of highway classifications: major thoroughfare, minor thoroughfare and local thoroughfare. Linden Road/Main Street and Mill Road (NC Highway 217) are designated as major thoroughfares; McBryde Street and Colliers Chapel Church Road are classified as minor thoroughfares; and Loop Road is classified as a local thoroughfare. The remaining roads in the Town are classified as local streets. The Norfolk and Southern Railroad bisects the Town in a north/south direction. There is not a railroad spur in the Town.



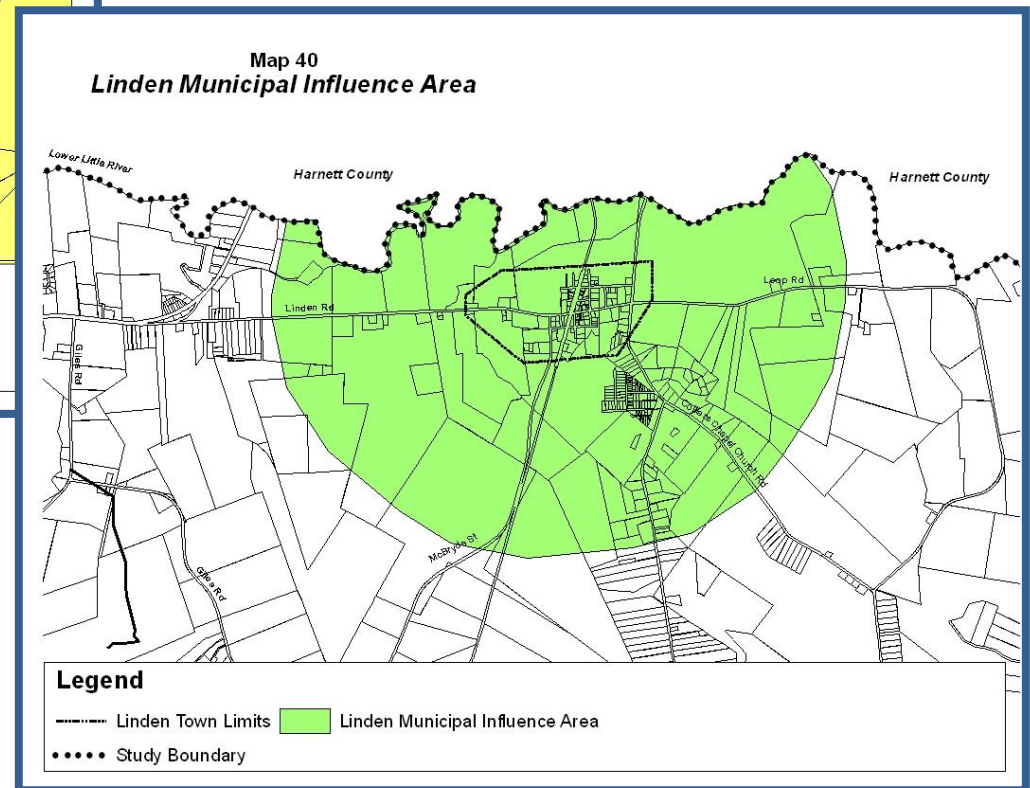
FIRE SERVICE

According to **Map 39 - Linden Fire Protection Service Area**, the entire Town of Linden is within the West Area Volunteer Fire Department District. One of the three (3) fire stations within the Westarea Fire District is within the Town of Linden. It is Station Number 20 located on Main Street and has a Department of Insurance rating of 6/9E. This rating is used to determine homeowner's insurance rates within each fire district. Ratings are on a scale of one to 10, with one being the highest rating. Higher ratings result in lower insurance rates for the homeowners within a given fire district.



LINDEN MUNICIPAL INFLUENCE AREA

During development of the 2030 Growth Vision Plan, the Town of Linden's Municipal Influence Area (MIA) was approved as shown on **Map 40- Linden Municipal Influence Area**. The Area is defined roughly as one mile from the Town's Corporate Limits.



EXISTING PLANS

The Cumberland County Joint Planning Board has prepared and adopted several Plans that address future growth and development affecting the Town of Linden that included the 1971 Cumberland County Land Use Plan, Sketch Development Plan Linden, 1983, Cumberland County 2010 Land Use Plan, 2030 Growth Vision Plan, and the Land Use Policies Plan. The 1971 Land Use Plan was general in nature and delineated the Area as agricultural, limited low density residential development (particularly near Linden) and industrial development based on agriculture or forestry activities needing rail access. The Sketch Development Plan Linden, 1983 was prepared as an update to the 1971 Cumberland County Land Use Plan at the request of the Linden Town Board of Commissioners. The Plan proposed three types of residential development: rural density (one housing unit or less per two acres), suburban density (one-half to two housing units per acre), and low density (two to seven and one-half units per acre). The rural density was proposed to be located in the outer limits of the Town to preserve the agricultural land and to encourage more residential density within the center of Town. Suburban density residential development was proposed in one area south of NC 217 (Main Street) and west of SR 1700 (McBryde Street) in order to accommodate existing residential development in that area. The low density residential development was proposed where existing viable residential development was located, as well as some undeveloped land west of the railroad and north of NC 217 (Main Street). Commercial development was also proposed within the Town of Linden. A central business district was proposed in two blocks formed along NC 217 (Main Street) between Academy and Raleigh Streets and south along Long Street. The Plan recommended an Area shopping center along Mill Road between NC 217 (Main Street) and extending north of Green Street, recognizing existing commercial businesses. The Plan recognizes three existing public/semi-public buildings as institutional uses within the Town: fire station, community building and post office, but does not recommend any additional institutional uses within the Town of Linden. The Plan recommended industrial development on the west side and the east side of McBryde Street from Long Street extending south of Jackson Street and bordering the west boundary of the Norfolk and Southern Railroad. This recommendation recognized an old school site currently being used for manufacturing and allowing for additional industrial development to be located near the existing railroad. Cultural/entertainment/recreational land use is proposed within the Town to accommodate a future park. This land use is designated south of NC 217 (Main Street) between two areas designated as low density residential between Raleigh Street and Mill Road.

Additionally, the Plan denoted specific recommendations for future action by the Town:

Implementation of the Land Use Plan

Make Improvements to the existing Drainage Ditch

Make Improvements to the Street System

Explore the interest and options of providing both Community Water and Sewer Systems

Acquire and develop a park site

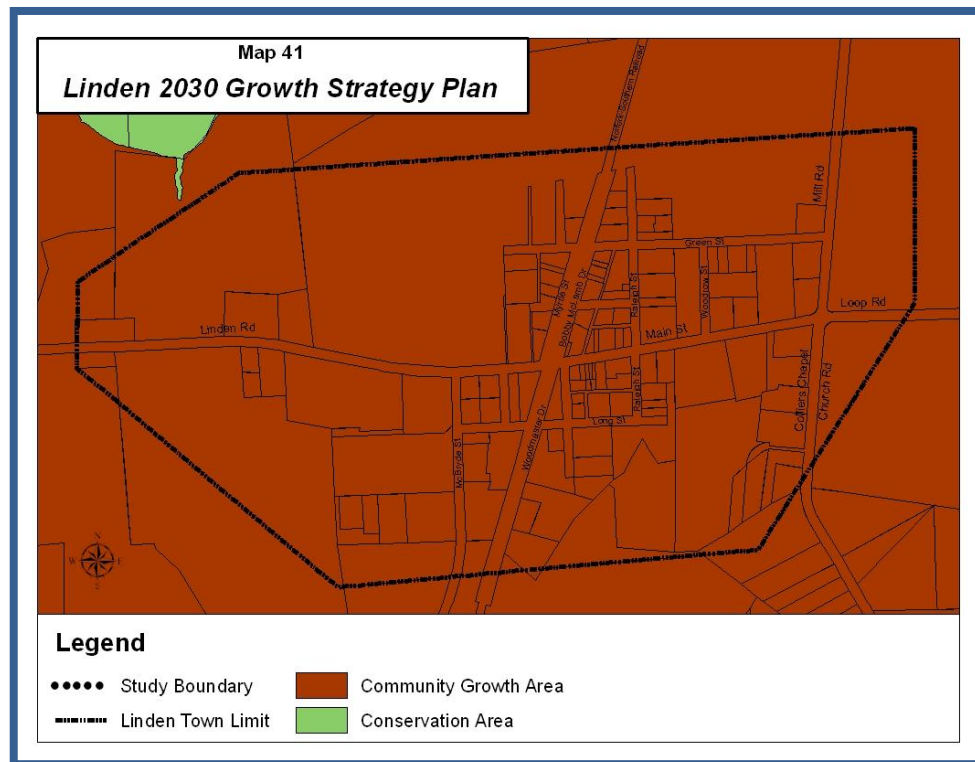
Evaluate the need for a Town Hall

Address Housing Conditions (including enforcement of a Minimum Housing code and the State Building code)

Encourage Commercial Development within the Downtown
 Address Community Appearance issues (vacant lots, debris and litter prevention)
 Actively seek Historic Preservation of Sardis Church and the Old Hotel

The Cumberland County 2010 Land Use Plan recommended the majority of the Town to be low density residential (> 2.1 to 6.0 dwelling units/acre). Additionally, the Plan proposed industrial development on the west side and the east side of McBryde Street from Long Street extending south of Jackson Street and bordering the west boundary of the Norfolk and Southern Railroad. This recommendation recognized an old site that had been used for manufacturing and allowing for additional industrial development to be located near the existing railroad. Light commercial development was recommended along NC 217 (Main Street) between McBryde Street and Market Street and extending on the south side of NC 217 (Main Street) to Long Street and extending on the north side of NC 217 (Main Street).

Light commercial development was proposed on the west side of Mill Road from NC 217 (Main Street) to north of Green Street. Open space was recommended on three separate parcels of land within the Town limits. One site is located along the east side of McBryde Street, between NC 217 (Main Street) and Long Street. Another site is located on the west side of the Norfolk and Southern Railroad between NC 217 (Main Street) and Long Street. The third tract is located on the east side of Raleigh Street extending southward from NC 217 (Main Street) to a point north of the intersection of Raleigh Street and Long Street. The 2030 Growth Vision Plan, as illustrated in **Map 41 - Linden 2030 Growth Strategy Plan**, recommends the Town of Linden to be a Community Growth Area, which is defined as an area that provides for small town development and/or redevelopment. The Town of Linden would provide urban services to this area and this area can be developed to a variety of development densities and land use types to meet the needs of area residents. The Land Use Policies Plan serves as a guide to the local governing boards (for this Study Area: The Cumberland



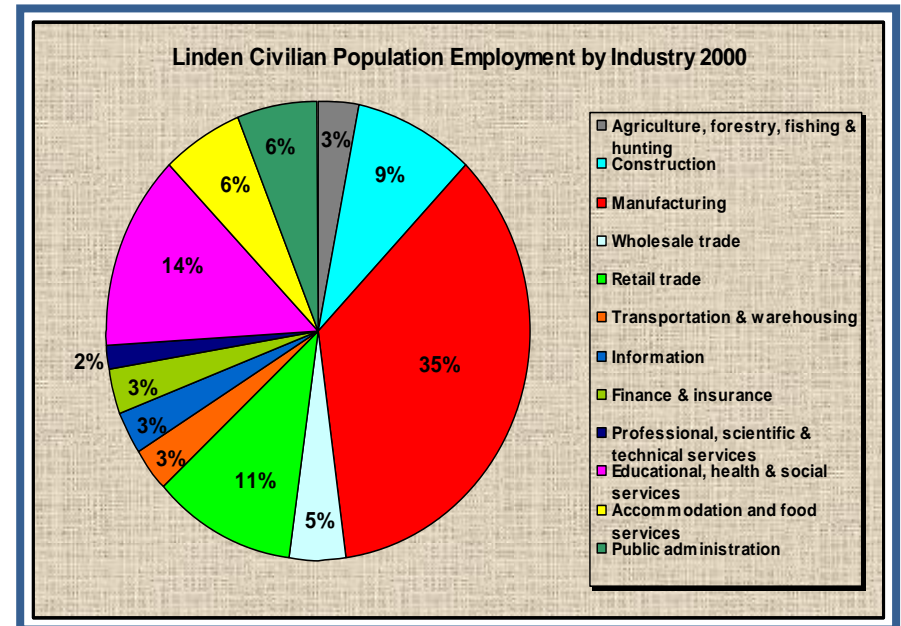
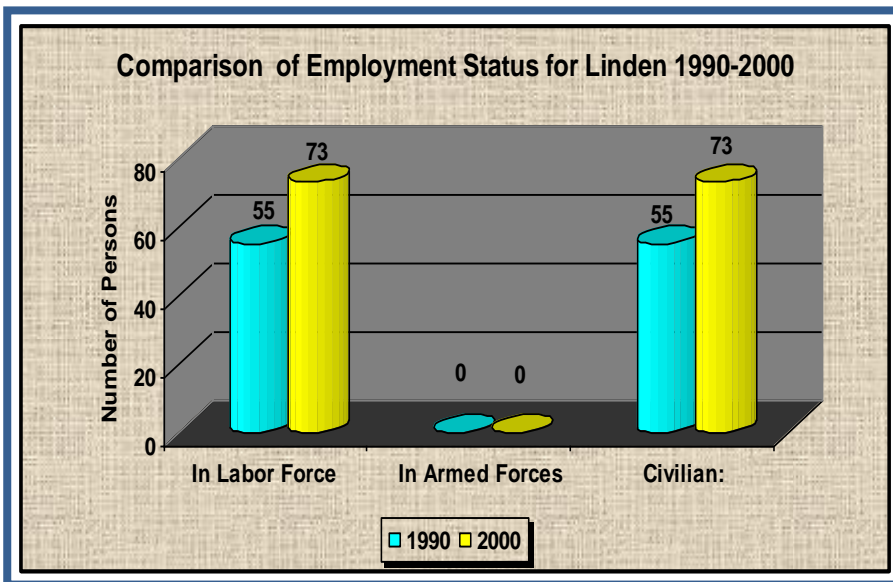
County Board of Commissioners and the Linden Town Board of Commissioners) for land use decisions on a parcel specific basis. It provides objectives and location criteria for residential, commercial, industrial, open space and agricultural uses.

LINDEN CURRENT ASSESSMENT & PROJECTIONS

Growth and development within the Town of Linden be correlated to the associated economic, housing, and demographic conditions and trends that have occurred. All of this information is based on the 2000 Census Data.

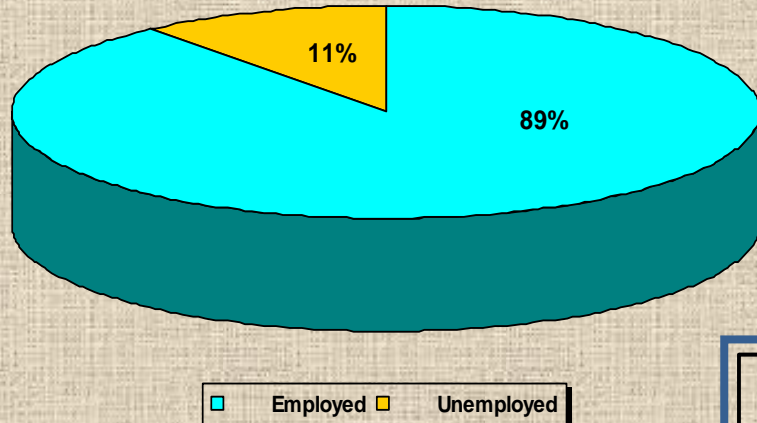
LINDEN ECONOMIC CONDITIONS

Economic conditions in the Town of Linden were looked at in terms of employment and household income. Trends in labor force characteristics are illustrated in ***Comparison of Employment Status for Linden 1990-2000*** graph. According to this information there was a 33% increase in the number of persons in the labor force between 1990 and 2000. This increase was reflected in the total civilian labor force, as there were no Armed Forces personnel living within the Town of Linden in 1990 and 2000.



According to the chart entitled ***Linden Civilian Population Employment by Industry 2000***, approximately 35% of the civilian population are employed in manufacturing, 14% are in educational, health and social services, 11% are in retail trade, 9% are in construction, six percent are in accommodation and food service, and public administration respectively; five percent of the civilian population are in wholesale trade, three percent are in agriculture, forestry, fishing and hunting; finance and insurance; transportation and warehousing; and information, respectively, and two percent are in professional, scientific and technical services.

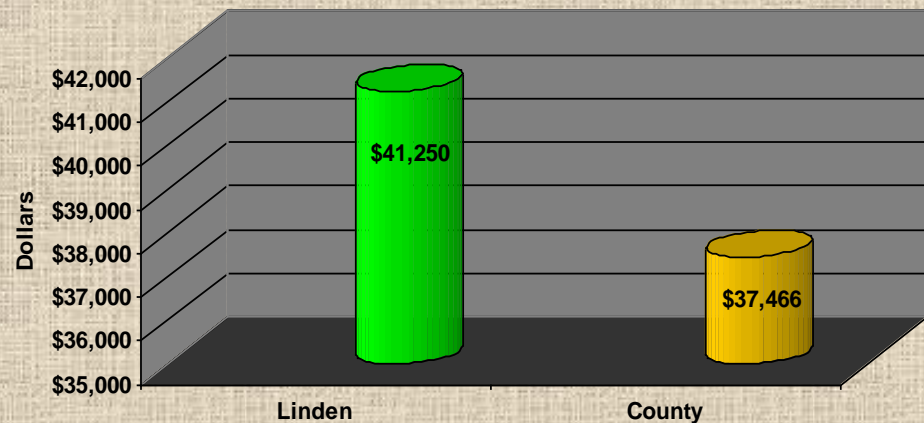
Linden Employment Status of Civilian Labor Force



According to the graph entitled *Linden Employment Status of Civilian Labor Force*, 89% of the persons in the labor force are employed and 11% are unemployed. The number of unemployed persons is higher than that of Census Tract 37 (four percent) and slightly higher than the overall County (nine percent).

Census data is also available for household income and housing information. According to the graph *Comparison of Median Household Income 2000*, the median household income within the Town of Linden is approximately \$41,250 dollars which is at least \$3,784 dollars more that the median income of the County overall and approximately \$11,618 less that the median household income in the remainder of the Study Area.

Comparison of Median Household Income 2000



Summarizing this data reveals that the total employed population within Linden is civilian and it has increased since 1990; manufacturing, educational, health and social services; and retail trade are the three largest industries represented by the number of employees within the Town; unemployment is higher within the Town compared to the Study Area and County; and the median household income is slightly higher than that of the overall County; but slightly lower than the. Generally the overall economic condition of Linen is stable.

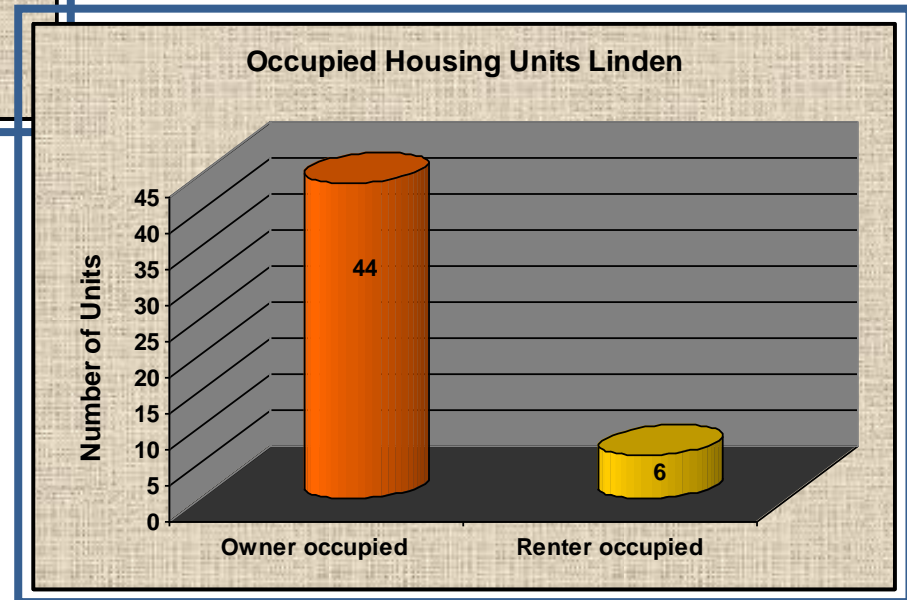
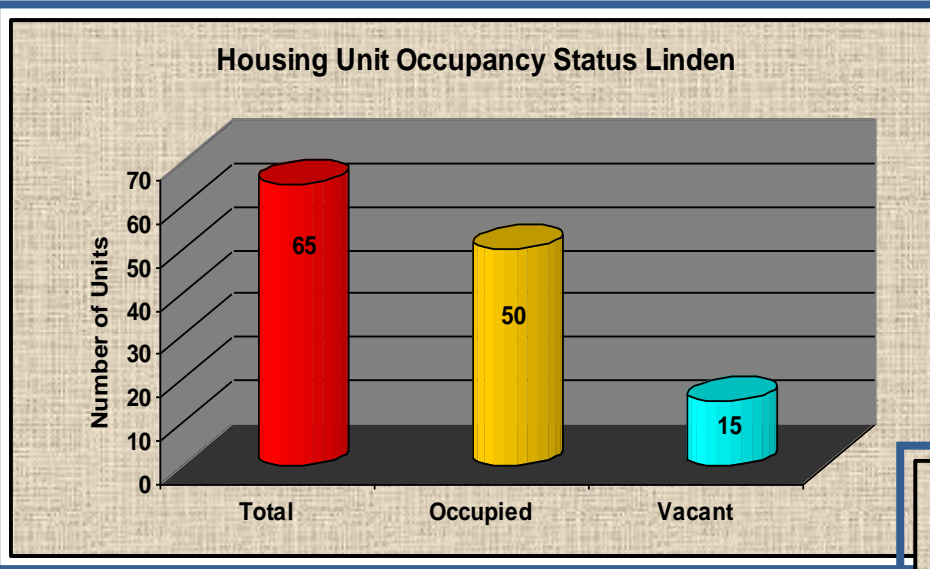
LINDEN HOUSING DATA

Housing data, such as the number of houses, housing types, occupancy rate, and owner occupied units, was also examined within the Town. According to Census data, there are 65 total housing units; 56 are single family stick built units; two are multi-family stick built units; and seven are manufactured homes.

According to the chart entitled ***Housing Unit Occupancy Status Linden***, at least 50 (77%) of the total housing units in Linden are occupied and 15 (23%) are vacant. The vacancy rate for Census Tract 37 is approximately seven percent and the overall County rate is nine percent, both are considerably lower than the vacancy rate in the Town.

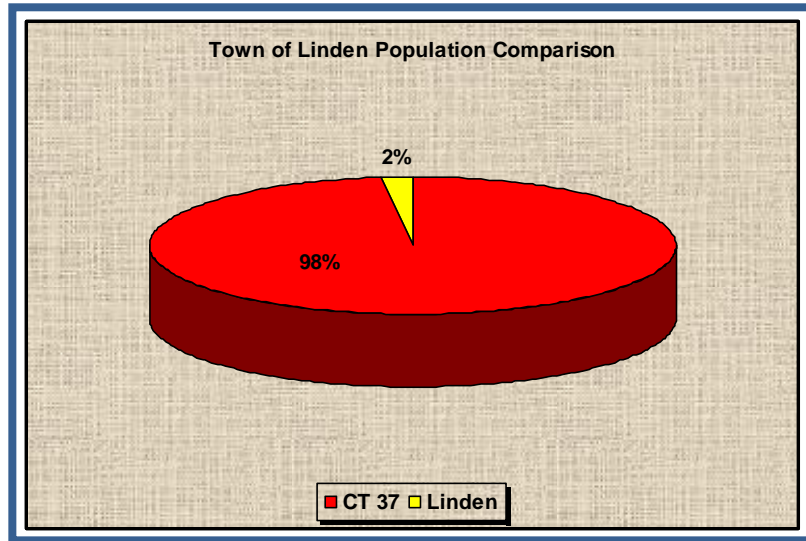
Census data is also available to illustrate occupancy status of the housing units. According to the ***Occupied Housing Units Linden*** graph, at least 44 units (88%) are owner-occupied and 6 units (12%) are renter-occupied. The number of units that are owner-occupied in Linden is slightly higher than those in Census Tract 37 (1,917 (86%) units were owner-occupied and 315 units (14%) were renter-occupied) and significantly higher than the overall County (59% of the total housing units in the County (63,748) are owner-occupied and 41% (43,610 units) were renter-occupied).

Summarizing this data shows that the majority of the housing units in Linden are single family stick built units. The majority of the occupied units are owner-occupied and there is a significant amount of vacant units within the Town.



LINDEN DEMOGRAPHICS

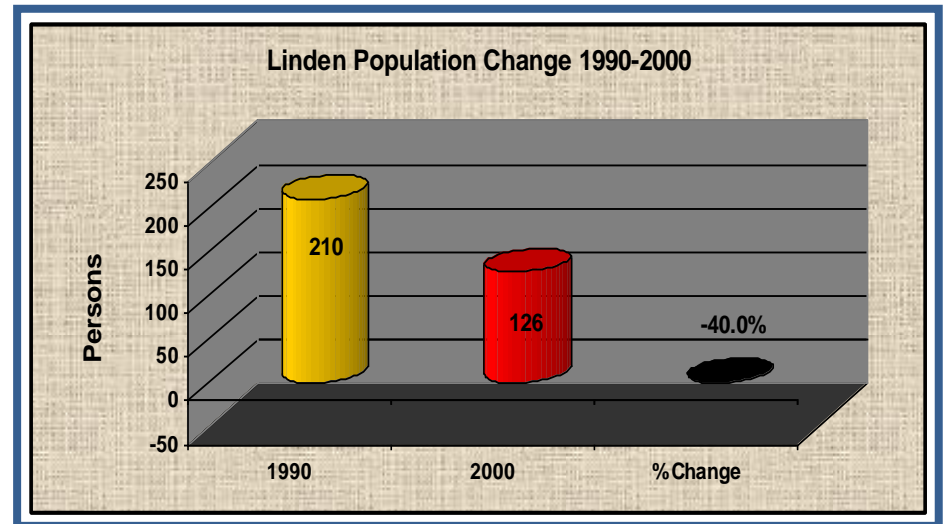
Population and economic data are collected and reviewed as part of the preparation of a land use plan in order to see trends in general, social and economic characteristics of the population within a given area. The 2000 US Census data provides specific information that can be used for this purpose. This data is presented in specific geographic areas ranked in order of descending size such as National, State, County, Place (municipality), Census Tract and Block. For purposes of this Study, Census data will be examined by Census tract and Place. Census data by Place will be used to examine conditions and trends within the Linden Town Limits.



According to the graph of ***Town of Linden Population Comparison***, the total population of the Town of Linden comprises approximately 2% of the total population of the Census Tract, compared to 98% for the remainder of Census Tract 37.

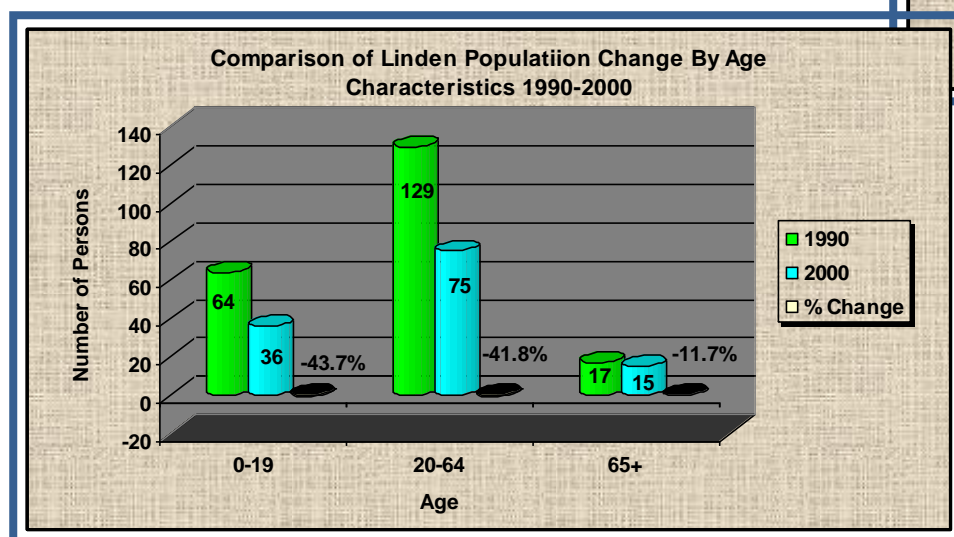
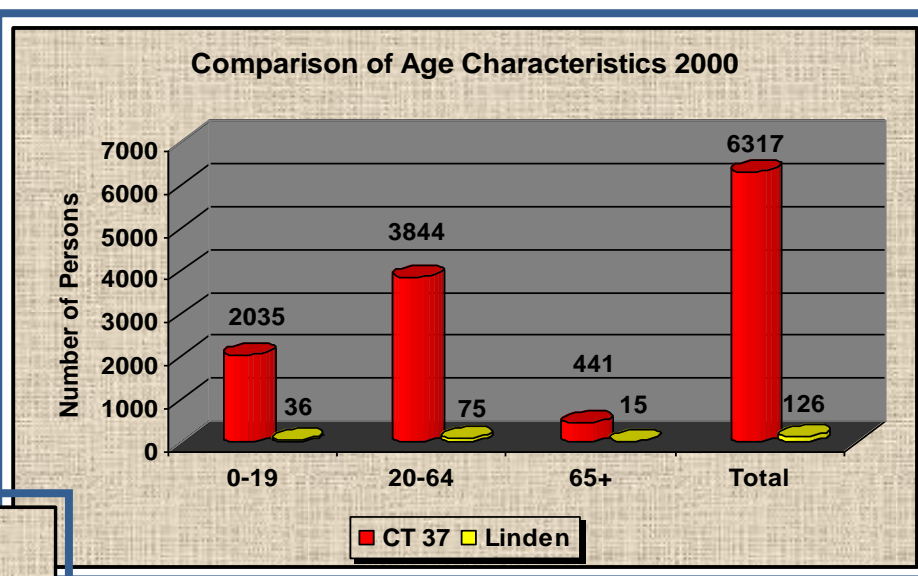
Census information can provide detailed information for a population such as age, race, education attainment, labor force, and income and housing characteristics. This information is used to help project future needs within a given area as well as show trends that have occurred.

Detailed population data for the Town of Linden was not available for 1970, so for purposes of this study, Census data for 1990 will be used to illustrate trends that have occurred in the Town. According to ***Linden Population Change 1990-2000 graph***, the total population for the Town of Linden decreased at least 40% (dropping from 210 to 126) between 1990 and 2000. This is a marked contrast to the population increases experienced in Census Tract 37 and the County overall (33% and nine percent, respectively).



According to Census data, approximately 59% of the total population of Linden is between 20 and 64 years of age; 29% are between 0 and 19 years of age; and 12% are 65 years of age and older. Comparing the age characteristics of the population of the Town of Linden, as shown in the chart **Comparison of Age Characteristics 2000**, reveals that the age characteristics of the Town of Linden are similar to those within Census Tract 37 as a whole. The majority of the population is between 20 and 64 years of age.

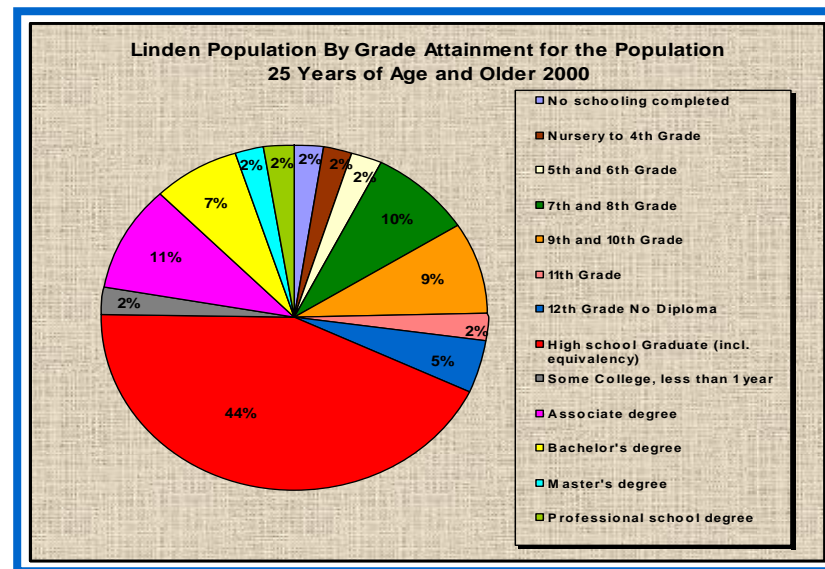
According to the graph entitled **Comparison of Linden Population Change by Age Characteristics 1990-2000**, there was a 43.7% decrease in the number of persons between the ages of 0-19 from 1990 to 2000; a 41.8% decrease in the number of persons between the ages of 20-64; and a 11.7% decrease in the number of persons 65 years of age and older. Generally, Linden has experienced a loss in a younger population. Census Tract 37 experienced at least a 50% increase in population for each of the age categories (0-19; 20-64; and 65+) for the same time period.



Census data also provides information on the sociological composition of a given population, such as number of households, household types, and number of family households. Within the Town of Linden there are 46 total households. Of this number, 87% of the total households are comprised of 2 or more persons and 13% are 1-person households. Analyzing this data further reveals that of the households with 2 or more persons, 95% are classified as family households and five percent are non-family households. At least 66% of the family households are married couples and 34% are classified as other family.

Approximately 15% of the households classified as other family are female householder with no husband present and 85% are male householder with no wife present. These figures are similar to the household characteristics within Census Tract 37.

Census information is available regarding education which measures the amount of schooling a population has achieved. According to the graph entitled ***Linden Population By Grade Attainment for the Population 25 Years of Age and Older 2000*** at least 44% of the total population of Linden who are 25 years of age and older have attained a high school diploma or equivalency; 11% have earned an Associate Degree; 10% have completed the 7th and 8th grades; nine percent have completed the 9th and 10th grades; seven percent have earned a Bachelor Degree; five percent have attended the 12th grade but did not receive a diploma; and at least two percent of the population earned a Master's Degree, Professional School Degree, attended some college, attended grades nursery through the 6th grade or completed no schooling, respectively. Comparing this data to Census Tract 37 indicates that a larger percentage of the population of Linden received a high school diploma or equivalency, but the number of persons attaining advanced degrees is less.



LINDEN PROJECTIONS

The ***Population and Economic Study 2006 – 2035, April, 2008***, did not address projections on the level specific for individual jurisdictions.

RECOMMENDATIONS

The recommendations for this Study are grouped into three categories: Goals and Objectives, Land Use Plan Recommendations and Short Term Action Projects. Land Use Plan Recommendations and Goals and Objectives can be addressed as tangible land use issues in most cases, while some may address abstract issues that are related to land use planning but are beyond the scope of land use planning in general. The Short Term Action Projects are tasks that can be address immediately and should be completed within five years.

GOALS AND OBJECTIVES

The North Central Area Citizens Planning Committee (NCACPC) was given the responsibility of developing Goals and Objectives based upon input gathered through the Community meetings presented in the Public Participation section above. Goals serve as a collective expression of values, needs and aspirations of the Study Area residents expressed in these Community meetings. Objectives serve as specific actions designed to achieve these Goals. The following section contains the Goals and Objectives developed by the North Central Area Citizens Planning Committee (NCACPC).

Residential Development Goal

Provide a complete range of residential housing types and locations that are limited in density and sustained by adequate infrastructure (highways, water, sewer, community facilities & services), that provides flexibility for creative residential development; that accommodates the present and future needs of the residents; and preserves the agricultural economy and resources, the environment, open space and rural character.

Objectives

- Promote higher density development where infrastructure is available.
- Provide an adequate range of housing types that are convenient to shopping facilities, parks, schools, and other amenities.
- Promote planned developments.
- Locate residential development in areas with compatible land use.



- Provide adequate design standards and guidelines to include area for buffering, vehicular and pedestrian circulation and landscaping compatible with the rural character of the Area.
- Prohibit residential development in wetlands, flood plains, and poor drainage areas.
- Require residential development with a density greater than two units an acre to have public sewer.
- Promote development that is in harmony with the character of its surrounding area.
- Promote a full range of housing types that include single family, multi-family, and manufactured housing in well planned designated areas.

Commercial Development Goal

Provide a limited amount, scale, and intensity of commercial development that meets the market demands and is harmonious with the character of the Area. This can be accomplished by concentrating commercial development in small clusters near major intersections with small buildings; providing adequate infrastructure; and promoting the most intensive commercial development (not to include large shopping malls) along the US401 Corridor.

Objectives

- Prohibit strip commercial development along major thoroughfares.
- Locate and limit the amount of more intensive commercial development, such as Neighborhood or Community Shopping Centers, along the US 401 Corridor, to areas with adequate infrastructure and land area for buffering, vehicular and pedestrian circulation and landscaping.
- Prohibit commercial development in wetlands, flood plains, and poor drainage areas.
- Require design standards that promote quality and attractive commercial development.
- Locate the more intense commercial development in the southern portion of the Study Area as close to I-295 as possible and where urban services are more readily available.
- Allow small concentrated commercial nodes for “Area Centers” at selected major intersections in the rural portion of the Study Area to serve the immediate needs of the Area.



Community Facilities and Services Goal

Provide adequate, accessible, and timely community facilities and services to meet the demands of the current and future residents in the Area.

Objectives

- Provide and plan for emergency services, public safety, utilities, parks, and schools (all inclusive) to meet the needs of the existing population as well as future growth within the Area.
- Provide a centrally located community park with multi-use recreational facilities such as a ball field, walking trail and swimming pool.
- Co-locate community facilities and services in an area central to the residents (health centers, senior centers, libraries, police sub-stations and social services).
- Promote planning for the location of new schools that will be needed in the Study Area.
- Develop a comprehensive utilities plan for the Area, including the provision of sewer to the Town of Linden.



Industrial/Manufacturing Goal

Limit the scope, intensity, and location of “clean” industrial and manufacturing enterprises to areas with adequate infrastructure to ensure compatibility in the Study Area as well as have a positive impact on the social, natural, and environmental conditions in the Area.

Objectives

- Promote the establishment of “clean” and “high tech” industry within the Area.
- Prohibit heavy industrial and manufacturing uses in the Area.
- Promote the more intense industrial & manufacturing development in the southern portion of the Study Area as close to I-295 as possible, with rail access, and where urban services will be more readily available.
- Locate industries and manufacturing enterprises in areas that have adequate infrastructure and land area for buffering, vehicular and pedestrian circulation, landscaping, and is compatible with the character of the Area.

Transportation

Provide safe, reliable multi-modal transportation to meet the present and future needs of the residents and the motoring public.

Objectives

- Provide road safety improvements at all major intersections and high traffic areas.
- Preserve and protect the existing railroad corridor to connect Linden and the surrounding area to the Fayetteville metro-area via light rail as a future transportation alternative.
- Promote the widening of the US 401 Corridor through the Study Area with a safe semi-controlled design with complementary bike and pedestrian facilities.
- Promote the extension of the Cape Fear River Trail through the Study Area and provide a similar trail along the Lower Little River, Carvers Creek and other creeks and streams in the Area.
- Utilize the stream pedestrian facilities, low volume residential streets, the sidewalk system, and bike lanes to tie neighborhoods to major destination points including the future State Park.
- Provide emergency vehicular access points to the Cape Fear River from Carvers Falls to the Linden area.
- Require bike/pedestrian facilities in all new developments and crosswalks at all major intersections.
- Provide public pedestrian access to the Cape Fear and Lower Little Rivers in strategic locations for the future enjoyment of the public.



Open Space

Provide and protect natural areas, historic and scenic sites, environmentally sensitive areas, wildlife habitats, parks and leisure areas, farmland, greenways and stream buffers, and other open space areas that are in harmony and allow the built environment to thrive.

Objectives

- Protect and preserve environmental corridors along waterways, wetlands and watersheds from pollution.
- Protect historic and scenic sites, wildlife habitat areas, environmentally sensitive areas, water courses, and rural character from incompatible development.
- Provide parks, park facilities, and open space areas near the population and in or near the Town of Linden
- Encourage developers to provide creative developments that include provisions for open space.

- Limit development in the watershed area and the Special Flood Hazard Area.
- Utilize waterway corridors for greenways, pedestrian/bicycle trails and public access to the natural beauty and unique features in the Area.

Farmland

Protect and preserve Prime farmland, the farming and agri-business industry, and sensitive natural areas. This protection will provide critical mass for farming operations, which inherently creates a sustainable environment for agricultural operations.

Objectives

- Promote efforts that provide long term sustainability of farming and farmland that ensures a viable economic industry; a partnership enhancing air quality; a provider of green space and buffers for waterway protection; a source for locally produced food products; and habitat areas for local species and fauna.
- Prohibit large scale poultry and swine farms in the Area.
- Protect the surrounding environmentally sensitive and natural areas to provide a critical mass of natural area and open space that enhances farming operations.
- Encourage farmers to participate in the Cumberland County Voluntary Agricultural District Program.
- Promote the utilization of local farm products as a source of food and as raw materials for local and regional agri-business operations.
- Support the use and creation of conservation easements as a method to ensure the long term viability of farming and farmland protection.
- Support programs that attract new and younger farmers.
- Limit the proliferation of residential and other types of development in predominantly farming areas and maintain a rural atmosphere in proximity to farming operations.
- Support efforts that preserve and protect the “family farm.”
- Promote agri-tourism and local produce initiatives as an economic tool to support small farm operations.



Community Appearance

Provide and protect the existing beauty of the Area and the entrance ways; and require new development to complement this beauty by developing aesthetically pleasing attractive neighborhoods and well designed, landscaped, and sited commercial development.

Objectives

- Require any upgrade to an existing major thoroughfare to be developed with a median, landscaping, controlled left turns, and a limited number of driveways.
- Encourage builders to build quality designed and aesthetically pleasing buildings.
- Erect aesthetically pleasing entrance signs with landscaping on all roads at the entrance to the County.
- Enforce minimum housing standards.
- Enforce strict sign regulations and restrict the proliferation of billboards.
- Require street lights along all new streets and existing streets that are major thoroughfares.
- Preserve historic areas, buildings, unique natural areas, and scenic sites.



LAND USE PLAN RECOMMENDATIONS



Tie the proposed trail network along the Cape Fear and Lower Little Rivers to the future State Park.

The State of North Carolina has obtained land off of McCloskey Road for a major park containing approximately 2,340 acres. There are numerous scenic sites along the Cape Fear River and the Lower Little River that will complement the State Park. In addition, the Cape Fear River is denoted as part of the East Coast Greenway, which is a 3,000 mile national trail stretching from Calais Maine to Key West Florida linking all major cities on the eastern seaboard. It is recommended that a pedestrian trail connecting these River systems to the proposed State Park (Caver's Creek Park) be developed as part of the long range pedestrian trail and greenway system for the County. It is also recommended that a pedestrian trail be extended from the proposed State Park to the Long Valley State Park site off of Manchester Road tying both State Parks areas together.



Provide public boat access points along the Cape Fear and Little Rivers for emergency agencies' and public access

Strategic access points along the Cape Fear and Lower Little Rivers should be planned and protected to insure that emergency agencies have access to both Rivers. These access points will be used in time of an emergency and for general access for the public.



Provide deceleration lanes, intersection improvements and cross walks, along with the upgrade of the 401 Corridor.

Provide deceleration lanes or intersection improvements along Ramsey Street at Socomb Road, Elliot Bridge Road, Palestine Road, East Reeves Bridge Road, Coats Road, Giles Road, Linden Road and at all major residential and commercial developments. These improvements will help ease future traffic congestion and prolong the long term viability of the proposed 401 Corridor improvements.



Provide recreation facilities more centralized to the Area and near the Town of Linden.

Many residents in the Study Area are miles from any type of recreation facility. Recreation facilities should be provided in the northern portion of the Area near or in the Town of Linden. These facilities should be designed to serve adults as well as the youth and could be done in conjunction and co-located with other decentralized government services.



Install railroad crossing facilities at key roadway intersections and the Norfolk and Southern Railroad.

Due to the increase in the frequency of trains along the Norfolk and Southern railroad tracks that bisect the Study Area, crossing facilities should be installed at McBryde Street, Socomb Road and East Reeves Bridge Road. These signals should be lighted with control arms. Most of the increased rail traffic is due to the ethanol processing plant in Hoke County.



Develop a zoning district strictly for Single Family Residential Development.

Residential districts in the County Zoning Ordinance allow for multi-family development in all residential zoning districts. In order to maintain the rural character in the Area, districts should be created that allows only Single Family Residential development on individual lots.



All Low Density Residential Development denoted on the Plan must have public or community sewer in order to be developed at that density.

In an effort to accommodate more dense future development in the Area the proposed Plan recommends Low Density Residential Development in specific areas. While the proposed Plan provides areas for this development density (2- 6 units per acre), it should be allowed only if there is public water and sewer available. No rezoning of existing land with a density greater than two units per acre shall be permitted unless these utilities are in place or will be installed as a condition of the approval.



Post rezoning requests online on the County website with the recommended Land Use Plan Map.

In an effort to keep the public informed about changes occurring in the Area, rezoning requests should be posted online (County Website) showing the location of the rezoning, the requested change and the Land Use Plan recommendation for the tract. Efforts should be made by the County to publicize and promote these available planning and development resources online.



Encourage farmers to participate in the Voluntary Agricultural District Program.

The Cumberland County Board of Commissioners and the Town of Eastover adopted the Cumberland County Voluntary Agricultural District Program, which is designed to preserve and maintain agricultural areas in the County; inform non-farming neighbors and potential land purchasers that the participating farm may emit noise, dust, and smells; give the farming community an enhanced voice in the County and Eastover Boards of Commissioners' decisions affecting farmland; and conserve open space and natural resources as the County's population and development expand. Farmers are encouraged to participate in the program, which involves filling out an application obtained from the NC Cooperative Extension Cumberland Center Office. The application includes a conservation

agreement between the County and the applicant prohibiting non-farming uses or development for 10 years, except for the creation of not more than 3 lots that meet applicable zoning and subdivision regulations. This conservation agreement will become null and void if the land is removed from the Voluntary Agricultural District Program. A landowner may request, in writing, to have land removed from the Program at any time. All applications are reviewed by the Cumberland County Farm Advisory Board. Upon approval by the Farm Advisory Board and each applicant is notified and given a sign to be posted on the property designating it as a Voluntary Agricultural District. Additionally, all approved applications are recorded with the Register of Deeds and mapped on the County GIS data base so that anyone conducting deed research or real estate transactions will be aware of the location of active farms participating in the Program. This will help to reduce the potential of nuisance suits as well as avoiding the potential of allowing non-compatible land use adjacent to a farm operation. The conservation agreement helps to protect open space and natural resources even though it is voluntary in nature. Local farmers within the Study Area should be encouraged to participate in the Program as it will give notice to the citizens that the land is an active farm operation, maintain the rural character of the Area and is voluntary.



Protect Prime Farmland and the overall agricultural industry.

The agricultural industry has played, and continues to play, a significant role in the character of the Study Area. The preservation of soils having the characteristics that earn them the designation of Prime and State and Locally Important Farmland is crucial in providing stability for the farmer and the agricultural industry as a whole. Prime Farmland is defined by the USDA as soils that are best suited for producing food feed, forage fiber, and oilseed crops; and have qualities that are favorable for the economic production of sustained high yield crops. State and Locally important Farmland is suited for producing the same crops as Prime farmland economically, but it must be managed according to modern farming methods. This can be accomplished by guiding the location of future development to areas having appropriate location criteria and limiting the amount and density of the proposed development. Additionally, discouraging non-compatible land uses and encouraging compatible land uses to farms and farming operations will protect existing farmland and reinforce the existing agricultural industry.



Encourage the use of cluster development to maintain the rural character of the Area.

Residents at the Vision Sessions were very concerned about preserving the rural character of the Area. There was also concern about the “cookie cutter” subdivisions that has dominated the western portion of the County and a desire to have development that is more sensitive to the environment of the Area. It is recommended that cluster type or open space development be encouraged in the Area. These types of development will retain a lot of the natural vegetation and can provide areas that will be permanently farmed or left natural. Existing vegetation along the rural roadways should be retained as much as possible and reforestation of denuded developed sites should be encouraged. Incentives should be developed that will inspire developers to utilize these development techniques.



Utilize the existing utility providers to extend water and or sewer in the Area.

Utilities are currently provided in the Area by the Fayetteville Public Works Commission (water and sewer), the Town of Linden (water) and Harnett County (water). Cumberland County should partner with these providers to get services in strategic locations or locations it wishes to foster growth. In this partnership, the County could secure the funds for the systems' expansion and be reimbursed over a period of the loans.



Adopt the Proposed North Central Cumberland Land Use Plan.

The Proposed North Central Cumberland Land Use Plan serves as a guide for development in the Area. The primary focus is to provide adequate commercial, a mix of residential development types and associated amenities to meet the needs of the present and future residents in the Area. The Plan is conservative due to the uncertainty of utilities in the Area and a large amount of land area with soil unsuitable for septic tank use. When utilities are extended in the Area, the Plan should be revisited and updated.



Encourage and promote intensive commercial development in areas already zoned and planned for such activities

In order to protect the stripping of the 401 Corridor, the most intense and community wide commercial services should be directed closer to the I-295 Intersection as possible. These areas are already zoned, planned (North Fayetteville Study), and have access to urban services.



Protect all natural, historic and scenic sites in the Area and utilize them for their economic potential.

The North Central Study Area has very unique significant natural areas, scenic sites and a historic facility that should be protected. Included in this natural area is the Socomb and Feredell Mesic Forests, the future State Park, scenic bluffs and vistas along the Cape Fear and Lower Little Rivers, and the historic Linden School. These entities should be protected for their value and as a resource for tourism and economic development.



Develop stronger ties and greater cooperation between the Town of Linden Board of Commissioners and the Board of County Commissioners.

The Town of Linden and residents feel isolated from the rest of Cumberland County and more closely tied to Harnett County. Efforts should be made by both governing bodies to foster a closer working relationship, cooperation in the delivery of services, and the inclusion of Linden in formal economic development activities in the County.



Co-locate community facilities and services whenever feasible within the Area.

Residents in the Area are currently driving a great distance for County services. It is recommended that some services be decentralized and located strategically within the Study Area. These services include a library, social services, a Sheriff's Office satellite station, recreation and park facilities, etc.



Provide a limited number of access points on the proposed US 401 Widening Project.

US 401 is a major north/south connector from Fayetteville to Raleigh. According to NCDOT long term plans call for the upgrading of this facility to meet a growing traffic demand between the two urban centers. It is recommended that the upgraded roadway contain a minimum number of access points to insure less congestion and the long term viability of this improved roadway to handle future traffic. It is recommended that the new construction be built as a "complete street" with a boulevard type cross section, when the project is located within an urbanized area.



Provide attractive entrance signs for the County and the Town of Linden at all entrances into the Town and County.

The US 401 Corridor is presently a very scenic entrance into Cumberland County and the Town of Linden. It is imperative that this scenic beauty be retained, if not enhanced to provide a positive and inviting entrance into the County. Included in the scenic enhancement should be a major entrance sign on US 401 at the Harnett County line; a similar sign should be installed on NC 117 at the Harnett County line; and similar signs should be erected at the Linden Town limit lines. All signs should be coordinated for uniformity in accordance with the "Wayfinder's Signage Project".



Plan the location and scope of clean industrial and manufacturing enterprises

Allowing clean, industrial and manufacturing enterprises, limited in scope and intensity, to be located where adequate infrastructure exists will provide economic development within the Area and minimize any negative impact to the health, safety, welfare of Area residents, as well as the natural resources and environment within the Area.

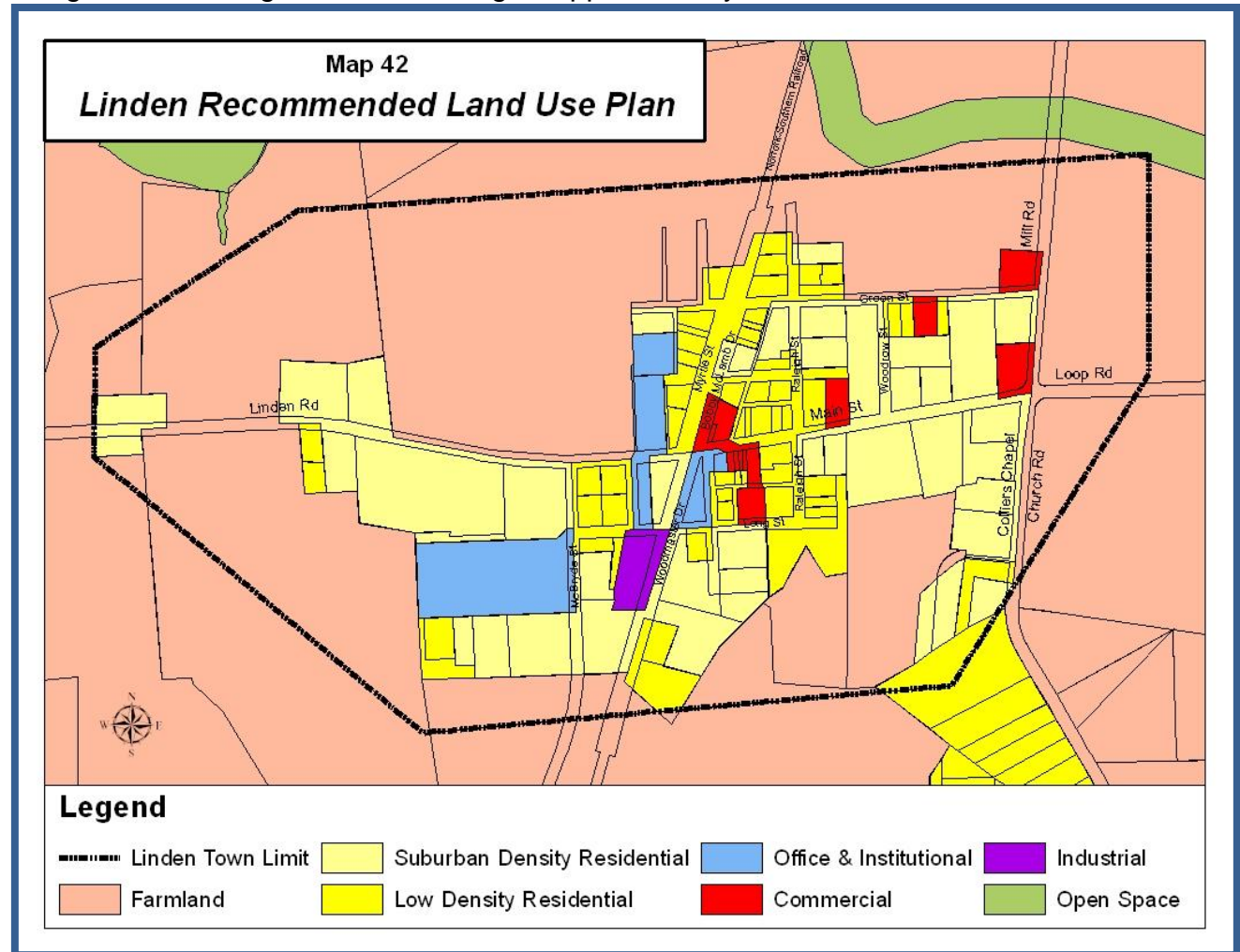


Encourage new development and/or redeveloped properties to incorporate aesthetically pleasing measures in their design.

Require new development and/or redeveloped properties to be well designed, sited and landscaped in order to enhance the overall appearance of the Area.

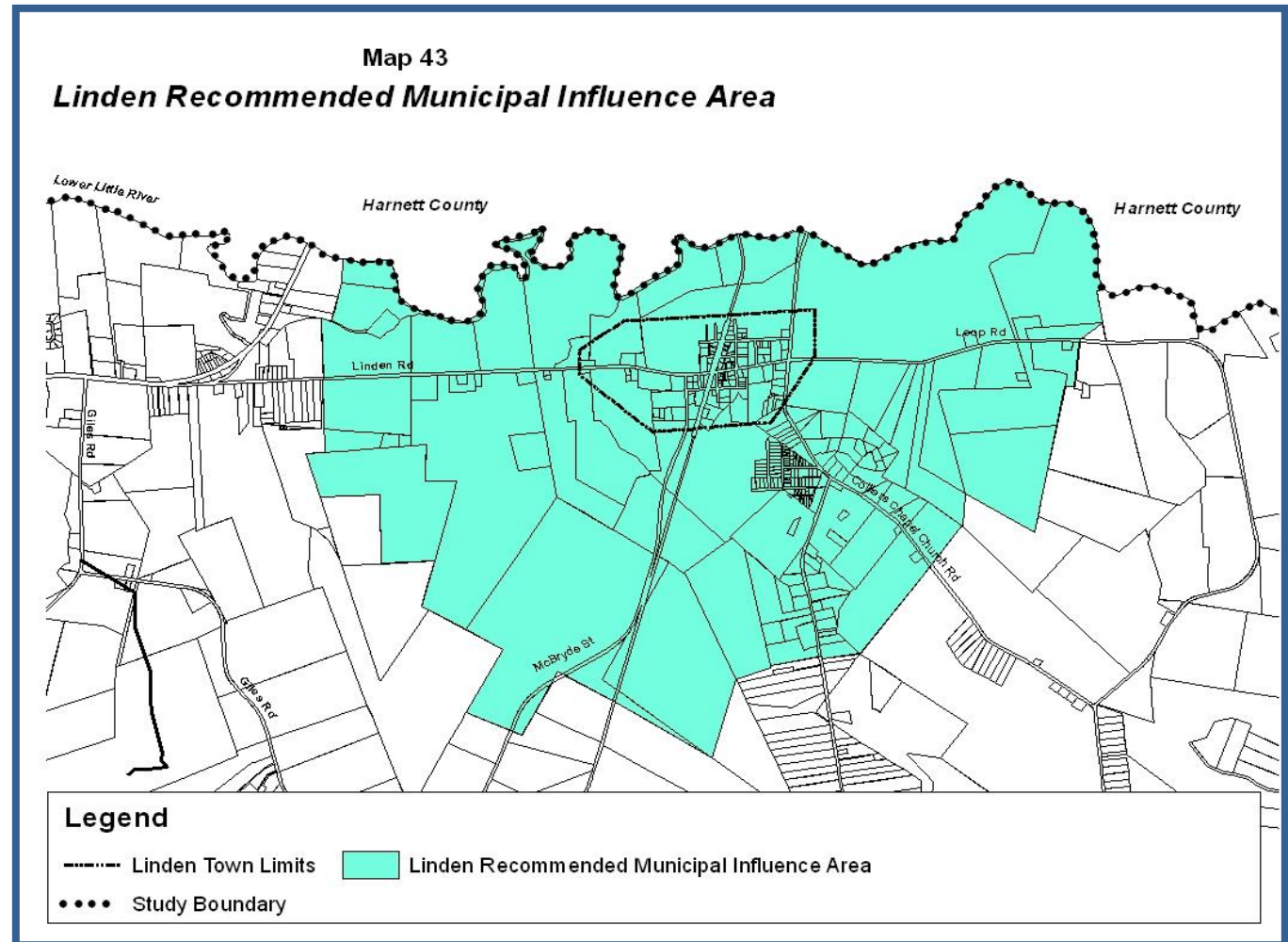
RECOMMENDED TOWN OF LINDEN LAND USE PLAN

The proposed Plan, illustrated on **Map 42 - Linden Recommended Land Use Plan**, calls for the concentration of commercial uses at the intersection of Main Street (NC-217) and Bobby McLamb Drive; on the north side of Main Street between Raleigh Street and Woodrow Street; along Mill Road at Main Street and Green Street, on the south side of Green Street, and on the south side of Main Street east of Woodmaster Drive extending south to Long Street, consisting of approximately five acres. Office and Institutional is recommended along McBryde Street just south of Main Street (the old Linden School site), on both sides of Main Street just east of the Norfolk and Southern Railroad crossing (Westarea Fire Station tracts) and on the east side of the railroad crossing (Town Hall site) consisting of approximately 11 acres. Low Density Residential use is recommended for primarily the central core and on the outskirts of the Town on Collier's Chapel Church Road, consisting of approximately 29 acres. Suburban Density Residential is recommended on the existing large lots located on the eastern and western portions of the Town containing approximately 59 acres. Farmland is recommended on the extremities of the Town consisting of 143 acres. Industrial use is recommended on southern side of Long Street between Academy Street and the railroad, comprising approximately two acres. There is no open space designated areas within the corporate limits of the Town.



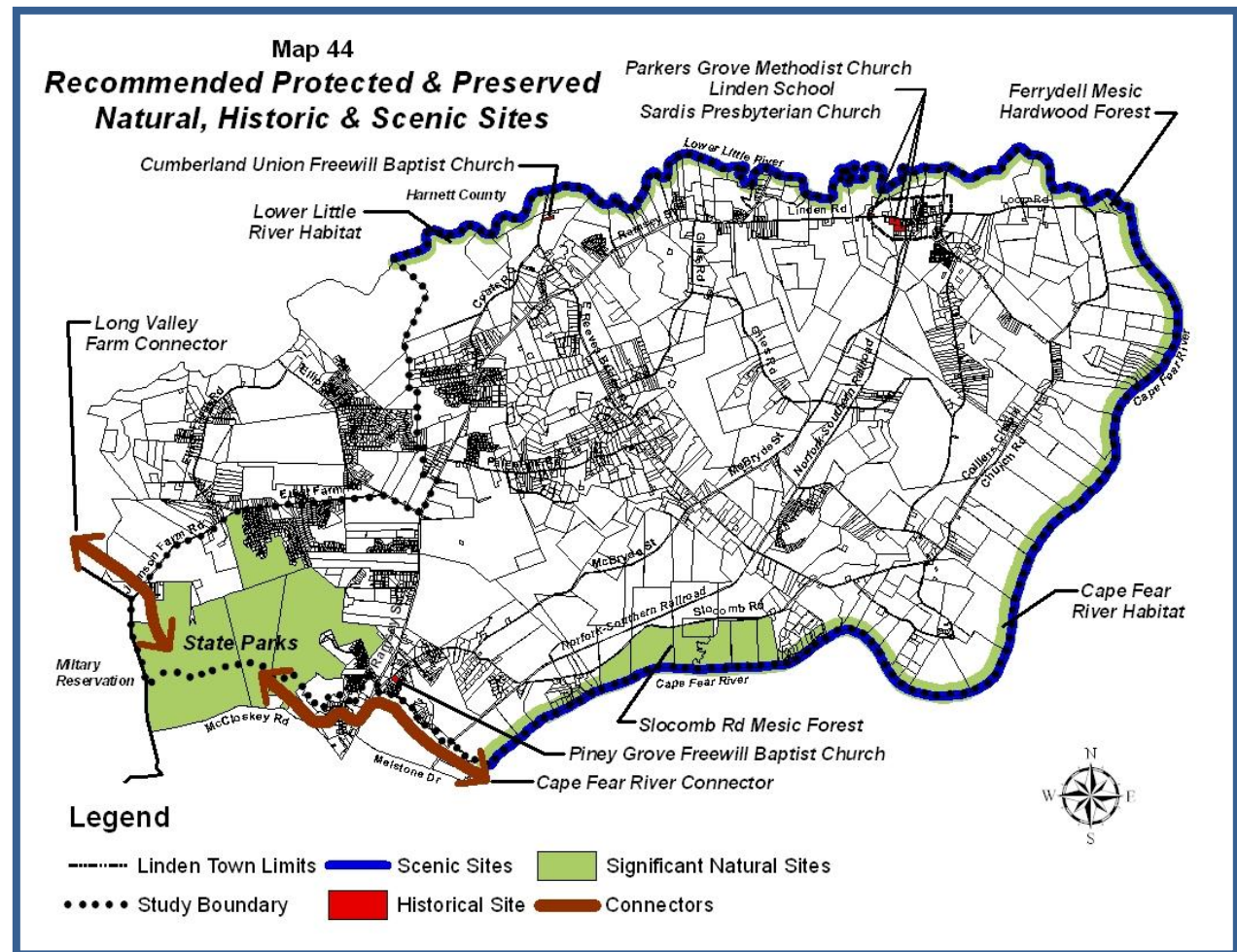
RECOMMENDED LINDEN MUNICIPAL INFLUENCE AREA (MIA)

The 2030 Growth Vision Plan designated Linden's MIA as one mile beyond its corporate limits. In order to locate this Recommended area on the ground, the more detailed MIA defined for Linden utilizes natural and man-made features to provide reference points as shown on **Map 43 – Linden Recommended Municipal Influence Area**. All issues relating to the MIA will be definable and few properties will be split by this imaginary boundary. This will allow the Town to program and plan its water service extension in the area and ensure its development standards are implemented in the future Town limits. Since the Linden MIA Area falls within the County's jurisdiction, it is recommended that the most strict development standards (between the County and the Town of Linden) shall be enforced in the MIA. This recommendation is also predicated on Linden being zoned.



RECOMMENDED PROTECTED AND PRESERVED NATURAL, HISTORIC AND SCENIC SITES

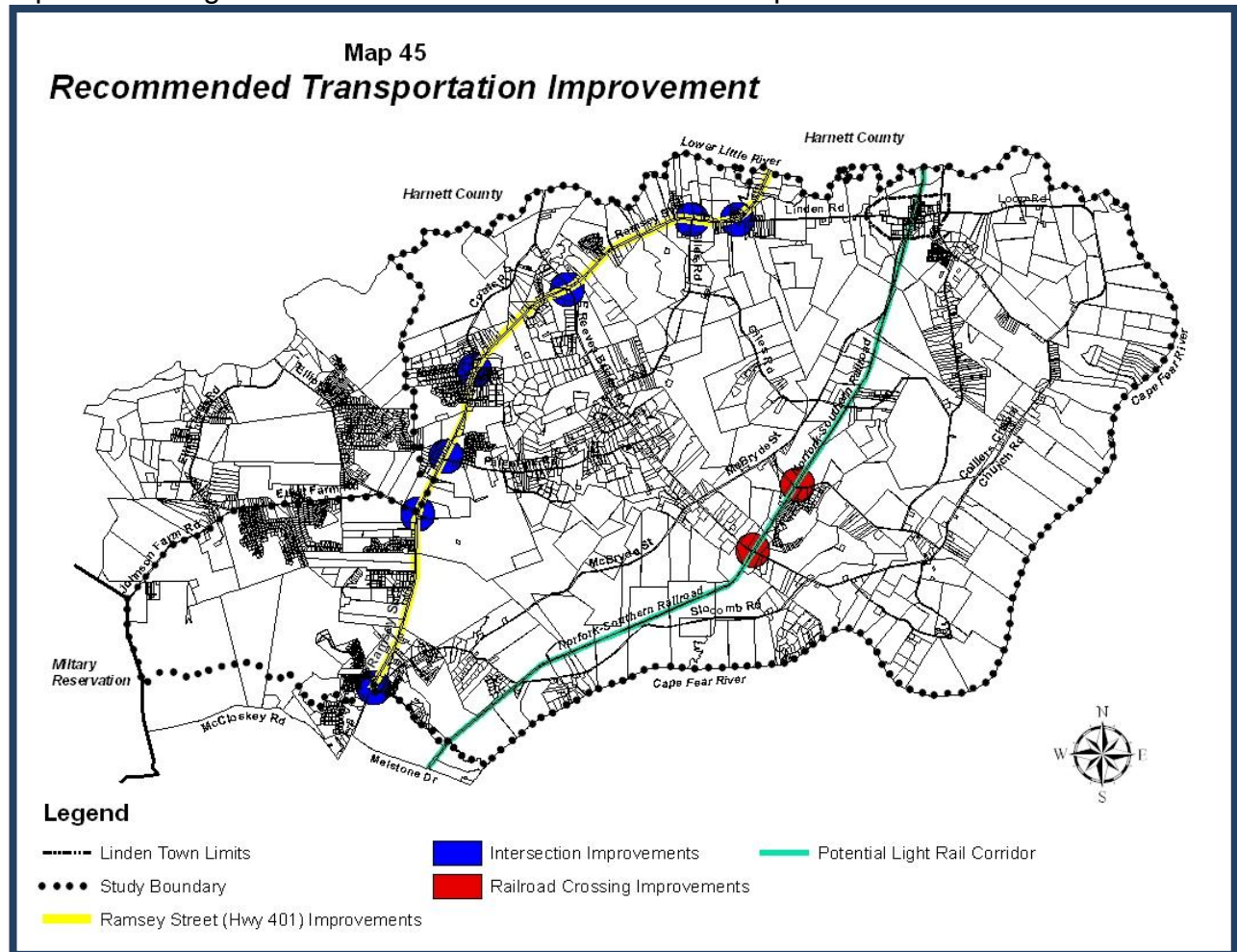
The riverine system of the Cape Fear and Lower Little Rivers has a wealth of natural and scenic sites along their routes. The Cape Fear River is designated as part of the East Coast Trail. The Plan recommends that the Special Flood Hazard Areas or a minimum of 100 feet from the river banks be preserved in their natural state. This will not only preserve the beauty and natural areas, but it will also provide vegetation along the edge of these riverine systems that protects them from pollution, urban runoff, sedimentation, and agricultural fertilization contamination. While there are few historic structures in the Study Area, there are some old church congregations over a century old. These include Sardis Presbyterian, Piney Grove Freewill Baptist, and Parker's Grove Methodist. The Linden School should be restored and utilized as an economic catalyst for housing any centralized services located in the Area, satellite offices as well as providing space for private and non-profit ventures. Located in the southwestern portion of the Study Area is the new State park, consisting of over 2,340 acres. This Park is in close proximity of the Long Valley Park off of Manchester Road. The Plan recommends that a connector be developed to tie the two park sites together via trail or land acquisition. It is also recommended that the Park site be connected to the Cape Fear River and the Lower Little River. The Cape Fear River should be connected utilizing Caver's Creek. The Lower Little River should be connected to the Park utilizing the Military Reservation open space, undeveloped land between the two entities or by a combination of each. These facilities are shown on **Map 44 - Recommended Protected and Preserved Natural, Historic and Scenic Sites**.



RECOMMENDED TRANSPORTATION IMPROVEMENTS

Transportation improvements include upgrading Ramsey Street (US 401) as a major thoroughfare connecting Cumberland County to the Triangle Area. This thoroughfare should be designed for maximum efficiency. These design features would include a divided highway with a landscaped median, limited number of driveways and controlled access points. Prior to the upgrade of Ramsey Street, major intersections should have improvements to include, but not be limited to, throat widening, turning lanes, signalization, cross walks, etc. Additionally, any major development having direct access off the street should be required to install deceleration lanes. These intersections include Bethune Drive/Socomb Road, Eliot Bridge Road, Palestine Road, Coats Road, East and West Reeves Bridge Road, Giles Road, and Linden Road (NC 217).

The Norfolk and Southern Railroad, which bisects the Area, should be required to install signals at the Lane Road and Carlos Street crossings. These crossings are necessary due to the increase in the amount of railroad traffic due to it being a major supply line for corn to the ethanol plant in Hoke County, and the general increase in the vehicular traffic through normal growth in the Area. The railroad corridor should be protected and preserved as a potential commuter rail facility that could connect Harnett County and points north to Cumberland County and points south. Future Plans should include a railroad spur in the Town of Linden. These proposed improvements are illustrated on **Map 45 – Recommended Transportation Improvements**.



The proposed Plan is very conservative due to the uncertainty of utilities in the Area. Since over 72 percent of the Study Area has severe limitations for septic tanks, it was felt that the Area should not have any very dense development (medium density or greater). Once the Area's utility extension plans are finalized and constructed, then the Plan should be revisited and updated based on the new data.

Map 46
Recommended Land Use Plan Map

Legend

- Linden Town Limits
- ... Study Boundary
- Recommended Linden Municipal Influence Area
- Farmland
- Suburban Density Residential
- Low Density Residential
- Office & Institutional
- Commercial
- Industrial
- Open Space

Road to the Cape Fear and Lower Little Rivers. Low Density Residential uses are proposed in the western portion of the Study Area and along both sides of Ramsey Street north of McBryde Street up to East Reeves Bridge Road, comprising approximately 6,623 acres. Open Space is recommended along the Cape Fear and Lower Little Rivers' Special Flood Hazard Areas; creeks, streams and drainage ways that meander through the Study Area, and the area of the new North Carolina State Park. Only State, Federal, and local Park property and other lands situated within the "Special Flood Hazard Area", as identified by official FIRM Maps, will be considered for CD-Conservation District zoning. Low Density Use is recommended along the Ramsey Street Corridor and the extreme western portion of the Study Area consisting of 4,882 acres. Suburban Density Residential consists of approximately 4,091 acres and is located on the north side of Ramsey Street from West Reeves Bridge Road to the County boundary at the Lower Little River; and a substantial portion of the west side of East Reeves Bridge Road to McBryde Street, and on the south side of McBryde Street extending to the Cape Fear River. Industrial use is recommended in the extreme southern portion of the Study Area, near the existing Goodyear Tire company complex, containing approximately 523 acres. Commercial uses are recommended in three nodes located along Ramsey Street at Bethune Drive/Slocumb Road, Eliot Bridge Road, and Giles Road, as well as on scattered sites within the Town of Linden, containing approximately 383 acres of land. The Plan does not recommend Office and Institutional uses outside of the corporate limits of the Town of Linden. A description of the recommended land use categories are as outlined below:

Farmland - An area geared primarily for the preservation of farmland, agricultural operations and preservation of the rural character. The density is **.5 to 1 unit per acre**. Applicable zoning districts include A1-Agricultural District, the A1A- Agricultural District, the R40- Residential District, and the R40A- Residential

Residential Districts

Suburban Density Residential - Residential Development with **two (2) units per acre**. The applicable zoning districts are R30-Residential District, R30A-Residential District, RR-Residential District, R20-Residential District and R20A-Residential District.

Low Density Residential - Residential Development with a density **greater than 2.1 and up to six (6) units per acre**. Applicable zoning districts include R15-Residential District, R7.5-Residential District; the R10- Residential District (dormant district) is same as R7.5-Residential District. PND/CUD - Planned Neighborhood Development District designed for planned development of various residential

I densities concurrent with neighborhood-oriented uses in a single project. The old PND-Planned Neighborhood District (dormant district) is the same as the R7.5-Residential District.

Office and Institutional - General office and institutional uses. Applicable zoning district is the O&I (P) - Planned Office and Institutional District.

Commercial - Provides a full range of commercial activities. Applicable zoning districts include the C (P) - Planned Commercial District, C2 (P) - Planned Service and Retail District, and the C1P- Planned Local business District.

Industrial - Provides for the full range of industrial activities. Applicable zoning districts include the M (P) - Planned Industrial District and the M1 (P) - Planned Light Industrial District.

Open Space - Preserves and protects identifiable natural resources from urban encroachment. Examples of these areas include flood land, parks, open space areas, swamps, marshes, poor or very severe soils areas, significant natural areas, and managed or unmanaged woodland. Applicable zoning district is the CD - Conservation District.

RECOMMENDED SHORT TERM ACTION PROJECTS

These projects are short term actions that can be completed within the next five years and will serve as a catalyst for the Plan. Responsibilities for achieving these short term actions are denoted, however, the responsibilities may shift to other entities or may be done jointly by several entities.

PROJECTS	PROJECT EXPLANATION	RESPONSIBLE PARTY
Restore the Old Linden School	This facility can serve as a catalyst for developing an identity for the Town of Linden and foster economic development. It could house co-located County services.	Public/Private/Non-Profit Partnership
Upgrade State Maintained Dirt Roads	This would serve to provide a safe and reliable means of access to the existing and future motoring public.	NC Department of Transportation
Locate an Emergency Shelter Somewhere Central in the Area	This facility would provide a safe shelter for residents in the event of an emergency within the Area.	Cumberland County Emergency Services
Extend Broadband Service in the Area	Additional Broadband service would provide additional technology which would provide an environment conducive for economic development that relies on this type of technology.	Broadband Providers
Develop a Noise Ordinance for Shooting Ranges	A noise ordinance would mitigate the noise levels and duration generated from operation of the facility, in order to protect the health, safety, and welfare of residents in the Area.	Cumberland County Planning & Inspections Department
Rid the Area of Dilapidated Structures and Manufactured Homes	Removal of dilapidated structures as well as dilapidated manufactured homes will improve the health, safety, and welfare of Area residents.	Cumberland County Planning & Inspections Department
Install Signals at Railroad Crossings	This would reduce the potential for accidents, thus protecting the health, safety and welfare of the motoring public.	Norfolk and Southern Railroad NC Department of Transportation
Create Single-Family Residential District Only	This district would allow only Single-Family Residential units and no other allowed uses currently in the existing Single-Family Residential District of the County Zoning Ordinance.	Cumberland County Planning & Inspections Department
Upgrade the County Landscape Ordinance Requirements for the Area	This would enhance the appearance of new development redevelopment and entrance corridors within the Area.	Cumberland County Planning & Inspections Department
County Entrance Signs	This would provide an attractive entrance into the County, enhancing the existing scenic entrance into the County.	Public/Private Non-Profit/Fayetteville/Cumberland County Joint Appearance Commission
Locate future school and park sites	Schools in Cumberland County are magnets for population growth and past actions have shown that these facilities usually bring sewer, which will be indicative of where the most concentrated development will locate.	Cumberland County Board of Education and the Fayetteville/Cumberland Parks & Recreation Department

RESOLUTION OF ADOPTION
NORTH CENTRAL CUMBERLAND DETAILED LAND USE PLAN
CUMBERLAND COUNTY JOINT PLANNING BOARD

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for the County of Cumberland, including all municipalities therein and portions thereof, in accordance with G.S. 153A-321, 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 North Central Cumberland County Detailed Land Use Plan designed to provide the County of Cumberland and the Town of Linden a statement of desirable objectives to guide future growth, change and development within the Study Area; and

WHEREAS, the North Central Citizen Planning Committee consisting of citizens within the Study Area boundary developed and endorses the North Central Cumberland County Detailed Land Use Plan; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards and Boards of County Commissioners and Linden Town Boards;

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Joint Planning Board hereby adopts the North Central Cumberland County Detailed Land Use Plan.

On This _____ Day of _____, 2011

BY: _____
Lori Epler, Chairman
Cumberland County Joint Planning Board

ATTEST: _____

RESOLUTION OF ADOPTION
NORTH CENTRAL CUMBERLAND DETAILED 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, 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 North Central Cumberland County Detailed Land Use Plan designed to provide the Cumberland County government a statement of desirable objectives to guide future growth, change and development within the Study Area; and

WHEREAS, the North Central Citizens Planning Committee consisting of residents within the Study Area boundary developed and endorses the North Central Cumberland County Detailed Land Use Plan; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards and Boards of Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Board of Commissioners hereby adopts the North Central Cumberland County Detailed Land Use Plan.

On This _____ Day of _____, 2011

By: _____
Kenneth Edge, Chairman
Board of County Commissioners

ATTEST: _____
Marie Colgan, Clerk to the Board

RESOLUTION OF ADOPTION
NORTH CENTRAL CUMBERLAND DETAILED LAND USE PLAN
TOWN OF LINDEN

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 North Central Cumberland County Detailed Land Use Plan designed to provide the Linden government a statement of desirable objectives to guide future growth, change and development within the Town; and

WHEREAS, the North Central Citizens Planning Committee consisting of residents within the Study Area boundary, developed and endorses the North Central Cumberland County Detailed Land Use Plan; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards and Linden Boards of Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Linden Board of Commissioners hereby adopts the North Central Cumberland County Detailed Land Use Plan.

On This _____ Day of _____, 2011

By: _____
Marie Jackson Butler, Mayor
Linden Board of Commissioners

ATTEST: _____
Ruby Hendges, Clerk to the Board

NORTH CENTRAL PLANNING COMMITTEE MEMBERS

Mary Bullington
Kathleen Claspell
William Cockfield
Frances Collier
Kathy Crosby
Jewel Dorney
Deborah S. Gillis
Charles C. Morris
Denne Osgood
Wayne Raynor
Elizabeth Small
Josie Stercay
William E. Tew, Jr.
Rose Waller
Margie Whitehead
Heriot Wilkins
Bobbie E. Williams

CUMBERLAND COUNTY PLANNING

PLANNING BOARD

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Mr. Roy Turner, Vice-Chair.....	Cumberland County
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Mr. Harvey Cain, Jr.....	Stedman
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Mr. Donovan McLaurin	Falcon, Godwin & Wade

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Mr. Cecil P. Combs.....	Deputy Planning & Inspections Director
Mrs. Laverne Howard.....	Administrative Coordinator

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Mr. Ron Gonzalez	Addressing Technician
Mr. Dwayne Bigler	Sgn Shop Supervisor
Mr. William Phipps.....	Planner II
Ms. Diane Shelton	Street Name Coordinator
Mr. Philip Mulhall	Sgn Technician

GIS

Mr. Matthew Rooney, AICP.....	GIS Manager
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** COMPREHENSIVE PLANNING

Mr. Will Denning.....	Planner III
Mrs. Hope Barnhart, AICP.....	Planner II
Mrs. Denise Sykes	Planner I
Mrs. Deloma West.....	Planner I

** Section responsible for this report

GRAPHIC SERVICES

Ms. Donna McFayden.....	Plat Review Officer
Ms. Annie Faircloth.....	GIS Technician II
Mr. Will Lucas.....	GIS Technician I

LAND USE CODES

Ms. Patti Speicher.....	Planner III
Mr. Ed Byrne.....	Planner II
Mr. Johnny Scott.....	Planner I
Mrs. Pier Varner.....	Planner I
Mr. Jeff Barnhill	Planner I
Ms. Melodie Robinson.....	Administrative Support

TRANSPORTATION

Mr. Rick Heicksen.....	Planner III
Mrs. Maurizia Chapman, AICP.....	Planner II
Mr. Bobby McCormick	Planner I
Mr. Will Linville.....	Planner I
Mr. Mark Nottingham	Planner I
Mr. Michael Rutan	Planner I
Mrs. Kristine Wagner	Community Transportation Planner
Mrs. Courtenay Newkirk	CTP Assistant
Ms. Jacqueline Howard	CTP Assistant