



Southeast Cumberland Land Use Plan

Plan Recommendations- June 2016

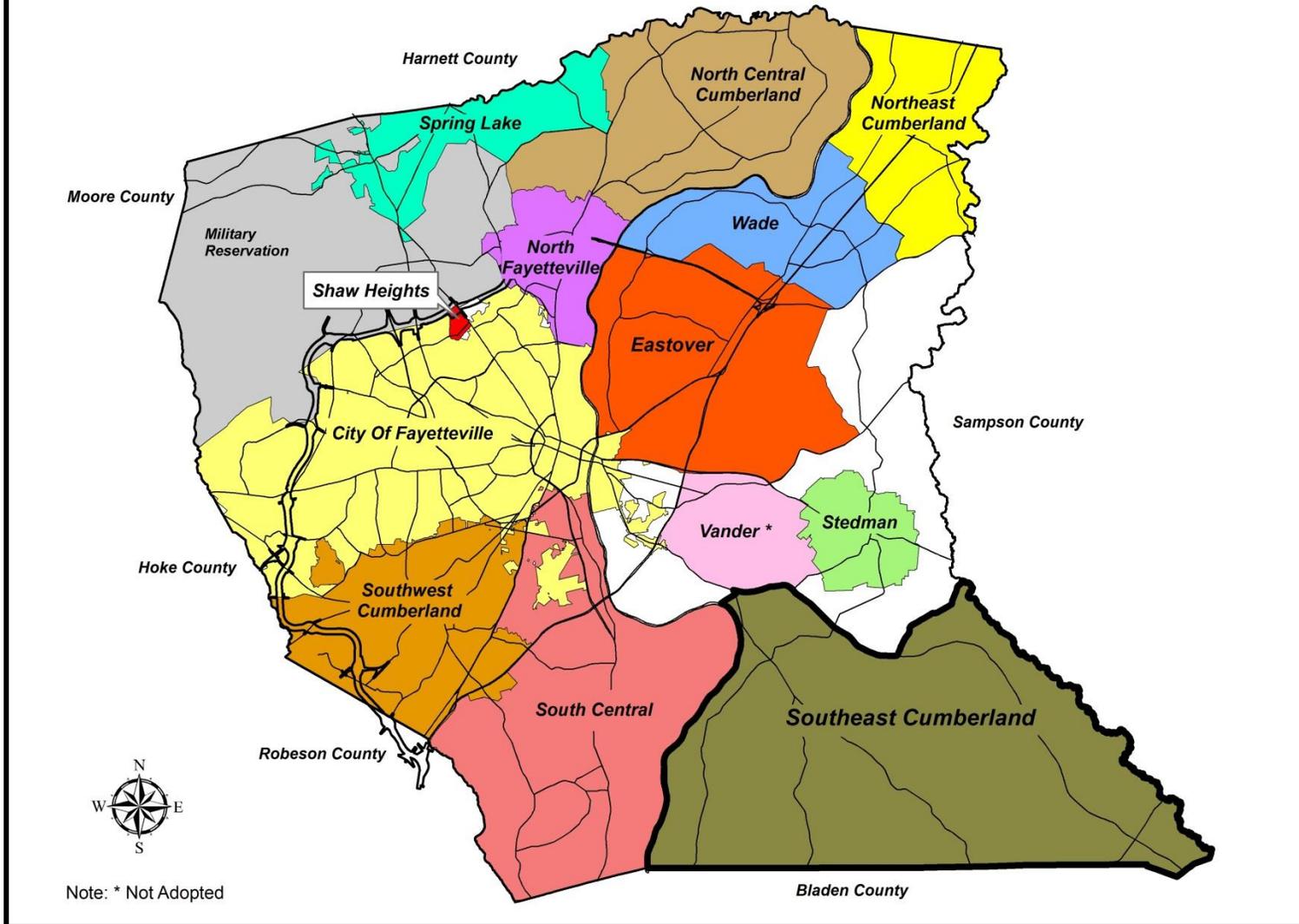
PREFACE

The Southeast Cumberland Study Area Land Use Plan is part of a continuing effort by the Cumberland County Joint Planning Board to develop detailed land use plans for the entire County and the jurisdictions that are part of the Joint Planning Board. Southeast Cumberland County was prioritized as the twelfth area to receive detailed planning. This detailed plan supplements the Cumberland County 2030 Growth Vision Plan, adopted in April 2009 and updates the Cumberland County 2030 Growth Strategy Map. The policies and actions in the 2030 Plan are still valid and provide a framework for this detailed land use plan. Additionally, this detailed plan serves, along with the Land Use Policies Plan, as one of the tools used by the Planning Board and County Commissioners to make planning and zoning decisions. It should be noted that this Plan may be changed, altered, or modified when the conditions that these decision are based on changes. These conditions could include but are not limited to the provision of water and sewer, road improvements or changes, the location of a school or public facility, economic conditions, policy changes, and the location of a major employer in the area.

This document includes existing data and analysis, the public participation process, outside influences, and recommendations. The methodology used to develop the Plan consisted of a five phase process: (1) research and analysis, (2) citizen involvement (3) plan development utilizing a citizen planning committee, (4) citizen feedback, and (5) adoption.



Cumberland County Completed Detailed Area Land Use Plans



Southeast Cumberland Land Use Plan 2016

OVERVIEW

The Southeast Cumberland Study Area is located in the southeastern portion of the County. It is defined on the south by Bladen County; on the west by the Cape Fear River, Cedar Creek, and Cedar Creek Road; on the north by N.C. Highway 210 South, Ava Road, and Hollow Bridge Road; and on the east by South River/Sampson County. It comprises approximately 75,500 acres of land.

The Area primarily consists of rural development and farms. Farming is the predominant land use in the Area with the majority of the farming done by large farming operations and a small number of traditional family farms. Most of these farms are crop farms producing corn, soy beans, tobacco, cotton, and peanuts. It has a strong presence of large-scale, concentrated animal feeding operations (CAFO) in the Area. There are approximately 20 large swine and poultry farms. These operations are located in the most rural portions of the Study Area.

The majority of the development in the Area has occurred in the northeastern portion. Most of the development consists of small pockets of residential development and scattered farmsteads. A very small portion of the Study Area (along Cedar Creek Road) is served by public water and there is no public sewer. There are only 13 commercial establishments in the entire Area, with the largest being The Range Complex (Tiger Swan Training Facility). Industrial development consists of the Old Castle Precast Company that specializes in concrete piping products. Approximately 8,053 acres of land is protected environmentally sensitive /open space areas that are owned by the State of North Carolina, non-profits, and private individuals.

The population between 1990 and 2010 grew from 3,841 to 4,559 persons an increase of 20%. Assuming that no public utilities are introduced in the area, it is anticipated that this trend will continue for the Study Area. Public facilities in the Area included one school, one school/mini park, three County container trash sites, and three volunteer fire stations.



The Plan's recommendations are based on the data collected on the Study Area which includes input from the residents. Many of the recommendations can be addressed immediately, while some are years away from fruition. These recommendations are a starting point to address the residents' immediate needs in the Area and to chart a path for the future of the Area. In general, the residents see the future Southeast Cumberland Area as staying primarily a rural farming community, with some small concentrated residential areas, very limited commercial, and lots of natural areas.



Recommendations

GOALS AND OBJECTIVES

Goals and objectives provide the framework for the development of the overall Plan and Land Use Plan Map. Goals are visions of what needs to be achieved and objectives are the actions needed to obtain the goal. These goals and objectives were developed through the public participation process that included the visioning sessions, questionnaires and the Citizen Planning Committee. The specific goals and objectives for the Study Area include farmland, residential, commercial, open space, transportation, Community facilities & services and industrial/ manufacturing.

Farmland Goal

Protect and preserve farmland, while maintaining a healthy and thriving farming community.

Objectives:

- Support and encourage farmers to participate in the Cumberland County Voluntary Agricultural District (VAD) and Present Use Taxation Programs.
- Protect designated Prime Farmland and State and Locally Important Farmland soils.
- Designate a Farmland/Open Space Protection area.
- Support incentives for retired farmers and absentee land owners to rent their land to active farmers or reforest their land to tree farming.

- Promote educational measures that show the importance of farming and the role it plays in the economic, social, and environment of the Study Area and County.
- Support efforts to protect existing family farms and encourage new small farms.
- Support the establishment of a local Farmers' Market and local roadside produce stands.
- Limit additional large scale commercial swine and poultry farms in certain areas of the Study Area.
- Discourage the location of any non-plant based processing facility in the Area.
- Encourage agri-tourism and agribusinesses operations which utilize local non animal based products that involve processing, packaging, and storage to include the sale of farm related products and equipment.

Residential Goal

Provide for residential development that protects and maintains the rural residential character; does not conflict with farming and forestry operations; is not detrimental to open space, environmentally sensitive areas and recreation; and improves the quality of life for residents in the Area.

Objectives:

- Enforce minimum housing standards and support measures that promote the rehabilitation of existing housing in the Area.

RECOMMENDATIONS

- Support Cumberland County Subdivision Ordinance Section 2504(B.) Farmland Protection Area disclosure that states, "All final plats for developments located within a designated Farmland Protection Area, as defined in the Land Use Plan in effect at the time of recordation, and depicted on the Land Use Plan map, or subsequent comparable officially adopted Plan and Map, shall contain a disclosure notice that states: *This property or neighboring property may be subject to inconvenience, discomfort and the possibility of injury to property and health, arising from normal and accepted farming and agricultural practices and operations, including but not limited to noise, odors, dust, the operation of any kind of machinery, soil amendments, herbicides, and pesticides.*"
- Only allow residential lots on soils suitable for conventional septic tanks systems.
- The availability of public water service shall not be considered justification for increasing density beyond 2 units per acre or ½ acre lots.
- Supports the use of Density Developments-Conditional Zoning or similar development techniques to preserve significant blocks of open space, timberland, cropland, wildlife habitats, and the rural character of the Area.
- Manufactured homes will be allowed on the same basis a conventional site built housing as long as the manufactured homes are built to the same standards as conventional homes.
- Any public facilities introduced in the Area shall be designed to serve only rural density type development.
- Promote the concentration of new residential development in the northwestern section of the Study Area.
- Subdivisions with more than three adjacent lots are required to provide a 10 foot wide natural buffer along the road frontage and the lots shall not have direct access to an existing State maintain road.

Commercial Goal

Provide commercial development that meets the needs of the immediate area, is harmonious with the surrounding area, preserves the natural environment, and is concentrated in nodes.

Objectives:

- Encourage the development of a small commercial “Rural Centers” that would include limited retail activities such as a grocery store, day care, farm related sales and service, eatery, and convenience goods to serve the immediate needs of local residents.
- Encourage the re-use of existing vacant commercial structures.
- Ensure that any new or reused commercial structures are aesthetically pleasing and compatible with the rural character of the Study Area.
- Commercial developments should generally be located in nodes at intersections.

Transportation Goal

Provide for safe, adequate and multi-model transportation system that meets the present and future needs of the residents and the traveling public in the Area.

Objectives:

- Provide safety improvements at major intersections.
- Clean side ditches to improve stormwater drainage and prevent ponding on the roads.

RECOMMENDATIONS

- Provide some form of transit access to Area based on need.
- Request North Carolina Department of Transportation to conduct a traffic study to determine which roads trucks predominately use and designated them as truck routes within the Study Area.
- Promote the improvement of designated truck routes by the widening of lanes, improving shoulders, and adding turn lanes at appropriate locations.
- Promote the addition of a marked bike lane along Stedman/Cedar Creek Road and NC Highway 53 to accommodate bicyclists along existing State Bike Routes.
- The Study Area should keep its two-lane road network so that additional development isn't encouraged.
- Promote the provision of adequate road access to adjoining Counties and their nearby towns for residents who work and shop there.
- Explore the potential of an additional bridge over the Cape Fear River in order to provide better access to other parts of the County.
- Enforce speed limits.

Community Facilities and Services Goal

Provide and support community facilities and services that enhance the quality of life of Area residents.

Objectives:

- Improve EMS service by stationing an ambulance somewhere within the Study Area, preferably at an existing fire station, or explore the possibility of coordinating with neighboring jurisdictions for ambulance and rescue services.
- Improve police protection by increasing the number of officers assigned to the Area.
- Encourage the location of an urgent care center near the Study Area to better serve the residents.
- Make improvements to the schools that serve the Study Area and provide support of their programs.
- Promote improved wireless phone and broadband services.
- Support a plan to provide public water in designated areas along with areas that have potable water issues.
- Promote the co-location of community facilities (fire, police substation, schools, parks and recreation facility) to the serve the Area.
- Improve the hours of operations and acceptance of a broader array of items for the Cumberland County Solid Waste Container Sites within the Study Area.
- Develop a park and recreation facility in the Area that would include a building for indoor activities for residents of all ages.
- Provide public boat access to the Cape Fear River and South River.

Industrial and Manufacturing Goal

Provide clean, low-nuisance industrial and manufacturing operations that do not harm the natural environment or the rural lifestyle in the Area.

Objectives:

- Encourage the location of industries that will utilize agricultural produce from the Area and will not involve the processing of animals or animal by-products.
- Support efforts to recruit environmentally safe and clean industries within Cedar Creek Industrial Park that will, in turn, provide employment for Area residents.
- Enhance and encourage growth for sustainable agricultural industry within the Study Area.
- Support efforts that promote the economic value of agriculture through education and marketing endeavors.
- Accommodate small businesses which do not significantly increase traffic, noise, odor, or distract from the rural character of the surrounding area.
- Provide a natural or landscape buffer along roadways to screen industrial or manufacturing operations.

Open Space/Recreation Goal

Provide a variety of active and passive park and recreation facilities that serves all ages of the citizenry, enhances their quality of life, and protects and preserves open space and environmentally sensitive areas.

Objectives:

- Develop a park and recreation facility in the Area that would include a building for indoor activities for residents of all ages.
- Support the preservation and protection of the Special Flood Hazard Area, farmland, Significant Natural Heritage Areas, Managed Areas, Dedicated Nature Preserves, historic features and scenic sites.
- Utilize the Conservation Zoning District (CD) to protect and preserve the Special Flood Hazard Area, Significant Natural Heritage Areas, Managed Areas, Dedicated Nature Preserves, and other environmentally sensitive areas.
- Support the utilization of environmental corridors as linkages to other natural areas.
- Support the preservation of significant tree canopies in subdivisions through regulations that prohibit any clear-cutting of property intended to be developed for residential or commercial uses.
- Support efforts regarding minimum stream buffers widths, floodplain development limitations, and tree preservation/restoration in open space/recreation areas.
- Support efforts to remove overgrown vegetation, decayed trees and beaver habitats from canals and streams.

OTHER RECOMMENDATIONS

Protect Family Farms and Farmland

The family farms in the Area should be protected. They are a vital part of the local and County's economy and history; provides fresh produce and jobs; and are good stewards of the soil and natural areas. The only real protection for the family farm is the owners and how the land transitions to the next generation farmer, be it a sibling, relative or other.

There are some small things that are recommended that will aid in the preservation of family farms. These measures are:

- Help them stay in business by opposing any onerous regulations, fees, taxes, and policies that increase the cost of farming supplies and services.
- Support measures that ensure farmers have a reliable stable and legal workforce as well as innovative tools and technologies to grow harvest and market farm products.
- Support programs that connect consumers directly to farm products.
- Support efforts that magnifies the value of farmland such as it being part of a working landscape, a wildlife habitat area, a preserver of open space; its improves air quality and carbon reduction; and provides a safe, nutritious, and affordable food supply.
- Support an effort that recognizes the economic and cultural value of rural communities.
- Support efforts that open new local, State, national and international markets for farm products.
- Support programs that educate farmers on the use of existing legal and financial tools; such as utilizing trusts and limited liability companies as a method protecting family farms and transitioning the farming operation to the next generation farmer.

Locate or Station an Ambulance in the Study Area

Medical services in Cumberland County for many residents in the Study Area can be over one hour away. The nearest ambulance is stationed at the Vander Fire Station on Clinton Road and Stedman Fire Station only on certain days and hours. A medical emergency in the outer reaches of the Study Area would require the ambulance to drive about twenty minutes to pick up the individual and then transport them to a medical facility approximately 30 minutes away. It is recommended that an ambulance be stationed at the Beaver Dam Fire Station on N.C. Highway 210 South, or the Vander Fire Station located on Tabor Church Road.

An alternative to locating an ambulance at the fire stations could be developing an inter-local agreement with Sampson and Bladen Counties to provide the ambulance service to the outer limits of the Study Area.

Recreation Facility in the Study Area

Currently the Study Area only has two school/mini parks and a private facility available for their recreation needs. Fayetteville/Cumberland Parks and Recreation Master Plan, 2006 recommends a Neighborhood Park in the Area. Based on the questionnaire and visioning session results recreation facilities was a top vision of the Area residents. The closet recreation center is approximately 8-16 miles from the Area and the closet community/regional park facility is approximately 12-27 miles. Additional parks and recreation facilities are needed to meet the needs and desires of the Area residents.

It is recommended that a park and recreation facility be constructed in the Area that includes a building for indoor activities as well as outdoor facilities for residents of all ages.

Designate Truck Routes and Upgrade These Roads to Accommodate the Truck Traffic

The location of poultry and swine processing plants nearby has generated more truck traffic on many of the rural roads in the southern part of the Area. This is due in part because of the swine and poultry farms in the Area and in Bladen and Sampson Counties utilizing these roads accessing the plants and to the farms supplying feed for the animals. These roads were not designed to handle the volume of truck traffic using them. It is recommended that NCDOT conduct a traffic analysis to determine which roads the trucks are actually utilizing. After these routes are determined, they should be designated as truck routes. Improvements should be made on these truck routes to accommodate the truck traffic to include wider pavement, improved drainage, and wider firmer shoulders.

Improve and Maintain Access Roads to Other Counties and Nearby Towns

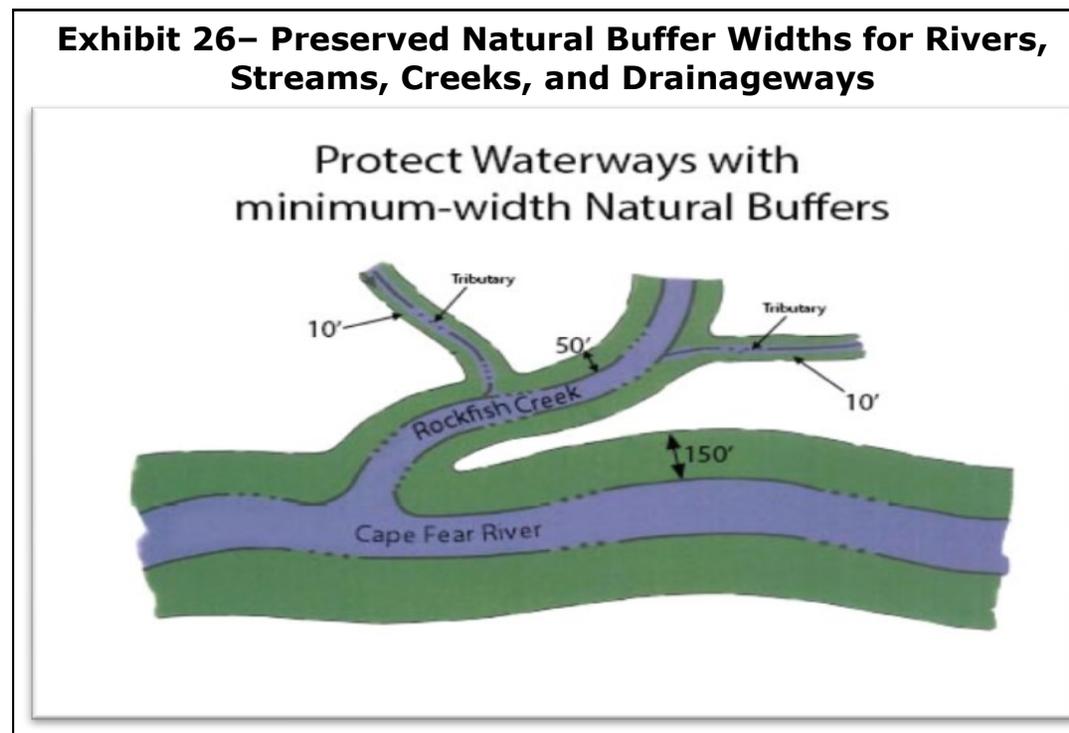
Many residents in the Study Area have greater connections with adjacent counties and nearby towns than to the Fayetteville metro area. Bladen and Sampson Counties, along with the municipalities of Roseboro, Autryville, Elizabethtown, Stedman, and Clinton are areas that residents shop, recreate, and work. Roads that provide access into these entities should be improved and maintained.

Protect Carolina Bays and Other Natural Areas

The Study Area has many Carolina Bays and other natural areas that need to be protected. These bays and natural areas help protect the water supplies, replenish soils, clean the air, nourish wildlife and provide habitats. The Cape Fear River is a viable resource to the economy of the Study Area, County and Region for its use as recreation, scenic beauty, drinking water and wildlife habitats. Many of the Carolina Bays are protected but it is imperative that all of the bays and natural areas are protected from encroachment of development or other activities.

Preserve Minimum Width Natural Buffer Along Rivers, Streams, Creeks, and Drainageways

The east and west boundaries of the Study Area consist of the Cape Fear River on the west and the South River on the east. Other creeks and drainageways meander through the Study Area. These assets should be protected from urban development, destruction of natural beauty, scenic sites, wildlife habitats, pollution, and the removal of natural vegetation. In order to insure that these entities are protected, it is recommended that a minimum natural buffer of 150 feet from the edge the bank on Rivers, 50 feet on creeks and streams, and 20 feet on drainageways or the designated flood hazard area (whichever is greater) be preserved as illustrated in **Exhibit 26- Preserved Natural Buffer Widths for Rivers, Streams, Creeks, and Drainageways.**



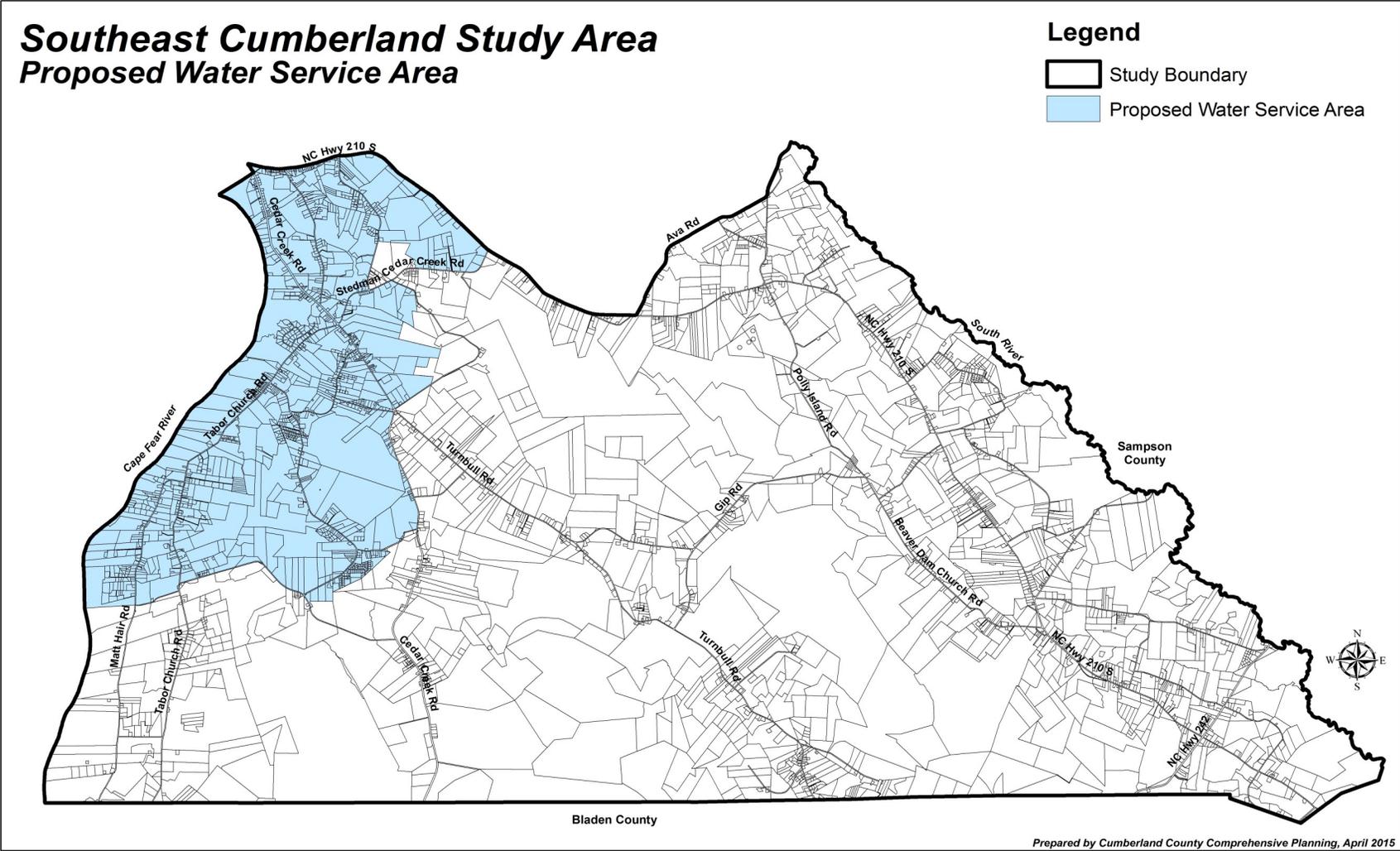
Concentrate Commercial Development in Nodes and Preferably at Major Intersections

The Study Area has limited immediate commercial development available to the residents. Many of the residents utilize or patronize commercial development in nearby towns such as Autryville, Stedman, Roseboro, and Elizabethtown. There is a need for additional convenient commercial for residents. Market forces should determine when these additional commercial establishments are built. It is recommended that when these commercial entities are developed, they should be located at major intersections or in concentrated nodes. These commercial establishments will be the beginnings of a "Rural Center." These rural centers should initially be approximately three acres in size and be flexible enough to accommodate uses that meet the needs of an expanding rural population.

Create Water Service District to Provide Water to the Northwestern Portion of the Study Area

During the public participation process it was clear that the Area residents were divided on the provision of public or community water. Most of the concerns were in the most rural part of the Study Area where residents fear that water service will bring more development to the Area. Residents in the western portion of the Study Area supported public water service due to their desire for more development and a better quality of water. The western portion of the Study Area is also the most densely developed. It is recommended that efforts be pursued in establishing a sanitary district, if feasible, to provide potable water in the Area as indicated on **Map 30 -Consideration Area for a Propose Sanitary District**. This district may be extended to other portions of the Study Area if requested by the residents.

Map 30– Southeast Cumberland Study Area Proposed Water Service Area



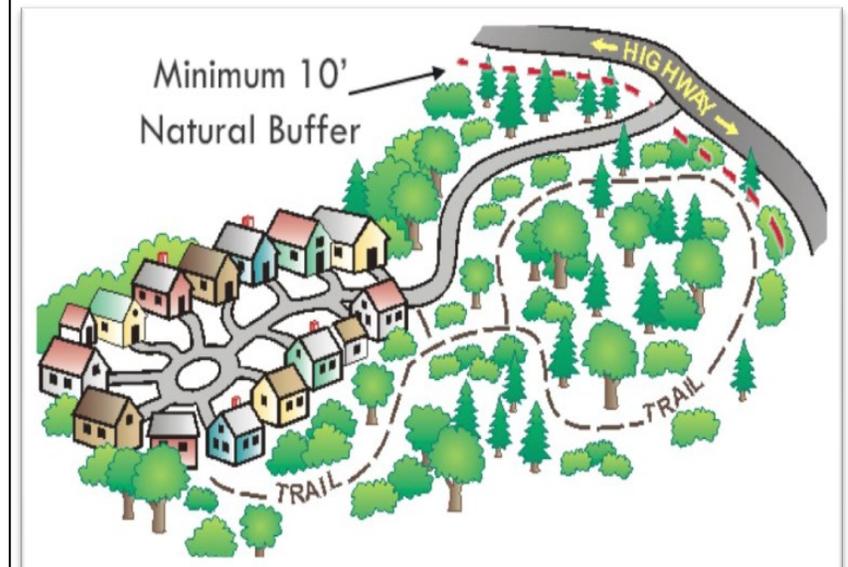
Improve County Container Sites

The existing County operated container sites are located strategically in the Area and serve the residents well; but improvements are recommended. These recommended improvements include expanding the hours of operation, expanding the type of trash accepted at the facilities, and a better job of informing the public where these facilities are located.

Require Any Subdivision Over Seven Lots Built in the Area to Be Developed as a Conservation Subdivision or a Density Development/Conditional Use Development

The Study Area is very rural, made up of many farmsteads. During the visioning session residents indicated their desire to remain rural for most of the Area. The land use Plan reveals this desire by the designation of farmland in most of the Study Area. It is recommended that when a subdivision is planned with more than seven lots, the subdivision should be developed as a Conservation Subdivision or Density Development-Conditional Use development. These types of subdivisions allow for the residential development of land, but restrict the percentage of land developed, require buffering and clustering of lots, preserves the rural character of the Area and is a method of keeping more land in agriculture as shown in **Exhibit 27- Illustration of Open Space & Conservation Subdivision**. If a subdivision is developed in the traditional manner, it should be developed similar to the existing Mill Run Subdivision, on Tabor Church Road, in the Area.

Exhibit 27– Illustration of Open Space & Conservation Subdivision



No Clear Cutting for Development Other Than Farming

Tree coverage is an essential element of the rural atmosphere that residents strongly want to preserve. It is recommended that to preserve the tree cover, clear cutting should be limited for all non-residential development and residential developments over seven lots. The Plan supports the creation of incentives for developments that preserve of trees.

No Density Allowed Over One Unit Per Acre Unless it has Public or Private Water

The proposed Southeast Cumberland Land Use Plan denotes areas for one acre development. These are the densest areas for development in the Area. In the future, if public or private water is provided to these areas, the density can be increased to two units per acre or rural density development. If no public sewer is available, then the lots must be limited to a size that will accommodate additional septic repair area as determined by the County Health Department. This recommendation does not apply if public sewer is provided. The density of areas served by public sewers should be decided on a case by case basis.

Manufactured Homes Development Must Meet the Same Standards of Conventional Homes

Approximately 45% of the housing stock in the Study Area is manufactured homes. A unique feature about these manufactured homes is that many are placed on permanent foundations and are classified “real property” by the County Tax Office. Placing these units on foundations provide the community a sense of permanence as traditional stick built housing. While it is unclear if this unique housing trend will continue in the Area, it is recommended that these structures be required to adhere to the same development standards as traditional stick built homes, and be placed on permanent foundations. This will help maintain the Area’s rural character, stabilize property values, as well as providing affordable housing.

Bridge Across the River

The Study Area most concentrated development is near the western portion of the Area which is most likely to see urban services such as water and sewer. As this Area grows, because of its isolation and population concentration, the residents will be far from community level services. A solution to this problem and an impetus for additional growth is extending a bridge over the Cape Fear River. The present Cape Fear River crossings are located at Grove Street, Person Street, and Interstate 95, and the Tarheel Bridge Road bridge in Bladen County. The closest bridges to the Study Area are the Interstate 95 and the Tarheel Bridge Road bridge in Bladen County. There is an approximately 20 mile distance between these bridges. The location of the Study Area in proximity to these bridges is of little value for additional accessibility to community level facilities. The Interstate 95 bridge requires up to a 20 mile drive for community level facilities located at the NC Highway 53/ I-95 Interchange. If residents choose to use the Tarheel Bridge Road Bridge in Bladen County, they will have to drive over 20 miles to get community level services in Grays Creek. Consequently neither of these bridges provides timely access to community level services to Area residents.

A bridge across the river into the Gray's Creek Area will provide easy access to community level services and open up a corridor for new development and the economical extension of urban services. The timing for this new bridge is years away, but the discussion should be initiated now. While it is understood that this is a very costly undertaking, it will have some very positive benefits. These benefits may include lessening the need to construct new schools; savings on travel time for residents to and from work, availability of shopping; fewer needs for public facilities such as parks, libraries, patrol, fire service; more direct access to major employers; more economical provision of public services; faster emergency service response time, and etc.

Public Transportation

Public transportation is currently provided through the Cumberland County Community Transportation Program which provides service to residents of the County who do not qualify for transportation assistance under any other program and without any other means of transportation. As stated in the population characteristics section of this study, approximately 14% of the residents are below the poverty level. This population cohort usually has the greatest need for public transportation.

It is recommended that this current service continues. In the long term when the need is justified, a fixed route shuttle service connecting to the Fayetteville Area System of Transit (FAST) should be instituted for morning and evening service.

Entrance Corridor Improvements

The Study Area has 10 entry points into the County. The major entrances include N.C. Highway 210 South, N. C. Highway 53, N.C. Highway 242, Turnbull Road, Matt Hair Road, and Tabor Church Road from Bladen County; Poly Island Road, N.C. Highway 242, and Hollow Bridge Road from Sampson County. Even though these entrances generally has less traffic than most entrances in the County, they should be treated as entrances, It is recommended that the County develop a uniform "entrance identification sign" along with some rural design enhancement guidelines for rural entrances into the County.

Broad Band and Internet Service

During the Southeast Planning Committee's meetings, it was revealed that there are some areas in the Study Area with limited broad band and spotty wireless service. It is recommended that efforts be made to extend comprehensive reliable broadband and wireless service to the Area.

PROPOSED LAND USE PLAN

The Southeast citizen Planning Committee in its deliberations considered all the physical data gathered for the Study Area and the input from the public through the vision sessions, questionnaires, and their personal knowledge to formulate the proposed Plan. The proposed Plan is shown on **Map 31- Proposed Southeast Cumberland Land Use Plan**. The Plan reflects that the community perceives the Area as continuing to be a predominantly farming area.

The majority of the Study Area is proposed to be designated as Farmland, consisting of 49,720 acres or 65% of the land. This Farmland designated area is generally located in the southeastern part of the Area east of Stedman Cedar Creek Road, Bogie Island Road, Johnson Road, and Matt Hair Road. Most of this land is currently being crop farmed or large animal feeding operations (large scale swine and poultry operations).

There are two pockets designated as One Acre Residential Lots containing approximately 1,083 acres or 1.9% of the total land area. The location of one of the sites are generally in an area between Stedman- Cedar Creek Road and John Hall Road; and the second site located between the eastside of N.C. Highway 210 South and Ruth Vinson Road.

The eastern most portion of the Study Area is designated as One- Acre Residential Lots without public or community water or one-half acres lots with the services. This area contains approximately 10,974 acres or 15% of the Study Area. The area is generally defined as being west of Johnson Road, Bogie Island Road, John Hall Road and north of Stedman Cedar Creek Road. This is the most densely developed portion of the Study Area and an area that the residents perceived to be in need of public water due to bad water, the most likely place to see immediate development, and wells that faces drying up during extended drought periods. This also is the closest area to this service.

Industrial/ Manufacturing designation is denoted in the extreme northwest corner of the Study Area. A good portion of the area is the N.C. Ole Castle Concrete Pipe Company and some surrounding land. The Plan designates approximately 68 acres (.1%) as industrial.

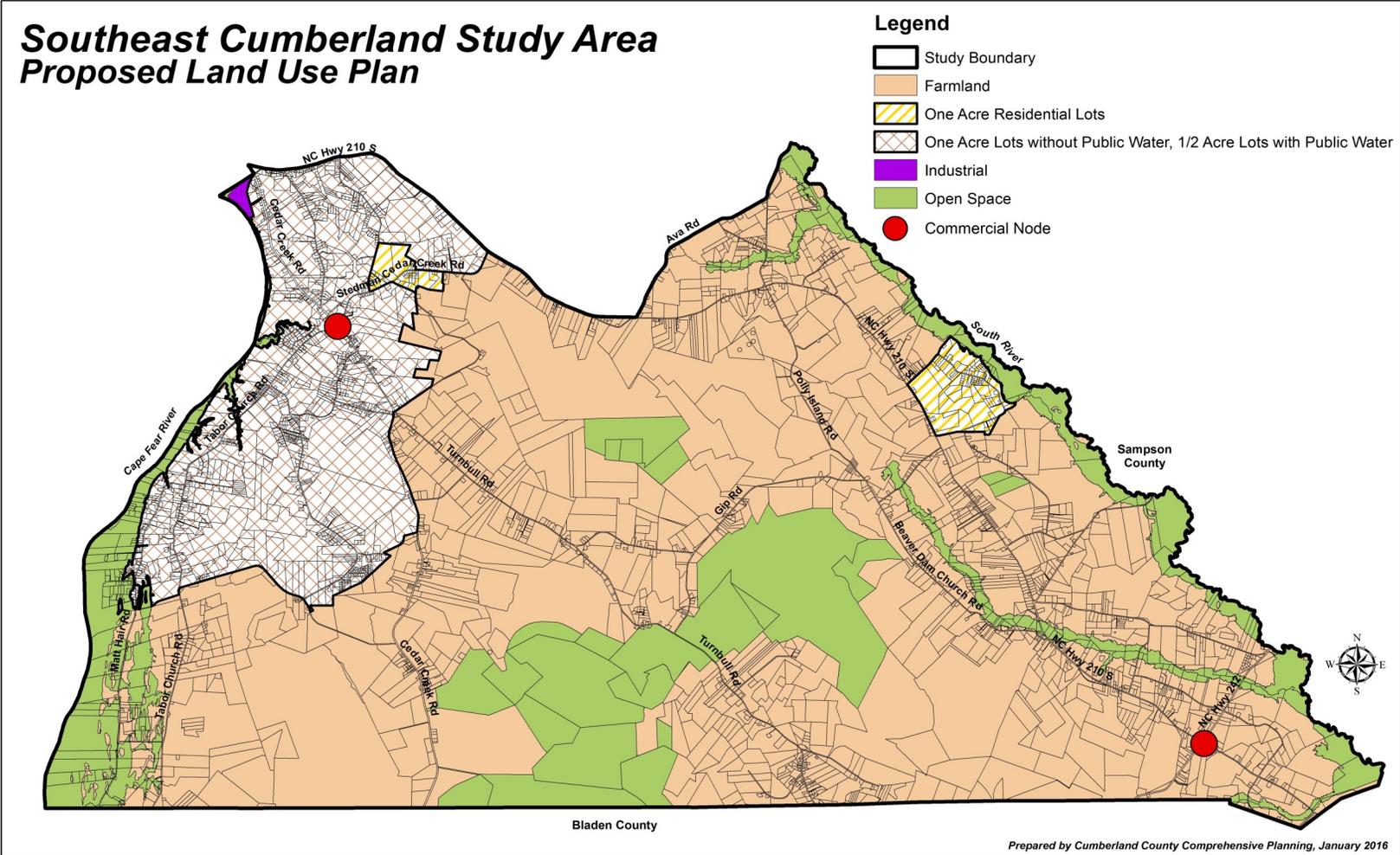
RECOMMENDATIONS

Approximately 13,744 acres or 18% of the land area is designated as open space. These designated open space areas are generally natural and flood plain areas along the rivers and streams and natural areas owned by the State or nonprofit organization.

Commercial designation in the Area is limited to two commercial nodes. The first commercial node is located at the intersection of Tabor Church/Stedman Cedar Creek Road and Cedar Creek Road; and the second node is at the intersection of N.C. Highway 210 South and N.C. Highway 242. These nodes are initially proposed to be 3-5 acres in size and can accommodate any convenient uses to supply the immediate Area. In the Cumberland County Land Use Policies Plan, the commercial nodes would be “rural centers”.



Map 31– Southeast Cumberland Study Area Proposed Land Use Plan



**RESOLUTION OF ADOPTION
SOUTHEAST AREA LAND USE PLAN
CUMBERLAND COUNTY JOINT PLANNING BOARD**

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Joint Planning Board hereby adopts the Southeast Area Land Use Plan.

On this _____ day of _____, 2016.

BY: _____
Patricia Hall , Chairman
CUMBERLAND COUNTY JOINT PLANNING BOARD

ATTEST: _____
Thomas J. Lloyd, Director
CUMBERLAND COUNTY PLANNING AND INSPECTIONS DEPARTMENT

**RESOLUTION OF ADOPTION
SOUTHEAST AREA LAND USE PLAN
COUNTY OF CUMBERLAND**

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Board of Commissioners hereby adopts the Southeast Area Land Use Plan.

On this _____ day of _____, 2016.

BY: _____
W. Marshall Faircloth, Chairman
BOARD OF COUNTY COMMISSIONERS

ATTEST: _____
Candice White, Clerk to the Board

*Southeast Cumberland Study Area
Citizen's Planning Committee*

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Christopher Campbell
Sharon B. Herring
Jim Lowe
Marian McLaurin
Harlesly Melvin
Vicki Mullins
Andy Nichols
Kevin Pate
Ursula Robinson
Jackie Taylor
Henry L. Thagard
Thomas Zilg**

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

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 Mr. William Phipps.....Senior Planner
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 Ms. Diane Shelton.....Street/ Naming Coordinator
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 Mrs. Jennifer Oppenlander..... Planner

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 Ms. Jaimie Melton.....Planner
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 Mr. Greg Shermeto..... Planner
 Mr. Eric Vitale..... Planner
 Ms. Katlyn Allen.....Administrative Coordinator
 Ms. Ifetayo Farrakhan.....Transportation Program Coordinator