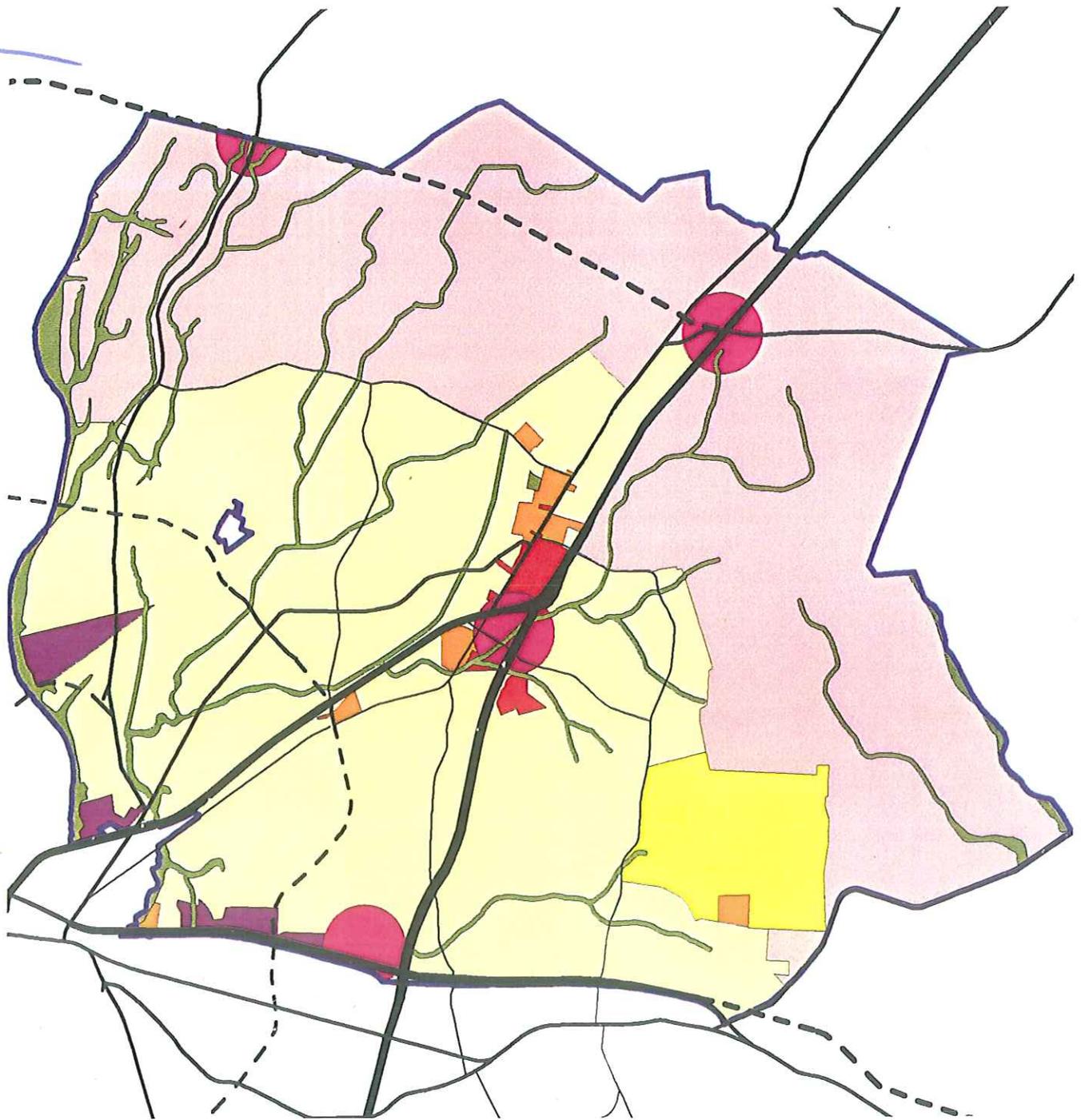


# *EASTOVER STUDY AREA DETAILED LAND USE PLAN*





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# INTRODUCTION

The Cumberland County 2010 Land Use Plan is a “generalized” land use plan in terms of providing overall goals and guidelines for development in the County. This Plan is considered to be the first phase of the land use planning process. The second phase consists of developing “detailed” plans for specific geographic areas in the County. The Eastover Area was prioritized by the Planning Board as the third area to receive detailed planning.

The purpose of this document is to develop a detailed land use plan for the Eastover Area as defined by the Eastover residents. Two factors that will most likely initiate growth pressures and further development in the Eastover Area are 1) the construction of the Fayetteville Outer Loop that traverses the northern portion of the Area and 2) the introduction of public water service to a portion of the Area.

This study takes a comprehensive view of all existing features, policies, and conditions that may impact the development of the Area. The cornerstone of the Plan’s development is public participation. The Eastover Citizen Planning Committee, which is comprised of a group of citizen volunteers from the Area, has worked with the Planning Staff to accomplish the objective of developing a Plan.

## DEFINITION OF STUDY AREA

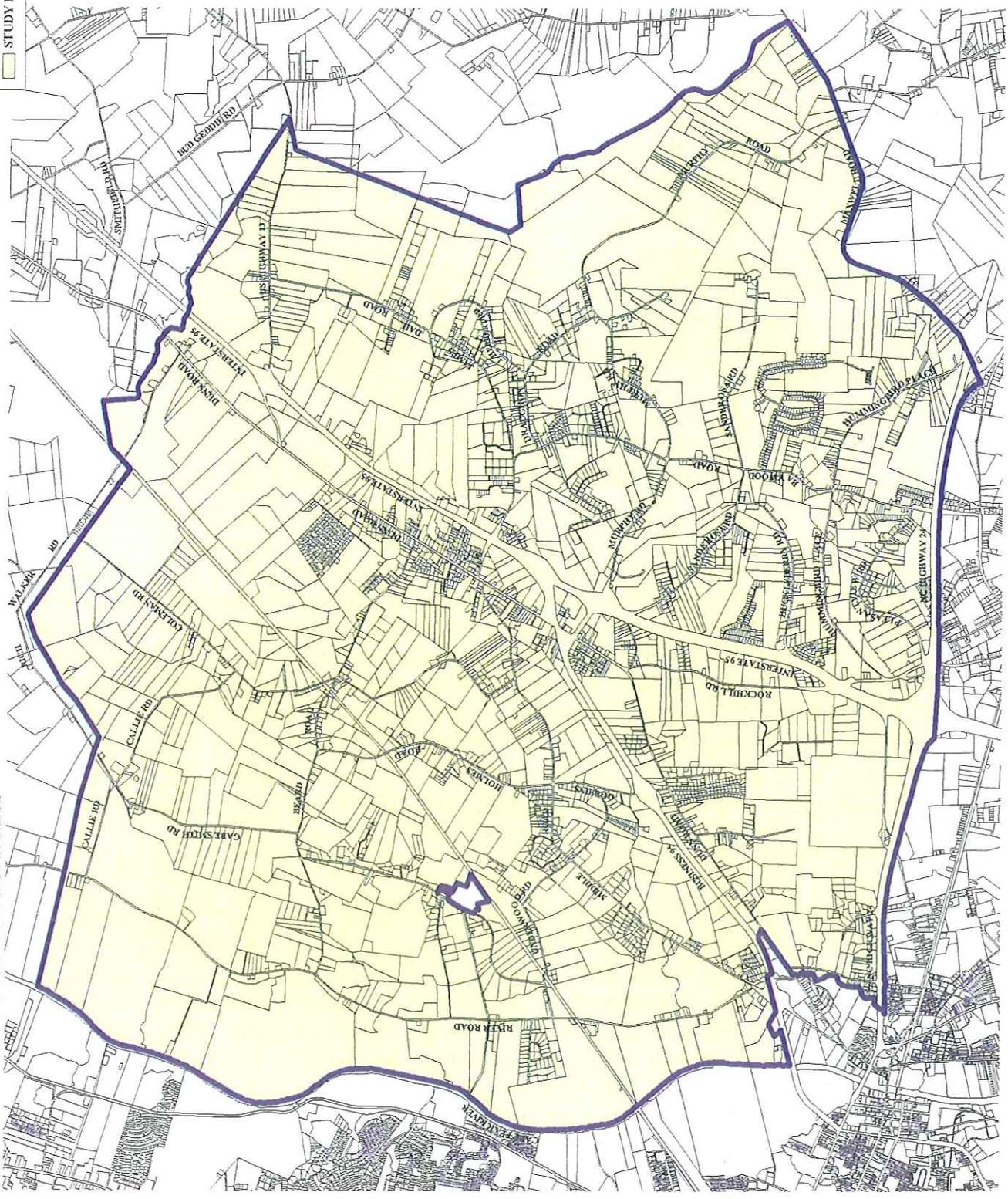
The study boundary was defined by the Eastover Citizen’s Planning Committee and approved by the residents of the area. The defined area is bordered on the west by the Cape Fear River and the City Limits of Fayetteville; on the south by the New N.C. Highway 24 and Maxwell Road; on the east by Big Creek and the Eastover Fire District Line; and on the north by the Eastover Fire District boundary as illustrated in **Exhibit 1-Eastover Study Area Boundary Map**. There is an island within this defined boundary that is part of the City of Fayetteville (PWC Power Generation Plant) that is omitted from the Study Area.

## OVERVIEW

The Study Area is located in the central northeastern portion of the County along the Interstate 95 north-south corridor and the N. C. 24 east-west corridor and east of the Cape Fear River. The most urban portion of the Area is in the Eastover Community along Dunn Road at the Baywood Road intersection. The remainder of the Area is rural residential development and farming. There are very few urban services in the area. Plans are in the works to provide public water to a large portion of the Area west of U. S. 301 and the Fayetteville Outer Loop will traverse the northern portion of the Area. The area is slowly becoming one of the “choice” areas in the County for rural living. Over **35 percent** of the houses in the Area have been built since 1990. This trend is expected to accelerate in the years to come with the construction of the Outer Loop, which will make the majority of the Area very accessible to the Military Reservation and the Cross Creek Mall shopping area.

**EXHIBIT 1  
EASTOVER STUDY AREA BOUNDARY**

**LEGEND**  
STUDY BOUNDARY



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, AUGUST 1999

SCALE: NOT TO SCALE

# THE PROCESS

The process utilized in the development of the neighborhood/area plans is very similar to the one used to develop the Cumberland County 2010 Land Use Plan. The cornerstone in the process is citizen participation. Efforts have been made to get the citizens to play a more active role in the Plan development, adoption, and implementation phases of the process, through the organization of a citizen group that will oversee the implementation of the adopted plan and serve as a steering group for Plan updates. In order to accomplish the development of neighborhood/area plans, the following must be undertaken:

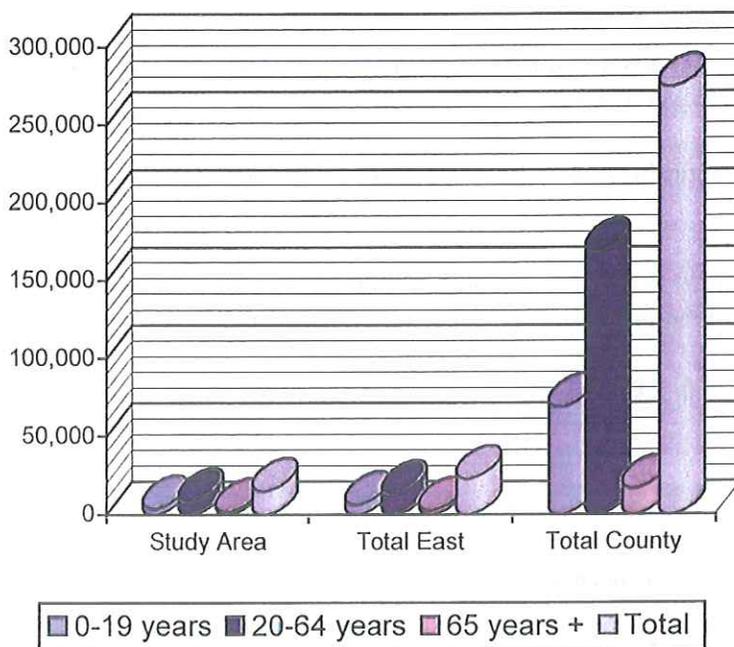
- A. Develop a definition of the Study Area;
- B. Develop data collection method(s) to be utilized;
- C. Collect and analyze general information and physical, social and economic data;
- D. Conduct a vision session with residents in the Area, and establish a Citizens Planning Committee;
- E. Compile and analyze citizen input;
- F. Develop a base map and map data;
- G. Conduct work session(s) with Citizens Planning Committee; conduct “crash” course in land use planning; and select a citizen to serve as an area spokesperson;
- H. Formulate goals and develop a preliminary land use plan with the Citizens Planning Committee;
- I. Conduct Citizen meeting to present goals, review and gather feedback on the preliminary land use plan; and establish a mechanism for a permanent Citizens Planning Committee;
- J. Review the citizen meeting feedback with the committee spokesperson and planning committee;
- K. Assemble draft Eastover Area Land Use Plan document;
- L. Present the Plan to Planning Board for review and set public hearing;
- M. Present the Plan to Board of County Commissioners for adoption; and
- N. Proceed with Plan implementation.

# EXISTING CONDITIONS

## POPULATION AND ECONOMIC CHARACTERISTICS

Examination of population and economic characteristics is a necessary step in developing a detailed land use plan. The 1990 U.S. Census data provides detailed information that can be used to examine general, social, and economic characteristics of a population for a defined area. The Census information is provided in geographic areas such as County, Census Tract, and Block. For purposes of this Study, the data has been examined by Census Tract because that geographic area most accurately reflects conditions within the Eastover Study Area. Comparisons have been made between Census Tracts 14, 26, and 27 (which are within the Eastover Study Area), the total number of Census Tracts that are East of the Cape Fear River (Tracts 14, 26, 27, 28, and 29) and the total population of Cumberland County. Available Census data such as age, labor force, and income cohorts, as well as housing counts were selected in order to present existing conditions and growth trends that have occurred within the Study Area since 1970.

**Exhibit 2**  
**Comparison of Age Characteristics 1990**



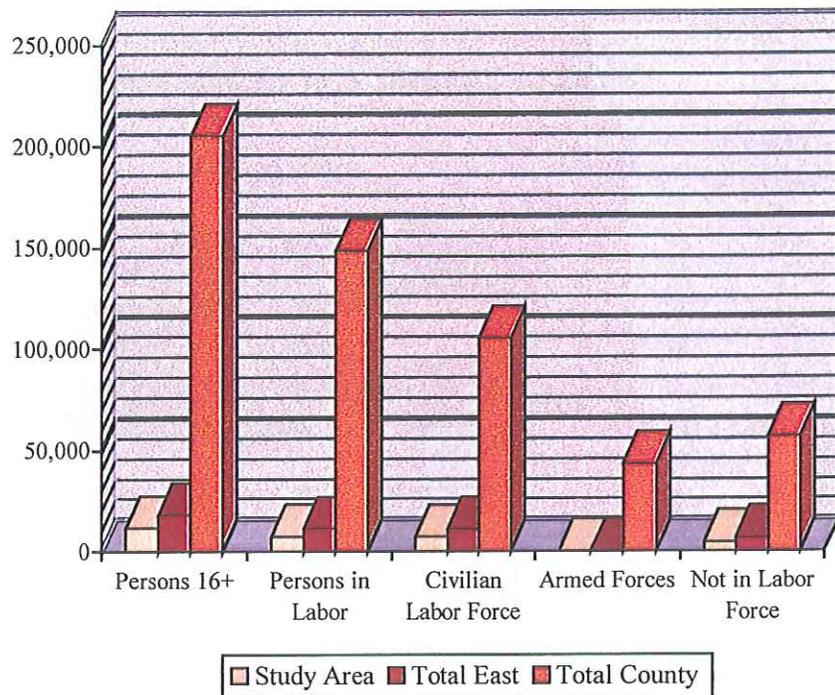
According to the 1990 Census data, the total population of Cumberland County is approximately 274,566 persons. The population of the combined Census Tracts East of the Cape Fear River is at least 23,113 persons, which is approximately 8.0 percent of the total County population, as depicted in **Exhibit 2 - Comparison of Age Characteristics, 1990**. The total population of the combined Census Tracts within the Eastover Study Area is approximately 15,066 persons. This accounts for approximately 65.0 percent of the total population East of the Cape Fear River. This data also shows that the three age cohorts for the combined population within the Census Tracts East of the Cape Fear River and the total combined

population of the Census Tracts within the Study Area are almost identical percentages. Approximately 60.0 percent of the total combined populations (22,518 persons) are between 20 and 64 years of age. At least 28.0 percent of the total combined populations (10,861 persons) are between 0 and 19 years of age, and approximately 12.0 percent of the total combined populations (4,800 persons) are 65 years of age and older. Comparing these percentages with the total

population of Cumberland County indicates that approximately 32.0 percent of the County population (68,776 persons) is between 0 and 19 years of age. At least 62.0 percent of the total population (168,942 persons) is between 20 and 64 years of age, and approximately 6.0 percent of the total County population (16,848 persons) is 65 years of age and older. Closer examination of this data indicates that the total County population is slightly younger than the population East of the Cape Fear River.

Since approximately 60.0 percent of the total population east of the Cape Fear River is between 20 and 64 years of age, examination of the labor force characteristics is appropriate. According to 1990 Census data, the Census Tracts within the Study Area and the total number of Census Tracts East of the Cape Fear River have similar data also. According to **Exhibit 3 – Comparison of Labor Force Characteristics, 1990**, approximately 72.0 percent of the total number of persons within the total population of the County eligible for the Labor Force (16 years of age and

**Exhibit 3**  
**Comparison of Labor Characteristics, 1990**



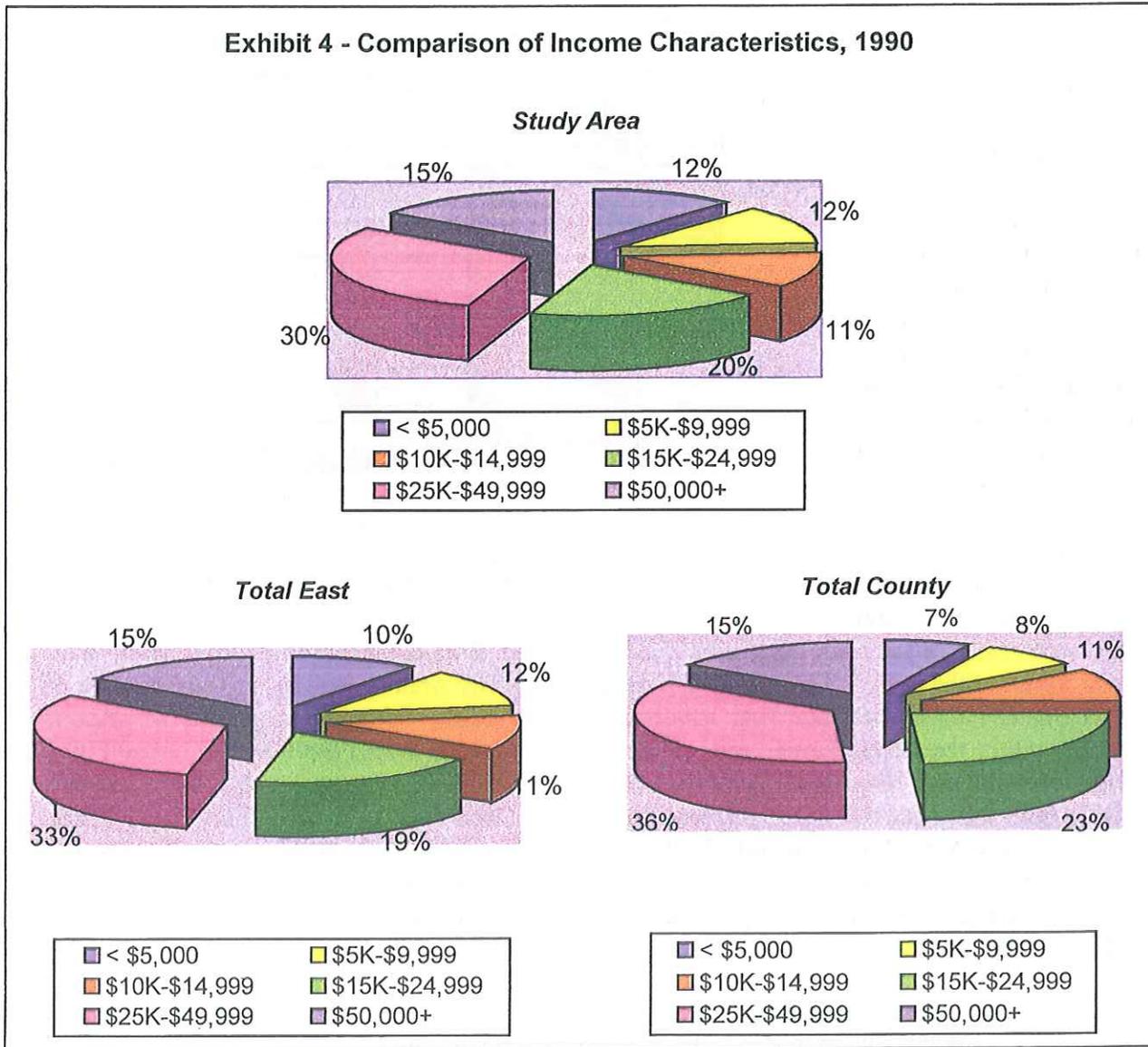
older) is currently in the Labor Force (205,245 persons). This compares to approximately 62.0 percent for all of the Census Tracts within the Eastover Study Area as well as the total number of Census Tracts East of the Cape Fear River (29,628 persons). Of the total number of persons currently within the Labor Force, approximately 98.0 percent are in the Civilian Labor Force (18,145 persons) and 1.0 percent is in the Armed Forces (284 persons). Again, these statistics apply to both the totals for Census Tracts East of the Cape Fear River and the Census Tracts within the Study Area. Approximately 71.0 percent of the current Labor Force of the County as a whole is in the Civilian Labor Force (105,205 persons) and at least 29.0 percent are in the Armed Forces (43,265 persons). This comparison indicates a low number of Armed Forces personnel live East of the River.

Income characteristics are linked to the current Labor Force. **Exhibit 4- Comparison of Income Characteristics, 1990**, illustrates that the income cohorts are approximately the same for both the Census Tracts within the Study Area and the total Census Tracts East of the Cape Fear River. According to this data, approximately 31.0 percent of the total number of families (4,351) receives an annual income between \$25,000 and \$49,999, compared to 36.0 percent of the families (32,683) for the County as a whole. At least 23.0 percent of the total number of families within the County (21,438 families) receives an annual income between \$15,000 and \$24,999, compared to 2,760 families (20.0 percent) within the Eastover Study Area and the Census Tracts East of the River. Approximately 15.0 percent of the total number of families within all three

comparison groups has an annual income of \$50,000 or more. At least 1,718 families receive an annual income between \$5,000 and \$9,999 (12.0 percent) for both the Study Area and the Census

Tracts East of the River, compared to at least 8.0 percent for the County as a whole (7,493 families). The total number of families earning an annual income between \$10,000 and \$14,999 is at least 11.0 percent for all three comparison groups. Approximately 10.0 percent of the total number of families within the Census Tracts East of the River and within the Study Area receives an annual income less than \$5,000 (1,541 families). This is compared to 6,313 families (7.0 percent) for the entire County.

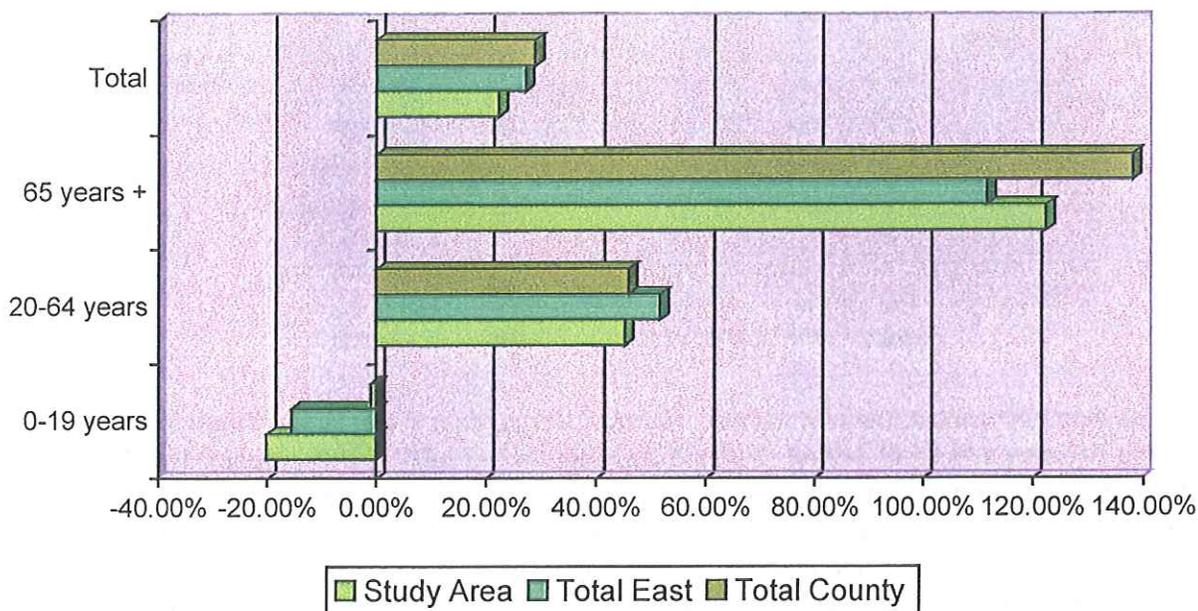
**Exhibit 4 - Comparison of Income Characteristics, 1990**



The 1990 Census data also serves as a basis for examining trends that have occurred over time. Examining trends reveals how present conditions have occurred within a specific area and serves as a basis for future projections. According to **Exhibit 5 – Comparison of Age Characteristics, 1970 – 1990**, the total population of Cumberland County has increased in number as well as age between 1970 and 1990. These trends are also mirrored within the Census Tracts that affect the

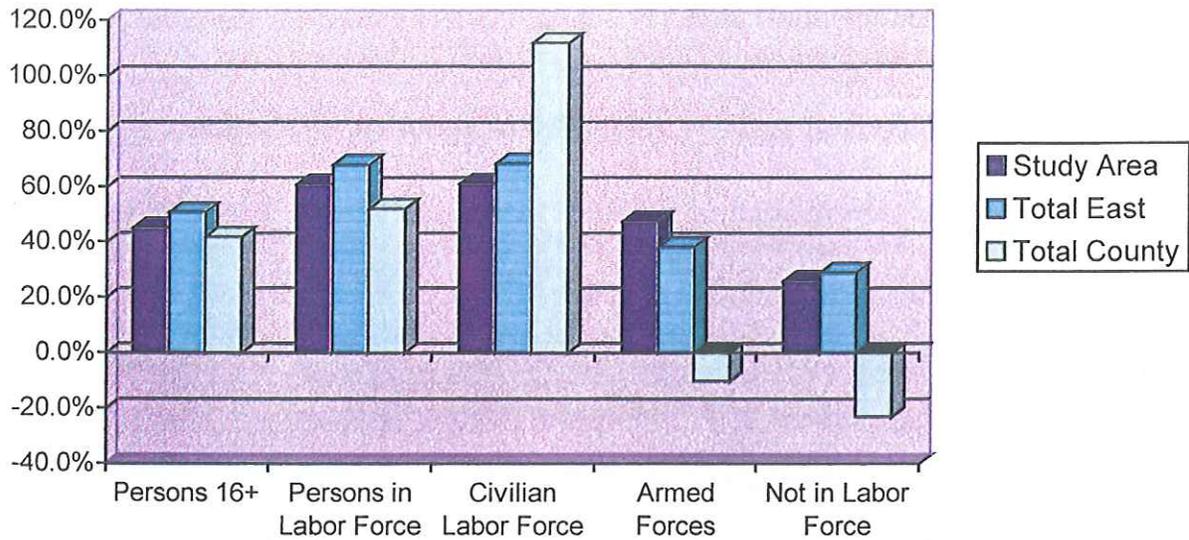
Eastover Study Area. The following data illustrates these trends. The combined population within the Census Tracts East of the River increased from 18,172 to 23,113 persons (approximately 27.0 percent), compared to a 22.0 percent increase in the combined population of the Census Tracts within the Study Area (12,306 to 15,066 persons) for the same period. The total County population increased from 212,042 to 274,566 (29.0 percent) also.

**Exhibit 5 - Comparison of Age Characteristics, 1970-1990**



As the total population East of the Cape Fear River grew over the twenty-year period, the population also aged significantly. Between 1970 and 1990, the population (0-19 years of age) within the Census Tracts affecting the Study Area decreased by 20.0 percent (5,341 to 4,265 persons). This trend is similar to an approximate 16.0 percent decrease (7,807 to 6,596 persons) within the same category for the entire population East of the Cape Fear River. This compares to a decrease from 89,492 to 88,776 persons (1.0 percent) for the entire County. Each of the three comparison groups (County, Census Tracts East of the Cape Fear River and the Census Tracts within the Study Area) experienced significant increases in the number of persons who are 65 years of age and older. The County population increased from 7,068 in 1970 to 16,848 in 1990, resulting in an increase of approximately 138.0 percent. The population East of the Cape Fear River experienced an increase from 1,341 to 2,837 persons (111.0 percent) and the Census Tracts affecting the Study Area experienced a 122.0 percent increase in the population 65 years of age and older (883 to 1,963). Also during the same twenty-year period, the total population East of the Cape Fear River experienced at least a 52.0 percent increase in the number of persons who are between 20 and 64 years of age (9,024 to 13,680). The Census Tracts within the Eastover Study Area experienced an increase of approximately 45.0 percent (6,082 to 8,838) for the same age cohort. The overall population within the County experienced an increase from 115,482 to 168,942 persons (46.0 percent) as well. The significant increase in the number of persons 65 years of age and older, East of the River, may be due in part to an increase in the number of persons residing in group quarters, such as nursing homes, as well as the natural aging of the population. Additionally, the increase in the number of persons between the ages of 20 and 64 may be attributed to persons moving into the area to retire.

**Exhibit 6 - Comparison of Labor Force Characteristics, 1970-1990**



Trends are also apparent in the comparison of Labor Force data since 1970, which is illustrated in **Exhibit 6-Comparison of Labor Force Characteristics, 1970–1990**. Again, trends within both Census Tract comparison groups are similar in all Labor Force cohorts. The total number of persons eligible for the Labor Force increased at least 51.0 percent (11,906 to 17,955) within the total population East of the Cape Fear River and approximately 45.0 percent (8,057 to 11,675) within the Census Tracts affecting the Eastover Study Area. The total number of persons within the County population eligible for the Labor Force increased from 144,224 to 205,245 (42.0 percent) for the same period. The total number of persons actively in the Labor Force increased approximately 68.0 percent within the total number of Census Tracts East of the Cape Fear River (6,694 to 11,243 persons), and approximately 61.0 percent within the Census Tracts within the Study Area (4,468 to 7,186 persons). Additionally, of the total number of persons actively within the Labor Force, the number of persons within the Armed Forces increased from 120 to 166 (approximately 38.0 percent) within the total population East of the Cape Fear River. During the same period (1970 – 1990) the Census Tracts affecting the Study Area experienced a 48.0 percent increase in the number of persons within the Armed Forces (80 to 118 persons). Conversely, the total number of persons within the Armed Forces for the County as a whole decreased from 48,331 to 43,265 (approximately 10.0 percent). The number of persons within the Civilian Labor Force of the entire County increased from 49,635 to 105,205 between 1970 and 1990, resulting in an increase of approximately 112.0 percent. The total number of persons within the Civilian Labor Force in the Census Tracts East of the River increased at least 68.0 percent (6,574 to 11,077) and the number of persons in the Civilian Labor Force within the Study Area increased approximately 61.0 percent (4,388 to 7,068).

Additionally, the number of persons not within the Labor Force increased approximately 29.0 percent (5,204 to 6,712 persons) for the total population East of the Cape Fear River and at least 26.0 percent for the Census Tracts within the Study Area (3,561 to 4,487). Also, the total number of persons not in the Labor Force within the entire County increased from 46,258 to 56,775 (23.0 percent). Examination of this data indicates that the increase in the number of persons eligible for the Labor Force and those persons actually in the Labor Force are directly related to the age characteristics of the population presented above.

Changes have occurred in the annual income received by families since 1970. According to the 1970 Census data, the median income level for all Census Tracts East of the Cape Fear River was approximately \$6,184, compared to \$7,111 for the overall County. According to the 1990 Census data, the median income level for all of the Census Tracts East of the Cape Fear River is approximately \$23,237, compared to \$25,462 for the County. During 1970, at least 38.0 percent of the total number of families (1,694) within the Census Tracts East of the River received an annual income of less than \$5,000, compared to 29.0 percent of the total number of families within Cumberland County (13,644). In 1990, approximately 19.0 percent of the total number of families within the Census Tracts East of the River received an annual income of less than \$25,000 (1,664), compared to 23.0 percent for the overall County (21,438). The number of families earning an annual income of less than the median income has stayed relatively the same within the entire County and has decreased almost 20.0 percent for the Census Tracts East of the River. Changes in annual income within the Study Area are identical to the combined Census Tracts East of the River.

Trends can also be measured by housing data available from the Cumberland County Tax Assessor's Office. According to **Exhibit 7-Eastover Study Area Residential Structures Year Built Map**, there are approximately 2,474 single-family residential structures in the Eastover Study Area, as of 1999, compared to 87,805 for the entire County. According to this data, which is available prior to 1930 through 1999, the most substantial increase in the total number of single-family structures occurred between 1990 and 1999. During this period, approximately 905 single-family structures were built, which is approximately **37.0 percent** of the **total number** of single-family structures within the Study Area. Concurrently, the County experienced the largest increase of single-family structures, 19,377 (22.0 percent). During the decades of 1960 and 1970, approximately 721 single-family units were constructed, resulting in an increase of at least 15.0 percent of the total number of single-family housing units for each decade. The County experienced an increase of approximately 35,022 structures, resulting in an increase of approximately 20.0 percent of the total number of single-family structures. Approximately 18.0 percent of the total number of single-family structures (16,041) was built between 1980 and 1989 for the entire County, compared to 13.0 percent (335 structures) within the Eastover Study Area. Between 1950 and 1959, at least 241 single-family structures were built (approximately 10.0 percent of the total single-family units). Approximately 10.0 percent of the total structures within the County (8,806) were built during the same period. An increase of approximately 5.0 percent of the total number of single-family structures occurred between 1940 and 1949 (approximately 117 structures), compared to 4,890 structures (6.0 percent) for the entire County. At least 105 single-family structures were constructed prior to 1930 (approximately 4.0 percent of the total single-family structures), compared to 2.0 percent (2,109 structures) in the County. Approximately 2.0 percent of the total number of single-family structures within the Study Area was built between 1930 and 1939 (at least 50 single-family structures), compared to 2.0 percent (2,109) for the County as a whole.

Overall, these trends indicate that growth has occurred within the Census Tracts affecting the Eastover Study Area as well as within the Census Tracts East of the Cape Fear River as a whole since 1970. Although trends indicate the overall population has increased in age and may continue to do so, given the increases in the total population, labor force, income levels, the total number of housing units, as well as future availability of infrastructure, it is reasonable to expect growth will continue to occur within the Study Area as well as throughout the entire area East of the Cape Fear River.



### Projected 2025 Housing Estimates

The Planning Staff has begun the population and economic projections for the year 2025. Preliminary projections for the portions of the Eastover Study Area included in the Thoroughfare Planning Area show that the number of housing units could double to 4,800. There are some factors that may impact this projection. The Towns of Wade, Falcon, and Godwin are pursuing public sewer, which means that much sewered acreage will be available for development. With the Outer Loop providing a short commute to the Military Reservation, Kelly Springfield, and the Mall environs, the Eastover Area becomes a very desirable place to live.

## **TRANSPORTATION**

Transportation in the Eastover Study Area includes modes of transportation such as the thoroughfare system, rail, pedestrian, mass transit, and bicycle. The Study considers both existing and proposed improvements to these modes.

### The Thoroughfare System

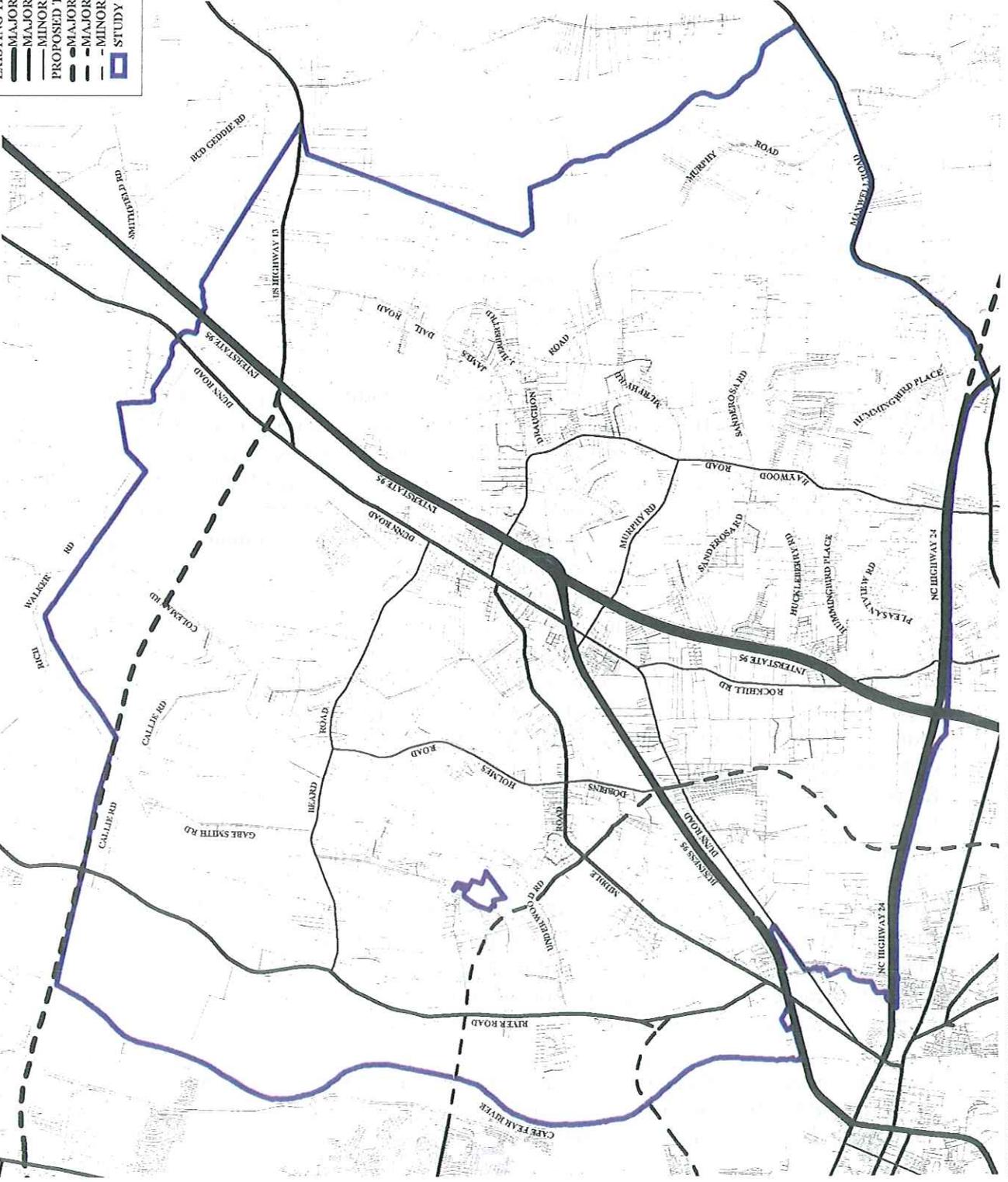
Existing expressways or freeways that impact the Study Area include Interstate 95, N.C. Highway 24, and U. S. Highway 301. Interstate 95 is a major north-south route that connects all the major cities on the East Coast from New England to Florida. N.C. Highway 24 is a primary connector between Interstate 95 and Interstate 40 and the Fort Bragg/Pope Air Force installation complex with Camp LeJune near Jacksonville, N.C. Presently, this connector has not been upgraded to four lanes from just west of Stedman to Keanansville, although plans are presently underway to complete this segment of road. U. S. 301 is a major expressway and the primary northern gateway into the City of Fayetteville. Future expressways include the Outer Loop and N. C Highway 24 East. The Outer Loop will carry traffic around the Fayetteville Metropolitan area for through traffic, to the military complex and points in western Cumberland County including Cross Creek Mall and its environs. Currently, the first phase of construction on Highway 13 extension from Interstate 95 to Ramsey St. (US Highway 401) has begun. The estimated completion of this segment is FY 2006. There are two proposed interchanges on the Outer Loop that will affect the Study Area, one located at Interstate 95 and the other located at River Road. The CBD Loop (Martin Luther King Boulevard) is proposed to extend eastward to U. S. 301 near the Middle Road interchange as indicated in the 2025 Thoroughfare Plan. No timeline or alignment decisions have been made for this segment as of mid 2000.

Existing minor thoroughfares include River Road, Middle Road, Dunn Road (north of U.S. 301), Maxwell Road, and U. S. Highway 13 east of Interstate 95. Proposed minor thoroughfares are planned to extend Tokay Drive (west of the Cape Fear River) across U.S. 301 to N.C. Highway 24 East as indicated in the 2025 Thoroughfare Plan. No timeline or alignment decisions have been made for these thoroughfares as of mid 2000.

Existing Collector roads include Beard Road, Dobbin Holmes Road, Dunn Road between U. S. 301 and Middle Road, Rockhill Road, Murphy Road and Baywood Road. The thoroughfare plan for the area is as illustrated in **Exhibit 8-Eastover Study Area Thoroughfare Plan**.

**EXHIBIT 8  
EASTOVER STUDY AREA THOROUGHFARE PLAN**

- LEGEND**
- EXISTING THOROUGHFARES
  - MAJOR THOROUGHFARE - FREEWAYS
  - MAJOR THOROUGHFARE
  - MINOR THOROUGHFARE
  - PROPOSED THOROUGHFARES
  - MAJOR THOROUGHFARE - FREEWAYS
  - MAJOR THOROUGHFARE
  - MINOR THOROUGHFARE
  - STUDY BOUNDARY



SCALE: NOT TO SCALE

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, SEPTEMBER 1999

### The Rail System

The Study Area is bisected by the Seaboard Coastline Railroad, which is a major north-south passenger and freight line connecting the Eastern Seaboard Area from New England to Miami, Florida. There is a spur line located at the Cargill Plant on River Road.

### Mass Transit

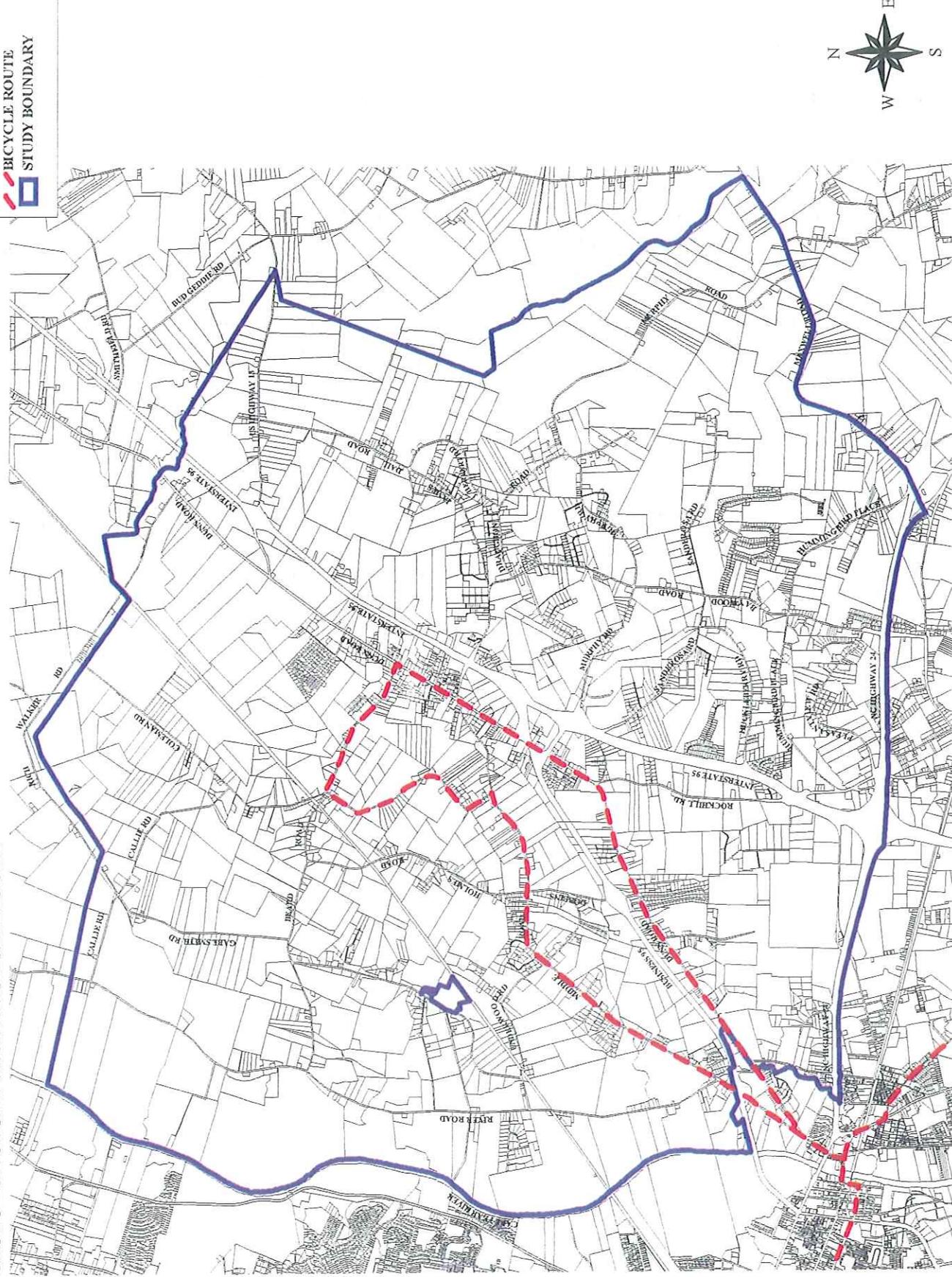
Mass transit in the County is provided by the Fayetteville Area System of Transit (FAST). Presently this system's service is limited to the corporate limits of the City of Fayetteville with the exception of experimental routes to Hope Mills/County Industrial Park and Spring Lake/Fort Bragg. There is no mass transit service in the area and there are no plans to extend bus service to the area. The long range Countywide Transit System Plan (April 1999) proposes to extend service along Business 95 to Middle Road Exit and over to Old Dunn Road back into the City of Fayetteville service area.

### Bicycle and Pedestrian

The Fayetteville Area Metropolitan Planning Organization Bicycle and Pedestrian Plan, February, 1999 proposes a bicycle route in the Study Area. The proposed route (Route 28) will begin on Old Dunn Road and continue northward to Beard Road in Eastover, then along Beard Road to Geddie Road, south on Geddie Road to Middle Road, then along Middle Road back to Old Dunn Road connecting to Route 27 at Sapona Road as shown in **Exhibit 9-Eastover Study Area Proposed Bicycle Route**.

EXHIBIT 9

# EASTOVER STUDY AREA BICYCLE ROUTE



LEGEND

- BICYCLE ROUTE
- STUDY BOUNDARY



## EXISTING LAND USE

Land use in the Study Area consist of residential, commercial, industrial, office and institutional, agricultural, and open space and recreational uses, as shown in **Exhibit 10-Existing Land Use In the Eastover Study Area**. The location and a brief description of these land uses are as follows:

### Residential

Single family developments (both site built and manufactured homes) are located throughout the Study Area, usually on a minimum of one-half acre lots. Multi-family development and manufactured housing parks are located along Dobbin Holmes Road, Beard Road, Baywood Road, Dunn Road, Hummingbird Place, and in the Bayfield development.

### Commercial

There are several concentrations of commercial development along N.C. Highway 24 and Angelia M. Street; U.S. 301 at the Cape Fear River, along Dunn Road between Murphy Road and Baywood Road; at the intersection of U.S. Highway 13 and Interstate 95; as well as other scattered commercial sites throughout the Study Area.

### Industrial

Industrial development is located along River Road at Underwood Road, along Middle Road, and Between Dunn Road and Interstate 95, on scattered sites throughout the Study Area.

### Office and Institutional

There are a scattered amount of institutional uses in the Study Area such as schools, and churches.

### Agricultural

Agricultural uses are also within the Area and include both cropland and timberland.

### Open Space and Recreational

Open space and recreational uses include streams, creeks and drainage ways, natural areas, etc. Recreational facilities, such as athletic fields and playground equipment are available at Armstrong and Eastover Central Elementary schools. The Eastover Ball Park Association owns the Eastover Community Ball Park. The park has four ball fields and a picnic area. The Association has agreements with the Cumberland County Park and Recreation Department for the use and maintenance of the facility.



## EXISTING ZONING

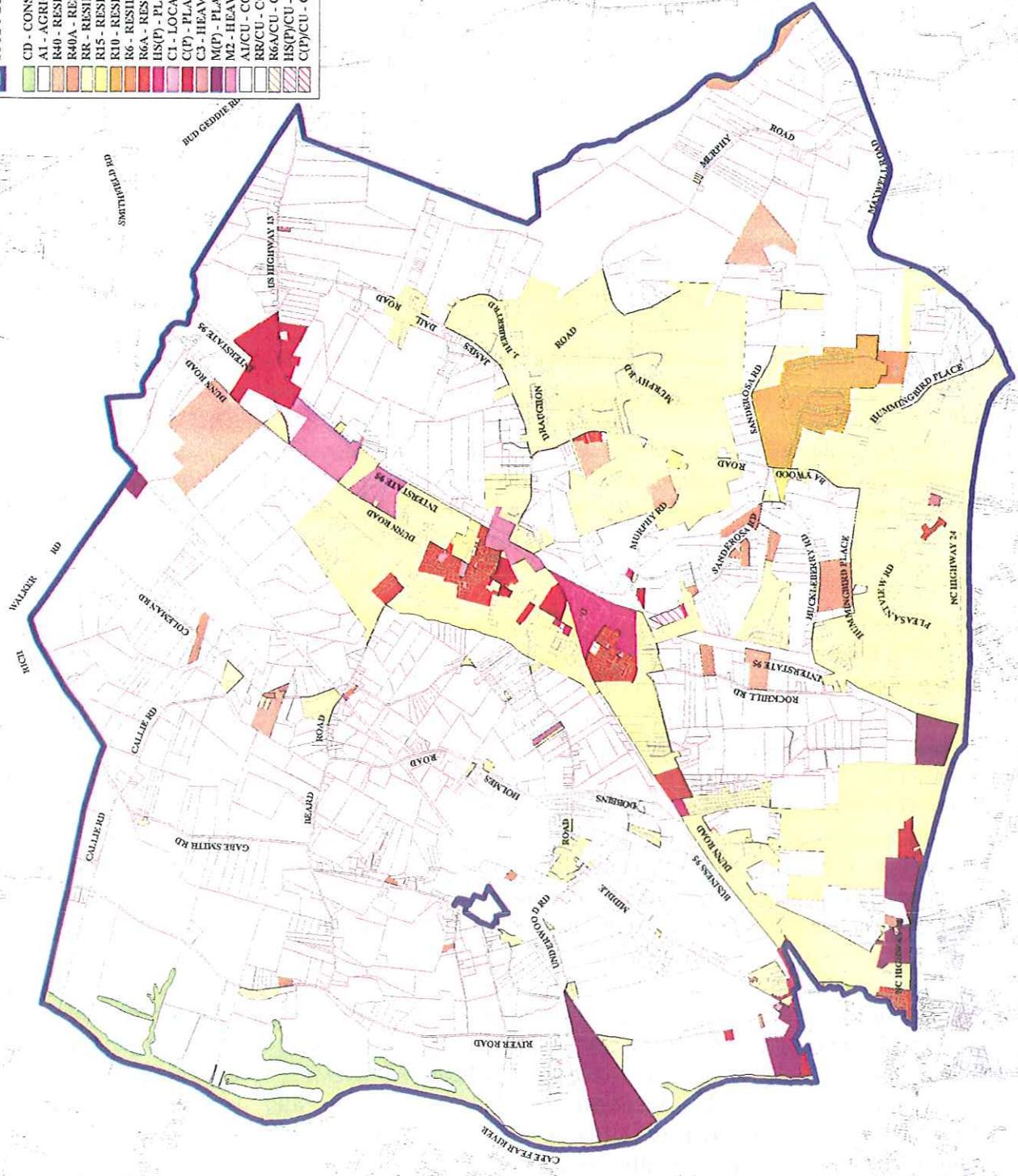
The Eastover Study Area was zoned between 1979 and 1990 as part of Zoning Areas 8, 10, 19 and 19A. Existing zoning in the Area consists of residential, commercial, manufacturing, office/institutional, agricultural, and conservation classifications as shown in **Exhibit 11- Eastover Area Existing Zoning Map**. The CD-Conservancy District is designed to preserve and protect identifiable natural resources from urban encroachment. Areas zoned to this district are usually swamps, flood land, etc. The CD District makes up roughly 527 acres of the Study Area. The A1-Agricultural District consumes the largest portion of the Area containing 23,313 acres. This zoning classification is usually associated with the Farmland Protection Area and requires a minimum two-acre lot per residential unit. It yields a density of one unit per two acres. It also allows other uses as outlined in **Exhibit 12 - Zoning Classifications Permitted Uses Table**.

The R40 and R40A Residential Districts comprise over 679 acres in the Study Area. These are primarily districts that require a minimum of 40,000 square feet per dwelling unit. They yield a density of approximately 1 unit per acre. The R40A District allows for mobile homes (manufactured homes - Class A and Class B) on individual lots. The RR Rural Residential District comprises approximately 7,184 acres of land and allows 1 unit per 20,000 square feet. This district yields a density of approximately 2.1 units per acre. The RR District also permits mobile or manufactured homes on individual lots. The R15 and R10 Residential Districts contain approximately 56 acres and 387 acres respectively. The R15 District requires a minimum of 15,000 square feet per unit and yields a density of approximately 2.9 units per acre; whereas the R10 District requires 10,000 square feet per unit and yields a density of approximately 4.3 units per acre. The R6 and R6A Residential Districts generally require 6,000 square feet per unit but can yield a maximum density of 9.6 units per acre. These districts generally accommodate multi-family housing and manufactured home parks. Manufactured home parks are only allowed in the R6A District. Public water and sewer is recommended within of these Districts.

Non-Residential Districts in the Study Area include the C(P)-Planned Commercial District, C1-Local Business District, C3-Heavy Commercial District, HS(P)-Planned Highway Service District, O&I-Office and Institutional District, M(P)-Planned Industrial District, and M2-Heavy Industrial District. The C(P) District comprises approximately 307 acres of land. It allows for a full range of commercial uses but requires the development plans to be reviewed and approved. The C1 District comprises approximately 4 acres of land within the Study Area. This District is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. The C3 District allows generally the same uses as the C(P) District except there is no plan approval required. Approximately 19 acres of the Study Area are zoned C3. The HS(P) District is designed for commercial establishments serving transients using major highway systems traversing the Area. It is usually located near the intersection of expressways and major arterial streets. Plan approval is required. There are just over 175 acres of land zoned HS(P) in the Study Area. The M(P) District permits uses confined to wholesaling, manufacturing, fabrication and processing activities that can be conducted in an unobtrusive manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. This development is usually on very large tracts. Plan approval is required. Approximately 489 acres of the Study Area is zoned Planned Industrial. The M2 District is primarily designed for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with residential, or commercial and service uses. Approximately 250 acres of the Study Area are zoned M3.

**EXHIBIT 11  
EASTOVER STUDY AREA EXISTING ZONING**

- LEGEND**
- STUDY BOUNDARY
  - CD - CONSERVANCY DISTRICT
  - A1 - AGRICULTURE DISTRICT
  - R40 - RESIDENTIAL DISTRICT
  - R40A - RESIDENTIAL DISTRICT
  - RR - RESIDENTIAL DISTRICT
  - R15 - RESIDENTIAL DISTRICT
  - R10 - RESIDENTIAL DISTRICT
  - R6 - RESIDENTIAL DISTRICT
  - R6A - RESIDENTIAL DISTRICT
  - HS(P) - PLANNED HIGHWAY SERVICE DISTRICT
  - C1 - LOCAL BUSINESS DISTRICT
  - C(P) - PLANNED COMMERCIAL DISTRICT
  - C3 - HEAVY COMMERCIAL DISTRICT
  - M(P) - PLANNED INDUSTRIAL DISTRICT
  - M2 - HEAVY INDUSTRIAL DISTRICT
  - AI/CI - CONDITIONAL USE OVERLAY
  - R6A/CU - CONDITIONAL USE OVERLAY
  - HS(P)/CU - CONDITIONAL USE OVERLAY
  - C(P)/CU - CONDITIONAL USE OVERLAY



## Exhibit 12 – Zoning Classifications Permitted Uses Table

P = PERMITTED USE    C = SPECIFIED CONDITIONAL USE (requires Board of Adjustment Approval)    X = CONDITIONAL USE (requires County Commissioners Approval)

LAND USES	ZONING CLASSIFICATIONS																				
	CD	A1	A1A	RR	R40A	R30A	R40	R15	R10	R6	R5	R5A	R20	R6A	O&I	C1	HSP	CP & C3	M1	MP & M2	
ABATTOIR																					P
ACCESSORY USES, incidental to any permitted use (see Sec. 3.3)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ADDRESSING SERVICE																					P
AGRICULTURAL OR RURAL FARM USE	P	P	P	P	P	P	P	P	P	P			P	P							P
AIRPORT OPERATIONS	C																				P
ALCOHOLIC BEVERAGES, packaged, and retail sales																P	P	P	P		
AMBULANCE SERVICE															P	P	P	P			
ANIMAL MEDICAL CARE, including kennel operations	P																		C		
APPAREL AND ACCESSORY SALES																P					
ASSEMBLIES, Community, assembly hall, armory, stadium, coliseum, community center	C															C					
AUCTION SALES, excluding livestock auctioning																					P
AUTOMOBILE OFF-STREET PARKING, commercial lots															P	P	P	P	P	P	P
AUTOMOBILE AND TRUCK RENTAL																					P
AUTOMOBILE PARTS AND ACCESSORIES SALES																					P
AUTOMOBILE PARTS AND ACCESSORIES SALES, contained within a building and without outside storage																P					
AUTOMOBILE REPAIR AND/OR BODY WORK, excluding commercial wrecking, dismantling or storage of junked vehicles	C																				P
AUTOMOBILE SALES, new and used																					P
AUTOMOBILE SERVICE STATION OPERATIONS	P															P	P	P			
AUTOMOBILE WASHING																					P
AUTOMOBILE WRECKING YARDS AND JUNKYARDS																					C
BAKING, on premises and retail only																P					P
BAKERY PRODUCTION AND WHOLESALE SALES																					P
BANKS, SAVINGS AND LOAN COMPANY AND OTHER FINANCIAL ACTIVITIES																P	P	P			
BARBER OR BEAUTY COLLEGE INSTRUCTION																					P
BARBERING AND HAIRDRESSING SERVICES	C															P					P
BICYCLE SALES AND REPAIRING																					P
BLACKSMITH SERVICES	P																				P
BOARDING HOUSE OPERATIONS																					
BOATS AND ACCESSORIES, retail sales and service															C	C	C	C			P
BOOK BINDING																					
BOOKS AND PRINTED MATTER, distribution, except as defined and regulated in Section 3.4																P	P	P	P	P	P

P = PERMITTED USE      C = SPECIFIED CONDITIONAL USE (requires Board of Adjustment Approval)      X = CONDITIONAL USE (requires County Commissioners Approval)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A	RR	R40A	R30A	R30	R40	R15	R10	R6	R5	R5A	R20	R6A	O&I	C1	HSP	CP & C3	M1	MP & M2	
BORROW SOURCE OPERATIONS	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X		C
BOTTLED GAS DISTRIBUTING, bulk storage																						
BOTTLING																						P
BUILDERS SUPPLY, no outside storage																						P
BUILDERS SUPPLY, with outside storage																						P
BUS REPAIR AND STORAGE TERMINAL ACTIVITIES																						P
BUS STATION ACTIVITIES																						P
CABINET MAKING																						P
CANDY OR CONFECTIONERY MAKING, on premises and retail only																						P
CARPET AND RUG CLEANING																						P
CATALOGUE SALES																						P
CEMETERY	P	P		C			C	C	C	C	C	C	C									
CHILDREN'S DAY CARE FACILITY	P	P		P			C	C	C	C	C	C	C									
CLINIC SERVICES, medical and dental	P																					P
CLUB OR LODGE, except such uses defined and/or regulated in Section 3.4	C			C			C	C	C	C	C	C	C									P
COAL SALES AND STORAGE																						
CONSTRUCTION STORAGE, outside																						P
CONVALESCENT HOME	P			P			C	C	C	C	C	C	C									P
CURIO AND SOUVENIR SALES																						
DAIRY PRODUCTS SALES, on premises, retail sales only																						P
DAIRY PRODUCTS SALES AND PROCESSING																						P
DELICATESSEN OPERATIONS, including catering																						P
DETENTION FACILITIES	P																					P
DRY CLEANING, commercial																						P
DRY CLEANING AND LAUNDRY COLLECTION, no cleaning on premises except in conjunction with service counter, provided not more than twenty-five hundred (2500) square feet are devoted to these processes																						P
DWELLING, MULTIPLE FAMILY																						
DWELLING, SINGLE FAMILY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
EATING OR DRINKING FACILITIES, operated as commercial enterprises, except as regulated in section 3.4																						P
EMPLOYEE'S SERVICE, not designed for or available to public customers																						P
EXTERMINATING SERVICES																						P
FAIRGROUND ACTIVITIES, including carnivals and circuses	C			C																		P
FARM MACHINERY SALES AND SERVICING																						C
FARM SUPPLIES MERCHANDISING, excluding farm machinery																						C
FIRE STATION OPERATIONS	P			C			C	C	C	C	C	C	C	C	C	C	P	P				P

P = PERMITTED USE      C = SPECIFIED CONDITIONAL USE (requires Board of Adjustment Approval)      X = CONDITIONAL USE (requires County Commissioners Approval)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	TA	RR	R40A	R30A	R30	R40	R15	R10	R6	R5	R5A	R20	R6A	O&I	C1	HSP	CP & C3	M1	MP & M2	
FLOWER SHOP																	P		P			
FOOD FREEZER OPERATIONS																			P			P
FOOD SALES																	P		P			
FUNERAL HOME																P			P			
FUR SALES, including cold storage																			P			
GOLF COURSES																				P		P
GREENHOUSE OPERATIONS, commercial																				P		
GROUP HOMES (Interpretation by Insp. Dir. 3-19-97)																						
HARDWARE, PAINT AND GARDEN SUPPLIES SALES																	P		P			
HATCHERY OPERATIONS																						P
HOME CARE UNIT																						
HOME FOR THE AGED																						
HOME FURNISHING AND APPLIANCE SALES																						
HOME OCCUPATIONS, incidental																						
HOSPITAL OR SANITARIUM																						
ICE MANUFACTURING																						
INDUSTRIAL OPERATIONS NOT OTHERWISE PROHIBITED																						
INDUSTRY, Pilot operation																						
INDUSTRIAL SALES OF EQUIPMENT OR REPAIR SERVICE																						
JANITORIAL SERVICE																						
LABORATORY OPERATIONS, medical or dental																						
LABORATORY, research																						
LABORATORY, commercial																						
LAUNDRY, commercial																						
LAUNDRY OR DRYCLEANING CUSTOMER SELF-SERVICE																						
LIBRARY																						
LIVESTOCK SALES AND AUCTIONING																						
LOCKSMITH, GUNSMITH																						
MACHINE TOOL MANUFACTURING OR WELDING																						
MANUFACTURED HOME CLASS A, individual for residential occupancy																						
MANUFACTURED HOME CLASS B, individual for residential occupancy																						
MILLING OR GRINDING GRAIN AND SEED INTO FOOD																						
MANUFACTURED HOME SALES																						
MINI-WAREHOUSING																						
MOBILE HOME, individual, for residential occupancy																						
MOBILE HOME, individual for construction, office and exhibition																						
MOBILE HOME PARK, but excluding any mobile home sales																						
MOBILE HOME SALES, but excluding any residential occupancy																						
MONUMENT SALES																						

P = PERMITTED USE C = SPECIFIED CONDITIONAL USE (requires Board of Adjustment Approval) X = CONDITIONAL USE (requires County Commissioners Approval)

LAND USES	ZONING CLASSIFICATIONS																			
	CD A1	A1A	RR	R40A	R30A	R40	R15	R10	R6	R5	R5A	R20	R6A	O&I	C1	HSP	CP & C3	M1	MP & M2	
MONUMENT WORKS																				P
NEWSPAPER PUBLISHING																	P	P		P
NEWSSTAND SALES														P	P	P				P
NURSERY OPERATION, (Plants), retail and production																				P
NURSING HOME																				P
OFFICE SUPPLIES AND EQUIPMENT SALES AND SERVICE																				P
OFFICE USE--of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist or other medically oriented profession																				P
OFFICE USE--with no on-premises stock of goods for sale to the general public and the operations and services of which are customarily conducted and concluded by means of written, verbal or mechanically reproduced communications material																				P
OPTICIAN SERVICES																				P
PAWN SHOP																				P
PET SALES, excluding kennel activities or outside storage of animals																				P
PHARMACEUTICAL SALES																				P
PHOTOGRAPHY, commercial																				P
PLANT HUSBANDRY, including sale of produce raised on premises																				P
POST OFFICE																				P
PRINTING AND REPRODUCTION																				P
PRIVATE RECREATION OR SWIMMING CLUB ACTIVITIES, not operated as a business for profit																				P
PRIVATELY OWNED AND OPERATED SOLID WASTE DISPOSAL FACILITIES																				P
PUBLIC AGENCY OWNED AND/OR OPERATED RECREATION, such as neighborhood center buildings, parks, museums, playgrounds and similar facilities																				P
PUBLIC AGENCY OWNED AND/OR OPERATED SOLID WASTE DISPOSAL FACILITIES																				P
PUBLIC RECREATION, such as neighborhood center buildings parks, museums, playground and similar facilities operated on a non-profit basis																				C
PUBLIC AND COMMUNITY UTILITY STATIONS OR SUBSTATIONS																				P
PUBLIC UTILITY STATIONS OR SUBSTATIONS																				P
PUBLIC UTILITY WORKS, SHOPS OR STORAGE YARDS																				P

P = PERMITTED USE C = SPECIFIED CONDITIONAL USE (requires Board of Adjustment Approval) X = CONDITIONAL USE (requires County Commissioners Approval)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	RR	R40A	R30A	R30	R40	R15	R10	R6	R5	R5A	R20	R6A	O&I	C1	HSP	CP & C3	M1	MP & M2	
RADIO AND TELEVISION RECEIVING TOWERS	P																					
RADIO AND TELEVISION TRANSMITTING TOWERS	P																					
RADIO OR TELEVISION TRANSMITTING				P																		P
RADIO OR TELEVISION STUDIO ACTIVITIES ONLY																	P					
RAILROAD STATION OPERATIONS																						P
RECREATION OR AMUSEMENT ENTERPRISE, conducted inside a building and for profit, and not otherwise listed herein																		P				
RECREATION OR AMUSEMENT ENTERPRISE, conducted outside a building for profit and not otherwise listed herein	P	C																				P
RECREATION VEHICLE PARK	C																	C				
RECREATION VEHICLE PARK AND CAMPGROUNDS																						
REDUCING SALON CARE, not including massage parlors as defined in Chapter 7, Article IV of this code and as regulated in this appendix at Section 3.4																						P
RELIGIOUS WORSHIP ACTIVITIES																						
REPAIR, RENTAL AND/OR SERVICING, of any product the retail sale of which is a use by right in the same district																						P
RETAILING OR SERVICING, with operations conducted and merchandise stored entirely within a building and not otherwise listed herein																						P
RIDING ACADEMY ACTIVITY	P	P																				
ROOMING HOUSE OPERATION																						
SAWMILL AND PLANING OPERATION	C																					
SAWMILL OR PLANING OPERATION	P																					P
SCHOOL, business and commercial																						P
SCHOOL, trade or vocational																						P
SCHOOL, private; only offering a similar curriculum as public elementary or secondary schools																						
SCHOOL, public, elementary or secondary																						
SCHOOLS, for nurses or other medically oriented professions																						P
SCHOOLS, private, elementary or secondary	P																					P
SCHOOLS, public	P	P																				P
SECOND HAND, PAWN AND SWAP SHOP SALES																						P
SEPTAGE DISPOSAL SITE	P																					P
SHEET METAL FABRICATION																						P
STORAGE--FLAMMABLE																						P
STORAGE--OPEN																						P
STORAGE--WAREHOUSE																						P
SWIMMING POOLS, incidental to a principal use (see section 3.3 subsection 3.34 as an incidental use in every zoning district)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = PERMITTED USE      C = SPECIFIED CONDITIONAL USE (requires Board of Adjustment Approval)      X = CONDITIONAL USE (requires County Commissioners Approval)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1A	RR	R40A	R30A	R40	R30	R40	R15	R10	R6	R5	R5A	R20	R6A	O&I	C1	HSP	CP & C3	M1	MP & M2	
TAILORING (Dressmaking)																	P		P			
TAXICAB STAND OPERATION																			P			
TEACHING OF ART, MUSIC, DANCE, DRAMATICS OR OTHER FINE ARTS																	P		P			
TELEPHONE EXCHANGE OPERATION																						
TEMPORARY CONSTRUCTION BUILDING																						
THEATER PRODUCTIONS, indoor, which show only films previously submitted to and rated by the Motion Picture Association of America, and not including theaters defined in Section 3.4																						
THEATER PRODUCTIONS, outdoor which show only films previously submitted to and rated by the Motion Picture Association of America																						
TIRE RECAPPING																						
TOBACCO PROCESSING																						
TOBACCO SALES WAREHOUSE																						
TOWER																						
TRADES CONTRACTOR ACTIVITIES, excluding outside storage of equipment or supplies																						
TRADES CONTRACTOR ACTIVITIES, with outside storage of equipment or supplies																						
TRADING STAMP REDEMPTION																						
TRAILER RENTALS																						
TRAILER RENTALS, including terminal activities, hauling and/or storage, incidental to same, but excluding miniwarehousing as defined herein																						
TRANSIENT LODGING, except as defined in Section 3.4																						
TRUCK TERMINAL ACTIVITIES, repair & hauling and/or storage																						
TURKEY SHOOTS																						
UPHOLSTERING OR FURNITURE REFINISHING																						
VARIETY, GIFT AND HOBBY SUPPLY SALES																						
VEHICLE (Commercial, Government) REPAIR OR STORAGE																						
VENDING MACHINES OPERATIONS OUTDOOR																						
VENDING MACHINE RENTAL																						
WHOLESALE SALES, with operations conducted and merchandise stored entirely within a building and not otherwise listed herein																						

## OTHER ISSUES

### Superfund Site

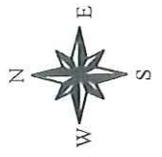
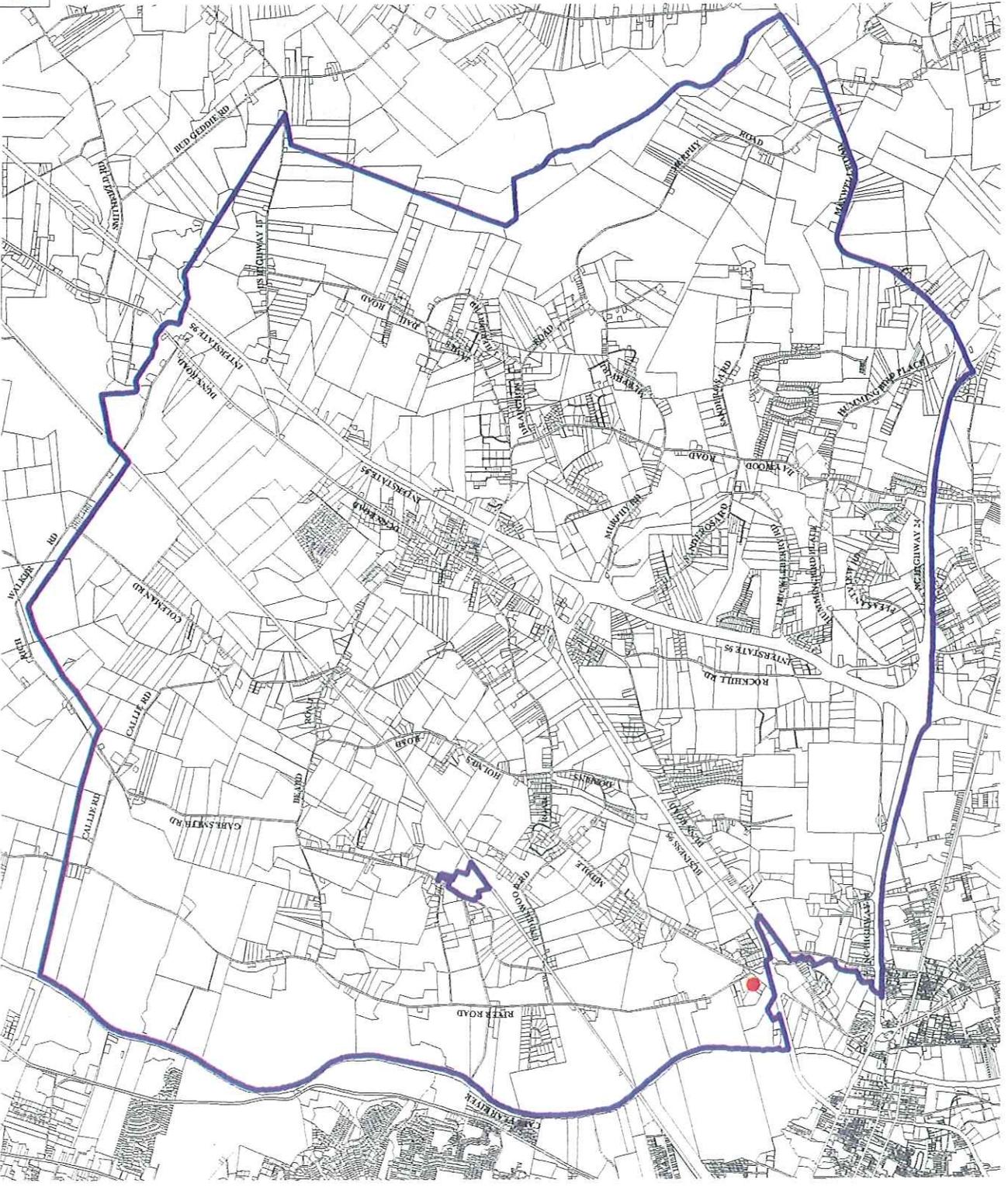
The Environmental Protection Agency (EPA) designates a superfund site as having hazardous materials and authorize the appropriation of Federal money to clean up of these materials. One of the 21 superfund sites in the County is located in the Eastover Study Area as shown in **Exhibit 13-Location of Designated SuperFund Site In the Study Area**. The former location of the Carolina Transformer site is considered one of the two most serious sites in the County. As of the year 2000, the structures have been removed and remediation of the soil and water sources is underway on this site. The soil remediation process involves excavating a sample of the worse soil and treating that sample to determine if the method used is sufficient. The contractor is now waiting to see if the treatment method is adequate. The entire soil remediation process should take about 1.5 years. There is no timetable for completing the groundwater remediation.

EXHIBIT 13

LOCATION OF DESIGNATED SUPERFUND SITE IN THE EASTOVER STUDY AREA

**LEGEND**

-  SUPERFUND SITE
-  STUDY BOUNDARY



SCALE: NOT TO SCALE

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, SEPTEMBER 1999

# COMMUNITY FACILITIES AND SERVICES

## UTILITIES

### Water Service

Water service is provided to the Study Area by both community water systems and individual wells. The community water systems are both public and private. The public water system serves the Baywood Golf Course area as well as the Public Works Commission Power Generation Plant. There is also a water line from the Town of Wade that runs along U.S. 301 (Dunn Road) to Eastover Central School. The Wade Water System currently cannot support any substantial demand. The Town water is from four shallow wells. Once the Eastover system is installed the Town plans to tie into that system, which is supplied by the Public Works Commission and use it as a backup supply. Some developments in the Area are served by private community water systems. The Eastover Water Service District has been established; loans and grants have been secured; and agreements with PWC to supply water have been signed. Presently, easements are being acquired, the official board established, and bids are projected to be let by late summer of 2000. The area served by the Eastover Water Service District is as shown in **Exhibit 14-Eastover Water District Service Area**. During the vision session, outlined in the Process Section above, many residents on the east side of Interstate 95 indicated they want the district to be extended to serve their area.

A significant amount of the development in the Area is served by individual wells. According to the Cumberland County Health Department, there has been hydrocarbon contamination on Beard Road at the old Beard Store and at 892 Middle Road. Many of the wells in the Area are very shallow. This area is located in a geographic formation known as the Central Coastal Plains. It is characterized by surficial soils that may be sandy or clayey, well drained upland areas and extensive swampy areas along stream valleys. Two aquifers serves the Central Coastal Plains area: the Surficial and the Cretaceous. The Surficial Aquifer is the nearest to the surface with its water source within 15 feet of the surface. Well yields tapping into this aquifer are approximately 20 gallons per minute (gpm). The water is generally poor in quality due to excessive iron and acidic problems. It is also very susceptible to pollution. Wells tapping into the Cretaceous Aquifer yield between 25 and 300 gpm. The water is generally good with qualities that include being soft, slightly alkaline, and containing low concentrations of dissolved minerals. Wells tapping into the Cretaceous Aquifer are more expensive and according to the N.C. Department of Natural Resources and Community Development are recommended to be at least 4,000 feet apart.

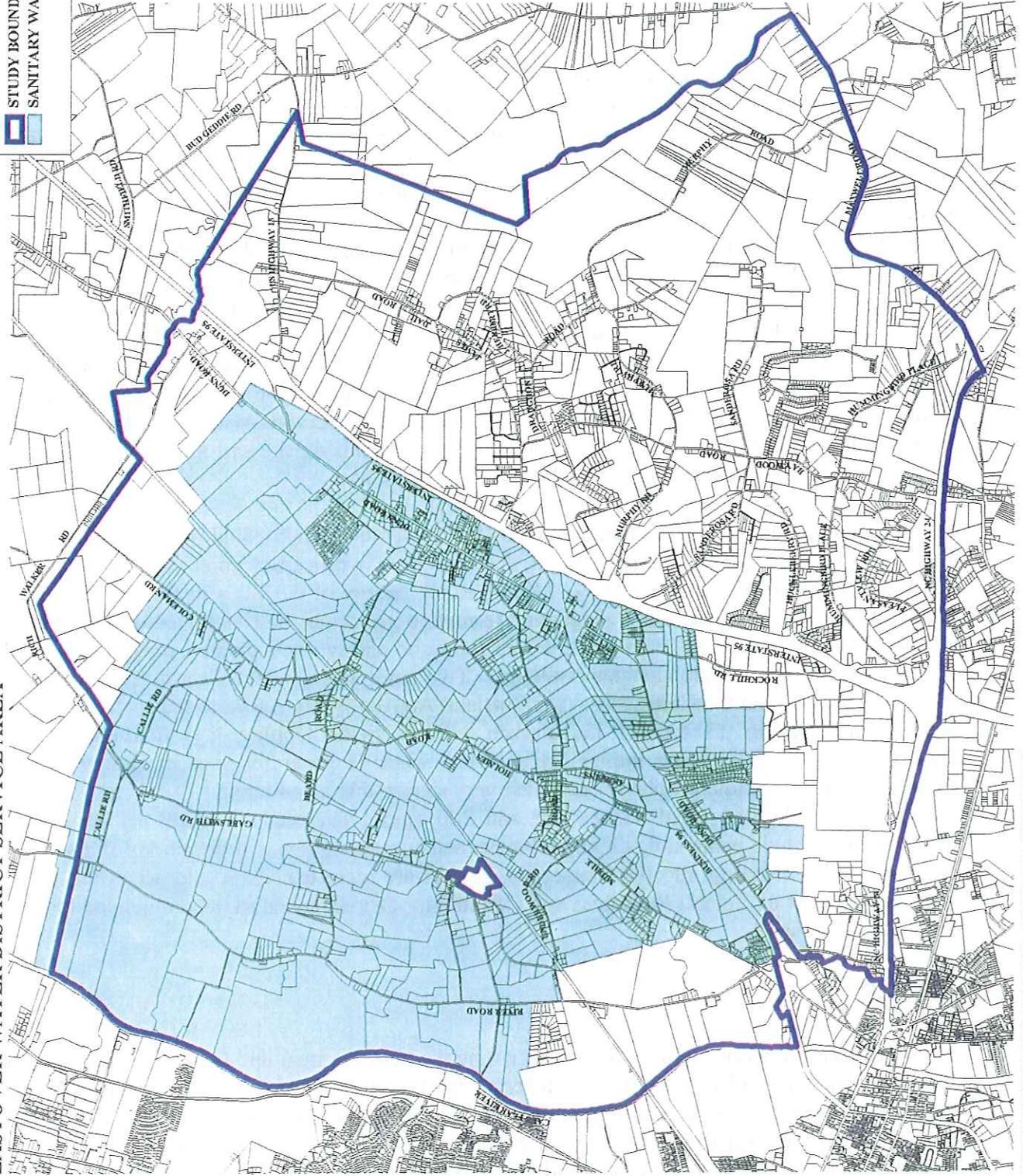
### Sewer Service

The Area's sewer service is provided by both a public sewer system and individual septic tanks. Public sewer is provided by PWC, which serves the Baywood Golf Course area and the Power Generation Plant on Underwood Road. The Power Generation Plant is served by a force main from the Plant to River Road, then a gravity line to a lift station just east of the Cape Fear River near the Seaboard Coastline Railroad, and then pumped into an outfall just west of the River.

**EXHIBIT 14  
EASTOVER WATER DISTRICT SERVICE AREA**

LEGEND

-  STUDY BOUNDARY
-  SANITARY WATER/SEWER DISTRICT



SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD, SEPTEMBER 1999

Sewer is provided to the Baywood Golf Course Area via a 4-inch force main back to an outfall on Downing Road Extension and gravity fed to the Rockfish Treatment Plant on the Cape Fear River. The existing and proposed sewer lines are as illustrated in **Exhibit 15-Eastover Study Area Sewer Data**. The remaining portion of the Study Area is served by septic tank. The soil data shows that most of the Area has severe limitations for septic tank use, and the remaining portion has moderate, and slight limitations. This is illustrated in **Exhibit 16-Eastover Study Area Septic Tank Suitability Map**. According to a study conducted by PWC, between October 1995 and January 1999, there were 152 new septic tanks installed in the Area. This same study found that there were 54 septic tank repairs in the Area during the same time period. This trend is anticipated to increase in the future due to more septic tanks being installed.

Future sewer plans in the Eastover Study Area call for the extension of public sewer into the area. These plans call for the extension of sewer along River Road to Callie Road; along U. S. 301 to Beard Road and parallel to Interstate 95 to U. S. Highway 13 and Sanderosa Road; and across N. C. Highway 24 between Hummingbird Road and Pleasant View Road. The timing of these improvements has a lot to do with the extension of U.S. Highway 13 across the River and if developers or the Towns of Wade, Falcon, and Godwin chose to pay for these extensions.

### Electric Service

Carolina Power and Light Company (CP&L), South River Electric Membership Corporation (SREMC), and the Public Works Commission (PWC) provide electric service to the Area as shown in **Exhibit 17-Existing Electrical Providers Service Areas Map**. Carolina Power and Light Company serves the areas that parallel Interstate 95, Dunn Road, U. S. Highway 13 and N. C. Highway 24. South River Electric Membership Corporation serves the areas between the Cape Fear River and the CP&L service area along the Interstate 95 corridor and between the Interstate 95 corridor and N.C. Highway 24 corridor. PWC serves an area along River Road and another small site near the City Limits of Fayetteville. All of the electrical providers have had similar characteristics in the growth of their customer base, the amount of electricity use increase per customer, and the cost per unit increase per kilowatt. CP&L operates generators and nuclear power plants and sells electricity retail to consumers as well as wholesale to the other providers. One issue that is of concern to all the providers is the deregulation of the industry. Competition will be keen and some utilities are concerned about their survivorship.

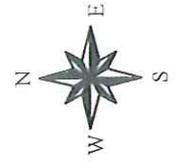
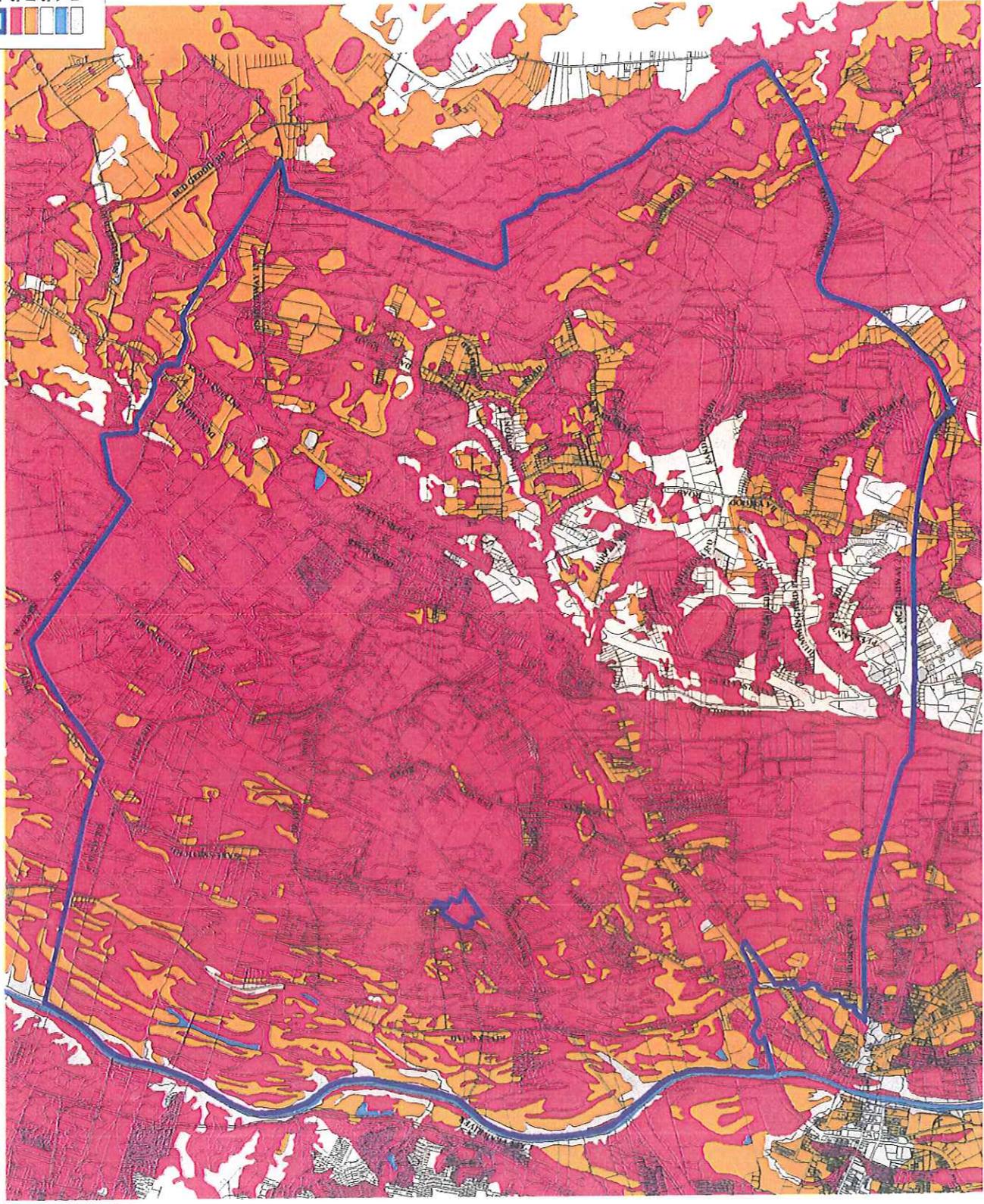
### Other Services

Other services in the Area include telephone and natural gas. Telephone service is provided by Sprint Carolina Telephone headquartered in Franklinton, North Carolina. Sprint is a full service communications company poised for continued growth in technology and new subscribers. North Carolina Natural Gas Corporation provides natural gas to the Area. A 12-inch main line bisects the Study Area as shown in **Exhibit 18-North Carolina Natural Gas Major Facilities and Service in the Eastover Study Area**. This 12-inch line taps into the Transcontinental Gas Pipeline Corporation of Houston Texas Trunk line in Davidson (Mecklenburg County) and Pleasant Hill (North Hampton County). Off of the 12-inch main line is a 10-inch line that goes to the Public Works Commission Power Generation Plant, a 6-inch line that flows through the Area to the Dupont Plant on Cedar Creek Road, and a 2-inch line to Cargill, Inc.



EXHIBIT 16  
EASTOVER STUDY AREA SEPTIC TANK SUITABILITY

- LEGEND
- STUDY BOUNDARY
  - SEVERE
  - MODERATE
  - SLIGHT
  - WATER
  - UNCLASSIFIED SOILS



SCALE: NOT TO SCALE

SOURCE: SOIL SURVEY OF CUMBERLAND COUNTY, U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, SEPTEMBER 1999

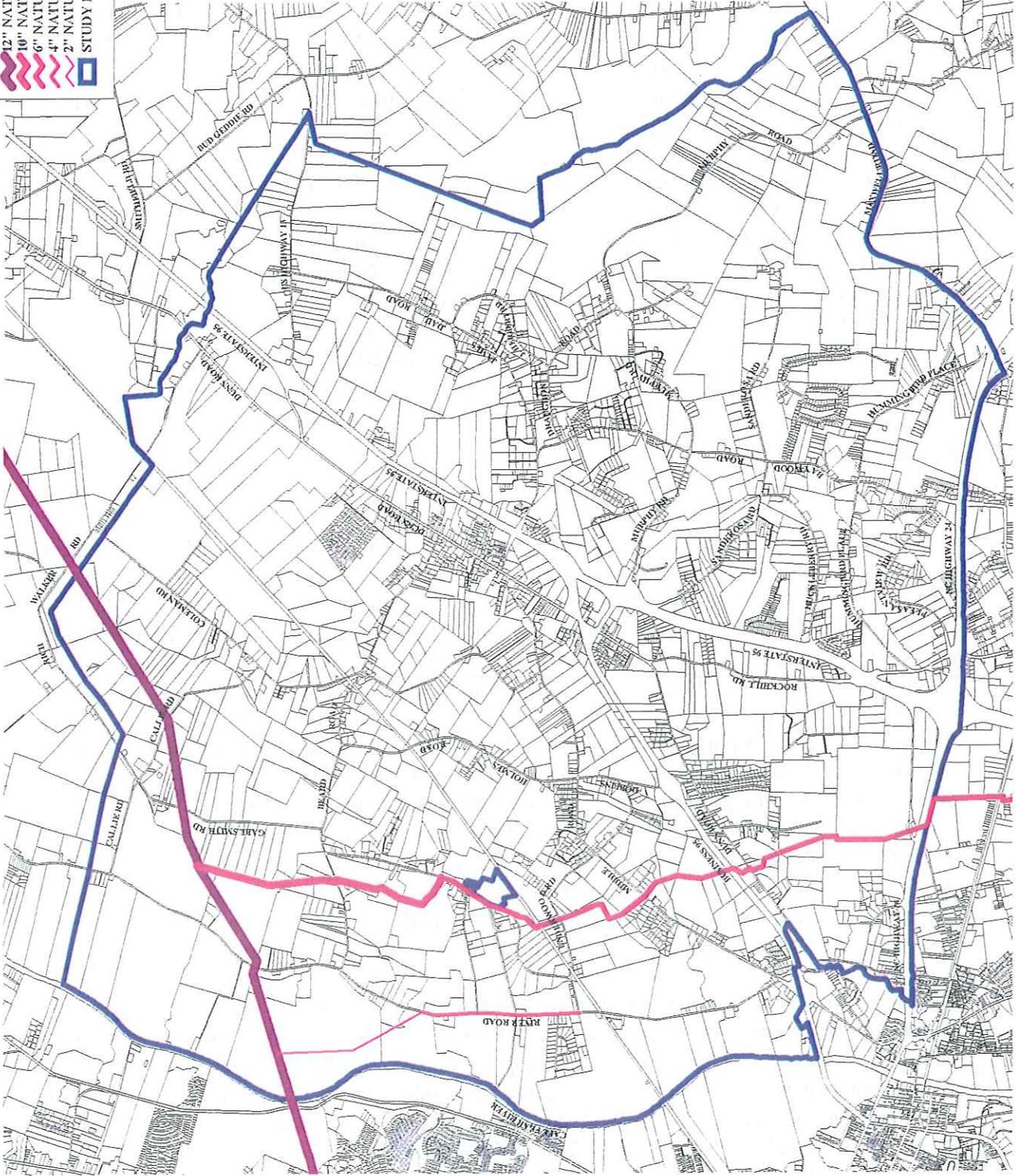


EXHIBIT 18

EASTOVER AREA NC NATURAL GAS MAJOR FACILITIES AND SERVICE AREA

LEGEND

- 12" NATURAL GAS TRANSMISSION LINE
- 10" NATURAL GAS LINE
- 6" NATURAL GAS LINE
- 4" NATURAL GAS LINE
- 2" NATURAL GAS LINE
- STUDY BOUNDARY



## PARKS AND RECREATION FACILITIES

There are no county owned parks in the Study Area. Presently, the County has two parks: Arnette and Lake Rim. All other County recreation activities are conducted in private, civic and religious facilities. The County Recreation and Parks Department operates recreation programs in the Area. The Eastover Ballpark Association owns the Eastover Ballpark Complex. The athletic fields and gymnasium at Armstrong and Eastover Central Schools are utilized for organized athletic events. Other facilities outside of the Study Area utilized by Study Area residents include Cape Fear High School, Stedman Elementary School, Center Baptist Church, and Salem United Methodist Church. Potential facilities in the Area include the Eastover Community Center and the Cape Fear River Bluffs.

Future plans of the County Parks and Recreation Department include the acquisition of major parks in the Eastover Study Area, in the Godwin/Falcon Area and adjacent to the State Veteran's Park near Cape Fear High School as shown on **Exhibit 19-Cumberland County Future Parkland Acquisition Plan**. The 1995 Annual Report for the Cumberland County Board of Commissioners and the Fayetteville City Council by the Open Space Study Committee recommended that a ratio of 8.75 acres per 1,000 peoples be achieved by 2010. Both the Board of Commissioners and the Fayetteville City Council adopted this report.

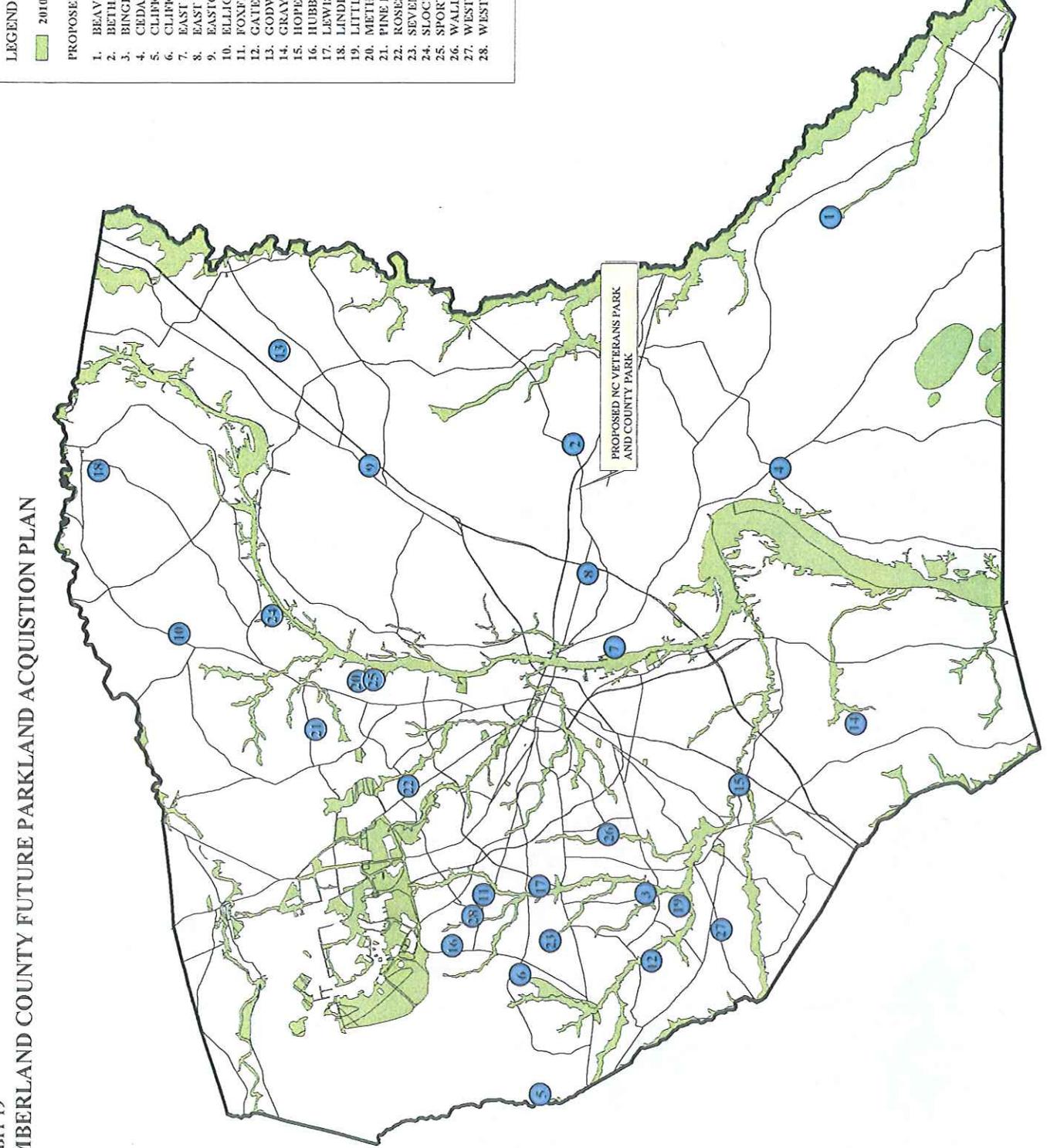
## FIRE FACILITIES

Three volunteer fire departments provide fire service to the Area with each having their own districts. These districts are the Eastover (Flea Hill) Fire District, the Big Creek (Bethany) Fire District, and the Sunnyside (Vander) Fire District as shown in **Exhibit 20-Fire Districts Service Area and Facilities Map**. The Eastover Volunteer Fire District covers the majority of the Study Area. The Eastover Fire District was created in 1967 as the Flea Hill Fire District. In 1981 the Sunnyside (Vander) Fire District was separated from the Eastover District.

The Eastover Fire Department is located in Station Number One at the intersection of U.S. 301 and Baywood Road. The Station itself is a 6,000 square foot brick and cinder block structure in good condition. The present equipment includes one pumper, one tanker, two pumper/tankers, one rescue truck, and one brush truck. The budget has grown from \$64,304 in 1970 to \$200,000 in 1998, reflecting a 211 percent increase. The number of responses has increased from 162 in 1970 to 449 in 1998, reflecting a 177 percent increase. The personnel at the department include 40 volunteers and 10 part-time firefighters. The insurance rating for the department remains a "6." (See the "Rating Determination" section below for insurance rating procedures.)

The Sunnyside (Vander) Fire District serves the southeastern portion of the Study Area. The Sunnyside Volunteer Fire Department operates out of Station Number Two located on Clinton Road in Vander. The Station contains approximately 12,800 square feet of floor area. The equipment consists of three pumper trucks, one tanker truck, four pumper/tanker trucks, two brush trucks, one rescue truck, and two service trucks. The budget increased 1,452 percent between 1970 and 1998, from \$28,993 to \$450,000. The number of responses has increased from 123 in 1970 to 828 in 1998, a 573 percent increase. The northern half of the Sunnyside

EXHIBIT 19  
**CUMBERLAND COUNTY FUTURE PARKLAND ACQUISITION PLAN**

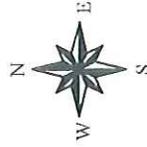


**LEGEND**

2010 LAND USE PLAN OPEN SPACE

**PROPOSED PARK LAND ACQUISITION**

1. BEAVERDAM / PETER'S CREEK
2. BETHANY / STEDMAN
3. BINGHAM DRIVE
4. CEDAR CREEK
5. CLIFFDALE / HOKE LOOP ROAD
6. CLIFFDALE / REILLY ROAD
7. EAST FAYETTEVILLE
8. EAST FAYETTEVILLE / VANDER
9. EASTOVER/WADE / SOUTH RIVER
10. ELLIOT BRIDGE ROAD
11. FOXFIRE
12. GATES FOUR / WINDMERE
13. GODWIN / FALCON
14. GRAY'S CREEK / SWAN'S CREEK
15. HOPE MILLS
16. HUBBARD-MARTIN PARK / SCHOOL
17. LEWIS CHAPEL PARK / SCHOOL
18. LINDEN
19. LITTLE ROCKFISH
20. METHODIST COLLEGE
21. PINE FOREST PARK / SCHOOL
22. ROSES LAKE
23. SEVENTY-FIRST PARK / SCHOOL
24. SLOCUMB HUNT CLUB
25. SPORTS COMPLEX
26. WALLACE POND
27. WEST HOPE MILLS
28. WESTOVER PARK / SCHOOL

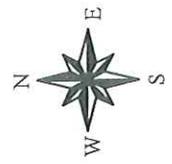
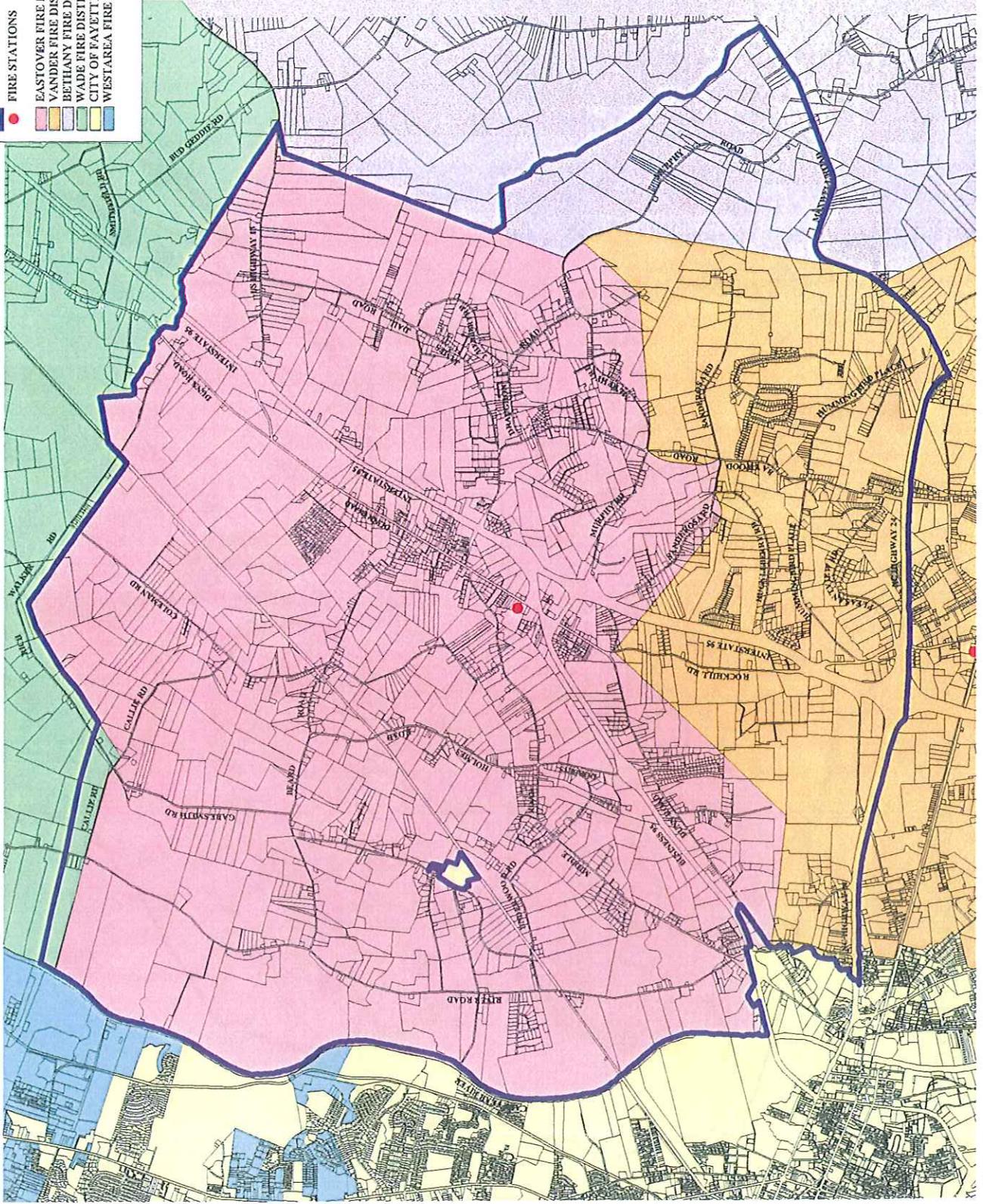


SCALE: NOT TO SCALE

SOURCE: CUMBERLAND COUNTY JOINT PLANNING BOARD AND CUMBERLAND COUNTY RECREATION AND PARKS DEPARTMENT, SEPTEMBER 1999

# FIRE DISTRICTS SERVICE AREA AND FACILITIES

- LEGEND**
- STUDY BOUNDARY
  - FIRE STATIONS
  - EASTOVER FIRE DISTRICT
  - VANDER FIRE DISTRICT
  - BETHANY FIRE DISTRICT
  - WADE FIRE DISTRICT
  - CITY OF FAYETTEVILLE FIRE DISTRICT
  - WESTAREA FIRE DISTRICT



Fire District has an insurance fire rating of "5" as compared to a "9" in the southern portion. Residents that live in this Area pay higher premiums for fire insurance. The personnel in the Department consist of 40 volunteers and 30 part-time firefighters.

The Big Creek (Bethany) Fire District covers the eastern portion of the Study Area. The Big Creek Fire District is served by the Bethany Volunteer Fire Department, which operates out of a 4,500 square foot station (Station Number 12) located at the intersection of Wade-Stedman Road and Maxwell Road, or an Area known as "Bethany Cross Roads." The Station has six fire suppression vehicles consisting of one pumper, two tankers, one pumper/tanker, one brush truck, and one service truck. There has also been an increase in the budget from \$30,000 in 1970 to \$95,000 in 1998, reflecting a 216 percent increase. The number of responses has risen from 80 in 1970 to 177 in 1998 a 121 percent increase. Personnel at the Department consist of 22 volunteers and 1 full-time firefighter. The fire rating for the Big Creek Fire District is a "6/9." All property within 5 miles of the station has a "6" rating whereas property over 5 miles has a "9" rating.

### Rating Determination

One of the most important aspects of a volunteer fire department is its insurance rating. It is important because it determines the premiums paid to insurance companies by residents in the district served. When making improvements in fire protection services, it is important to understand what factors have the greatest impact on insurance ratings. Each fire department and its primary service(s) are assigned a numerical class rating from 1 to 10 by a rating agency based on a scale of one being the best possible rating and 10 is not rating. These ratings apply to all property with a needed fire flow of 3,500 gallons per minute (gpm) or less. Properties with a larger needed fire flow are evaluated individually and may receive a different insurance rating from the surrounding fire district. In a Class 1 fire district, the insurance rate per \$100 valuation is lower than in a class 2 or any other district.

In determining what Class will be assigned to a fire department/district, several factors are considered under receiving and handling fire alarms, the fire department, and the water supply system. For each of these factors the fire district in question is evaluated and assigned a certain amount of credit. These credits are then added to get the total number of credits received. The total credits are compared with maximum credits to determine the percentage of credit received as shown in the chart below. A Class 1 fire district is one which has received a greater percentage of credit than any other classified fire district and therefore the fire insurance rates are lower than in the other classes.

In most instances, the factor with the greatest impact on the total credit assigned is the credit for a water system (35 percent of the maximum). Normally the credit given for company personnel is the second largest factor, but it can be the most significant because it presently has no maximum credit limitation. Other factors which have a large potential impact on the fire insurance class assigned a fire department are credits for engine companies/pumpers (10 percent) and training facilities and opportunities (9 percent).

ISO RELATIVE CITY INSURANCE CLASSIFICATION	
Rated Classification	Total Percentage Credit
1	90.00 – 100.00+
2	80.00 – 89.99
3	70.00 – 79.99
4	60.00 – 69.99
5	50.00 – 59.99
6	40.00 – 49.99
7	30.00 – 39.99
8	20.00 – 29.99
9	10.00 – 19.99
10	0.00 – 9.99

FEATURE	MAXIMUM PERCENTAGE CREDIT
Receiving and Handling Fire Alarms	10.00
Fire Department	50.00+
Water Supply	40.00
Divergence (A reduction in credit to reflect a difference in the relative credits for Fire Department and Water Supply)	0.00
Total Credit	100.00+

+This indicates that credit for manning is open ended, with no maximum credit for this time.

Source: ISO Commercial Risk Services

Other considerations used by insurance rating agencies include the location of fire stations, the number and distribution of firefighter equipment, the capacity of the water supply system, and the maximum spacing of fire hydrants. Fire station sites are recommended to be a minimum of 17, 360 square feet and permits entrances to be constructed at both ends of the station. The site should be relatively level, well drained, and free of natural barriers to construction. The site should be located in or near areas of high intensity development (such as extensive business or industrial districts), near the center of its primary response area, and on a major collector street with good access to major thoroughfares. Additionally, the site should be buffered from residential land uses and other lower intensity development and be consistent with existing land use policies. Sites that the fire insurance agencies have suggested avoiding include hillsides or areas at the bottom of a hill where a significant number of responses must be made uphill, site near a traffic light or other areas of traffic congestions, and sites adjacent to impassable barriers such as rivers, bluff, railroad tracks, and limited access highways. Even though sites near traffic lights are not recommended, sites at intersections are recommended because they allow responses in more than two directions. Because many intersections have or will have traffic lights and have the potential for traffic congestions, such sites should be carefully evaluated. In any event it seems that a site on the down side of an intersection, where traffic is less likely to back up, would be preferable to a site where the traffic tends to back up.<sup>1</sup>

<sup>1</sup> *Fire Protection Technical Report*; Cumberland County Joint Planning Board, July 1991.

## EDUCATIONAL FACILITIES

There are two schools located in the Study Area, which include Eastover Central and Armstrong Elementary Schools. Students in the Area also attend other schools outside of the Study Area. These schools are Cape Fear High School, Mac Williams Middle School, Stedman Elementary School, and Stedman Primary School. Of the schools serving this area at the present time, only Cape Fear High School is over capacity. There are currently 1,373 students enrolled at the school, which has a capacity of 1,095 students. There is currently an addition underway expanding the school. According to the Cumberland County Board of Education five-year projection, Cape Fear High School will have a population of 1,513 students, which the new addition should accommodate. Data on the other impacted schools shows that Mac Williams Middle School has a current population of 1,146 students in a facility to accommodate 1,336 students; Armstrong Elementary School has 444 students with a capacity of 470 students; the Eastover Central Elementary School current population is 263 students with a capacity of 406 students; Stedman Elementary School has a current population of 217 students with a capacity of 410 students; and Stedman Primary School enrollment is 211 students and has the capacity to handle 248 students.

The Cumberland County Board of Education uses the COHORT Projection Formula for projecting future school enrollment as the standard set forth by the North Carolina Department of Public Instruction. The COHORT Formula is based on a five-year history and does not take into account land availability, building trends, zoning, etc. The Cumberland County Board of Education predicts a 0 percent growth rate for the five-year elementary projection in the Eastover Study Area. Middle and high school predictions for the five-year period is 1,278 students (Mac Williams) and 1,513 students (Cape Fear) respectively. The Cumberland County Board of Education acknowledges that the construction of Highway 13 (the Outer Loop) across the Cape Fear River will cause the growth in the Area to be stronger than COHORT Projections.



# ENVIRONMENTAL ISSUES

## HYDRIC SOILS AND WETLAND AREAS

The U. S. Army Corps of Engineers and the Environmental Protection Agency jointly define wetlands. These agencies define wetlands as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soils conditions.” Wetlands generally include swamps, marshes, bottomland forests, floodplains, wet meadows, and pocosins. The Clean Water Act of 1977 authorized the Army Corps of Engineers and the Environmental Protection Agency to administer and enforce Section 404 of that Act, which requires anyone depositing dredged or fill materials into the “waters of the United States, including wetlands,” must apply for and receive a permit for such activities. The local Army Corps of Engineers District Office determines if an area is wetland based on three factors: vegetation, soils, and hydrology. Vegetation indicators mean that plant species specific for wetland areas exist on the site. Soil indicators denote hydric soils, which have characteristics developed under conditions where soil oxygen is limited by water saturation for long periods in the growing season, on the site. Hydrology indicators refer to the presence of water, either above the soil surface or within the soil for a sufficient period of the year to significantly influence the plant types and soils that occur in the area. All three factors must be present for an area to be classified as a wetland.

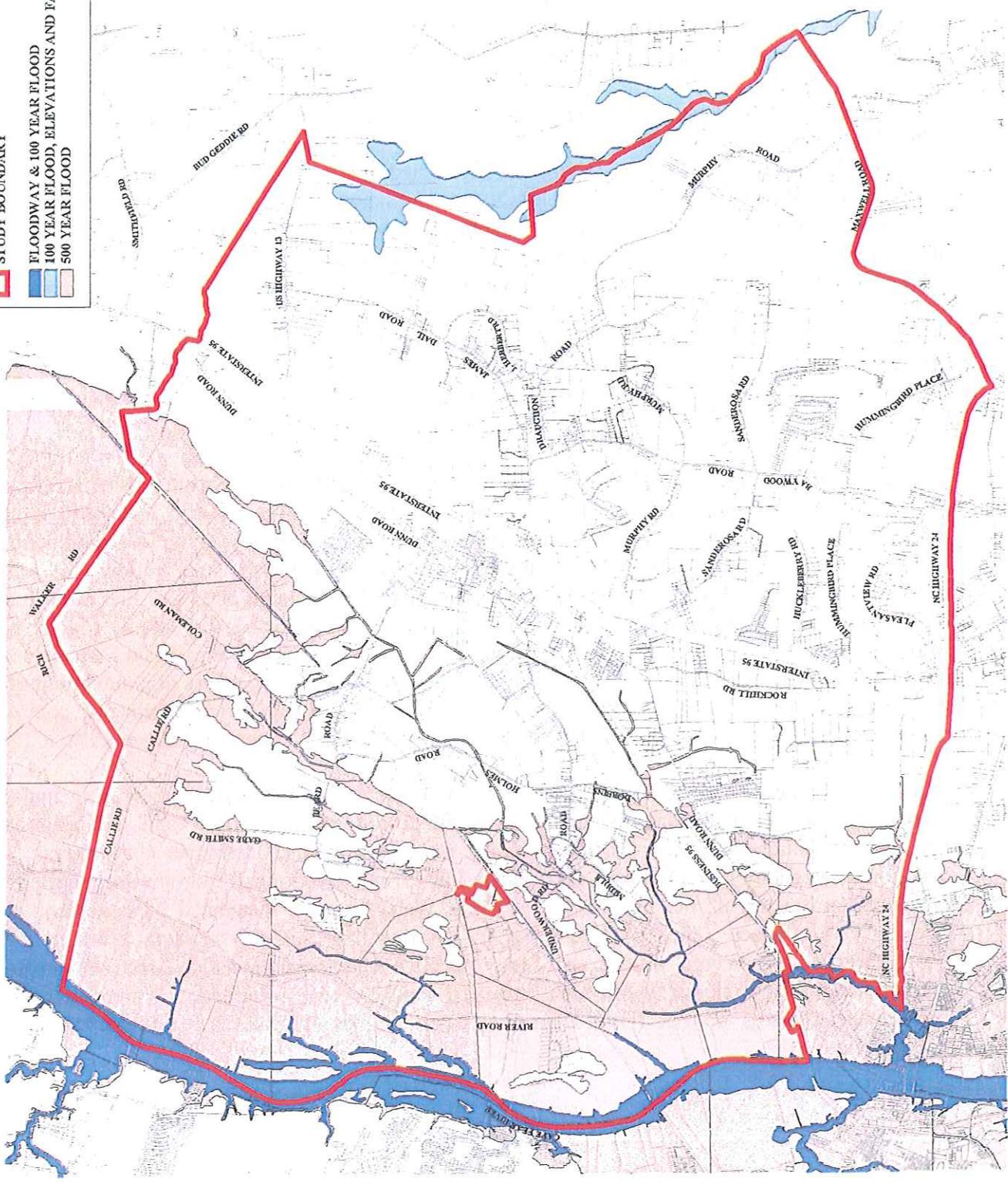
Wetlands are important and should be protected in order to ensure the health, safety, and welfare of the residents; provide recharge areas for groundwater; serve as a filter trap for sediments, pesticides, and other non-point source type of pollutants; provide non-structured flood control; provide a rich source of timber; provide a buffer zone between upland activities and valuable aquatic systems; provide a buffer against shoreline erosion; and provide food and shelter for a great variety of wildlife.

Within the Study Area, a portion of the land area has hydric soils as a major component and exhibits hydric soil characteristics or have wet spots as shown in **Exhibit 21-Eastover Study Area Hydric Soils Map**. This means that this area exhibits a strong possibility that one of the variables for determining if wetland exists is prevalent. Any development plans in this area should be coordinated with the Army Corps of Engineers before any land disturbing activities are undertaken. Another factor that exhibits the possible prevalence of wetlands is the floodplain area as shown in **Exhibit 22-Eastover Study Area Floodplain Map**. This area, according to FEMA is within the designated 100-year flood line and will be inundated in a 100-year storm.



**EXHIBIT 22  
EASTOVER STUDY AREA FLOODPLAIN**

- LEGEND**
- STUDY BOUNDARY
  - FLOODWAY & 100 YEAR FLOOD
  - 100 YEAR FLOOD, ELEVATIONS AND FACTORS NOT DETERMINED
  - 500 YEAR FLOOD



SOURCE: FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY AND DEWBERRY & DAVIS, INC., SEPTEMBER 1999

SCALE: NOT TO SCALE

## WATERSHED AREA

A large portion of the Study Area is in the Cape Fear River Water Supply Watershed. This watershed area consists of approximately 39,275 acres in Cumberland County. A water supply watershed is a watershed that provides a raw water supply for drinking water. In the Eastover Study Area this watershed is located in the northeastern section. The Public Works Commission's Hoffer Water Treatment Facility intake on the Cape Fear River is the reason for the designation of this area as a watershed area.

The Environmental Management Commission classified this watershed as a Class WS-IV. A Class WS-IV is defined as waters protected as water supplies which are generally in moderately to highly developed watersheds; discharges are restricted to a limited number of treated domestic (sewage) or industrial wastewater discharges; no new industrial discharges in the critical area; local non-point source control programs to control non-point source pollution are required; if local governments choose to allow development requiring engineered storm water controls, then they will assume ultimate responsibility for operation and maintenance of the required controls.

This watershed is divided into two categories called the Protected Area and the Critical Area as shown in **Exhibit 23 – Eastover Study Area Designated Watershed Area**. This means that there are restrictions on the amount of impervious surface or “built-upon area” that can be developed on a site.

The Protected Area of a watershed for water supplies using intake directly from a river is defined by the Environmental Management Commission as the area adjoining and upstream of the Critical Area in which protection measures are required. The boundary of the protected area is delineated on a case by case basis considering the watershed size, stream flow, land use characteristics and other appropriate factors. Only new development activities that require an erosion/sedimentation control plan under State Law or approved local government program are required to meet the provision of the Cumberland County Water Supply Watershed Management and Protection Ordinance. The density allowed is two dwelling units per acre or a maximum of a 24 percent built-upon area whichever is least restrictive. When engineered stormwater controls are utilized (High Density Option), development shall not exceed 70 percent built-upon area.

The second category is the Critical Area. The Critical Area for water supplies using intakes directly in the river is the area extending one-half mile out from the stream bank and upstream, or the ridgeline, whichever is less. Only new development activities that require an erosion/sedimentation control plan under State Law or approved local program are required to meet the provision of the Cumberland County Water Supply Watershed Management and Protection Ordinance. The density allowed are two dwelling units per one acre or a maximum 24 percent built-upon area, whichever is least restrictive when no engineered stormwater controls are utilized. New sludge application sites and landfills are prohibited. When engineered stormwater controls are used (High Density Option), the maximum allowable built-upon area is 50 percent.



## AGRICULTURAL AND FARM ISSUES

The Eastover Study Area has some unique characteristics that make it viable for farming. First, there is a significant amount of Prime Farmland and State and Locally Important Farmland. Prime Farmland, as defined by the U. S. Department of Agriculture, is soils that are best suited to produce food, feed, forage, fiber, and oilseed crops. The soils need only to be treated and managed using acceptable farming methods and have adequate moisture and a sufficient growing season. Prime Farmland soil resources, and farming these soils result in the least damage to the environment. In Cumberland County approximately 16 percent of the total land area (66,700 acres) is classified as Prime Farmland. A large portion of this Prime Farmland is located in the Eastover Area generally just east of the Cape Fear River and in the northeast and southeastern portions of the Study Area.

State and Locally Important Farmland consists of soils with characteristics that do not meet the requirements of Prime Farmland. They are suited for producing crops economically when managed according to modern farming methods, but require management practices such as additional drainage and more fertilization. In Cumberland County, approximately 30 percent of the total land area (127,300 acres) meets the definition of State and Locally Important Farmland. This data is reflected in **Exhibit 24-Eastover Study Area Farmland Characteristics and Bona-Fide Farms**. Additionally, current data by the County Tax Assessor's Office shows there are 265 bona-fide farms in the Study Area. This comprises about 12 percent of the total bona fide farms in the County.

Current trends in the farming industry are reflected in the Study Area. The number of farms is decreasing, as is the number of acres being farmed, and the number of farmers. However, the average farm size is increasing. The number of family farms is decreasing while the number of farm corporations is increasing. All of these trends are expected to continue well into the future.

The Cumberland County 2010 Land Use Plan addressed farming and agri-business as a vital economic force in the County that needed to be protected from urbanization. The Plan recognized that there were farming areas in the County that would have to be conceded to urban development and no farmland protection measures would be applicable to these areas. The Plan defined a Farmland Protection Area. Recommended measures which are applicable within the Farmland Protection Area include: the protection of rivers, streams, creeks, and drainageways abutting farming operations; the provision of Class "C" Private Streets only under certain conditions; formulation of a Farm Advisory Committee; promotion of a requirement of a disclosure notice on final plats and deeds of property in the Farmland Protection Area; promote measures to provide and enhance farming opportunities for young people; and promotes the preservation of farmland and rural character. The overall goal of the Farmland Plan as outlined in the Cumberland County 2010 Land Use Plan is to "protect and preserve natural resources, the environment, and the rural character; enhance and protect farming and the agricultural industry; and enhance and protect the quality of life of rural residents."



Additionally, protection measures have been developed on the State level, which address specific issues relating to hog production due to a substantial increase in this type of farm operation within the State. During 1997, the State of North Carolina enacted regulations on large-scale hog operations. These regulations includes:

- 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 pounds 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 siting 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 recreational 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 Statues;
  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 that parcel or tract of land or for use on adjacent parcels or tracts of land all of which are under common ownership or control.
- 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 perennial stream or river, other than an irrigation ditch or canal;
- f. No component of a liquid animal waste management system for which a permit is required, other than a land application site, shall be constructed on land that is located within the 100 year floodplain;

- g. Allowed for swine house or a lagoon that is a component of a swine farm to be located closer to a residence, school, hospital, church, or a property boundary than is allowed in the requirements if written permission is given by the owner of the property and recorded with the Register of Deeds;
- h. Provided enforcement that allows any person who owns property directly affected by the sitting requirements, or who owns a facility or property within the sitting requirements, to bring a civil action against the owner or operator of the swine farm that has violated the requirements; and
- i. Required the written notification to all adjoining property owners, the county or counties (County Manager) in which the farm site is located, and the total health department(s) having jurisdiction over the farm site by the person who intends to construct a swine farm whose animal waste management system is subject to a permit. This must be done after completing a site evaluation and before the farm site is modified.

The State Legislature placed a moratorium on such developments for two years and extended it until July 1, 2001. The Department of Environmental Management enforces these regulations.

According to the State criteria listed above, there are only a few sites where large scale hog production would be permitted within the Study Area as illustrated in **Exhibit 25 – Areas Designated as Suitable for Hog Production within the Eastover Study Area.**

## **WATER FEATURES**

Water features are watercourses and water bodies. Watercourses are rivers, creeks, streams, drainageways, and canals. Watercourses carry runoff from development, farming operations and natural areas. Drainageways and canals collect and remove excess surface and subsurface water from development, farming and natural areas. This water is channeled to streams and creeks, which empty into rivers. The Flea Hill Drainage District was created in 1911 to construct canals to drain low land portions of the area. The location of watercourses and water bodies in the Eastover Study Area is as shown in **Exhibit 26-Eastover Study Area Watercourses and Water Bodies Location**. Water bodies are lakes and ponds, having three primary functions: storing drinking water, recreation, and irrigation. There are no water bodies in the Area utilized to store drinking water. Most were created to provide irrigation for crops and may be classified as “farm ponds”.

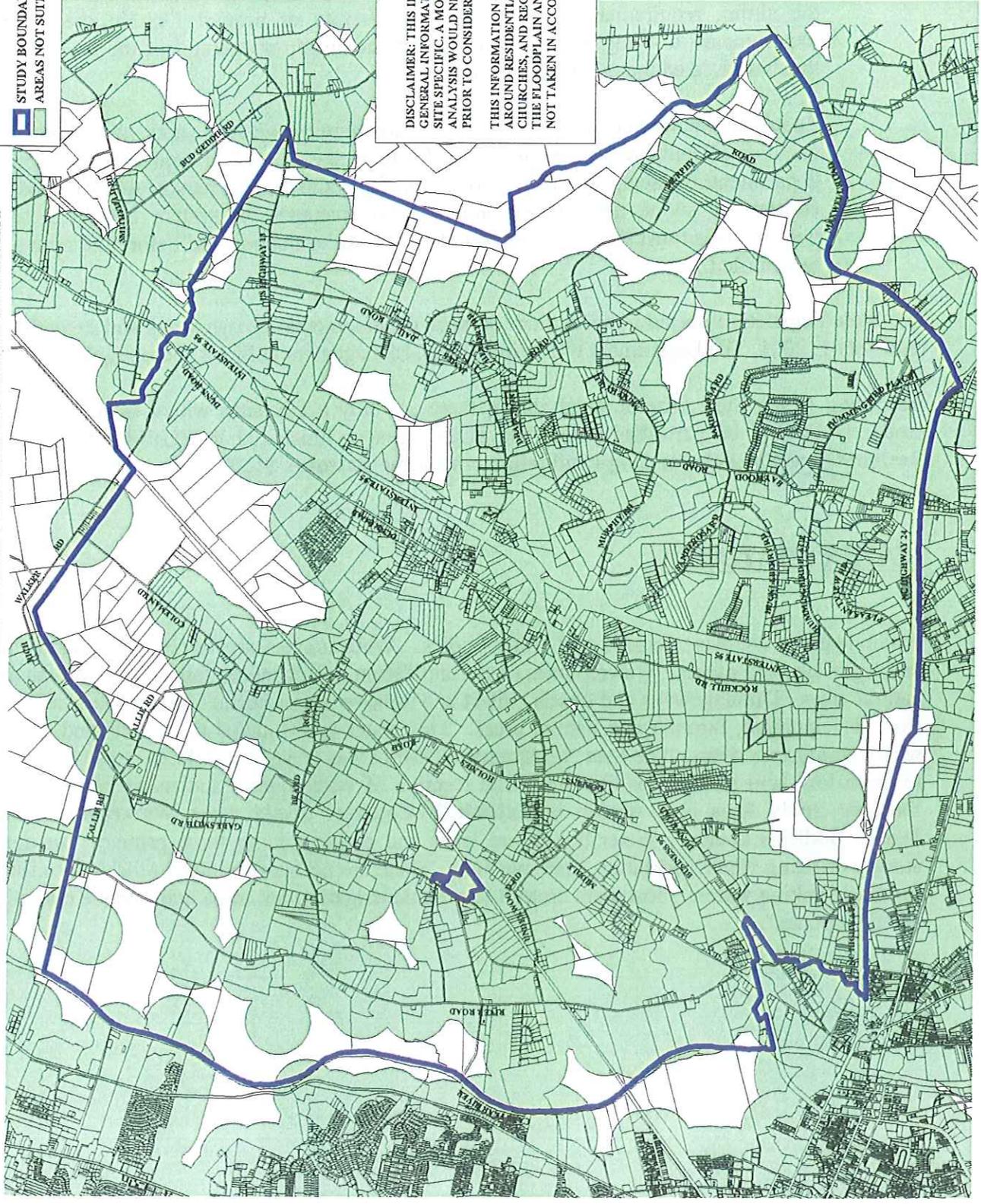
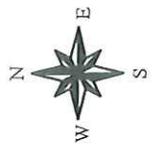
AREAS DESIGNATED AS SUITABLE FOR SWINE FARMS WITHIN THE EASTOVER STUDY AREA

LEGEND

-  STUDY BOUNDARY
-  AREAS NOT SUITABLE FOR SWINE FARMS

DISCLAIMER: THIS ILLUSTRATION IS FOR GENERAL INFORMATION ONLY AND IS NOT SITE SPECIFIC. A MORE DETAILED SITE ANALYSIS WOULD NEED TO BE CONDUCTED PRIOR TO CONSIDERATION OF A SWINE FARM.

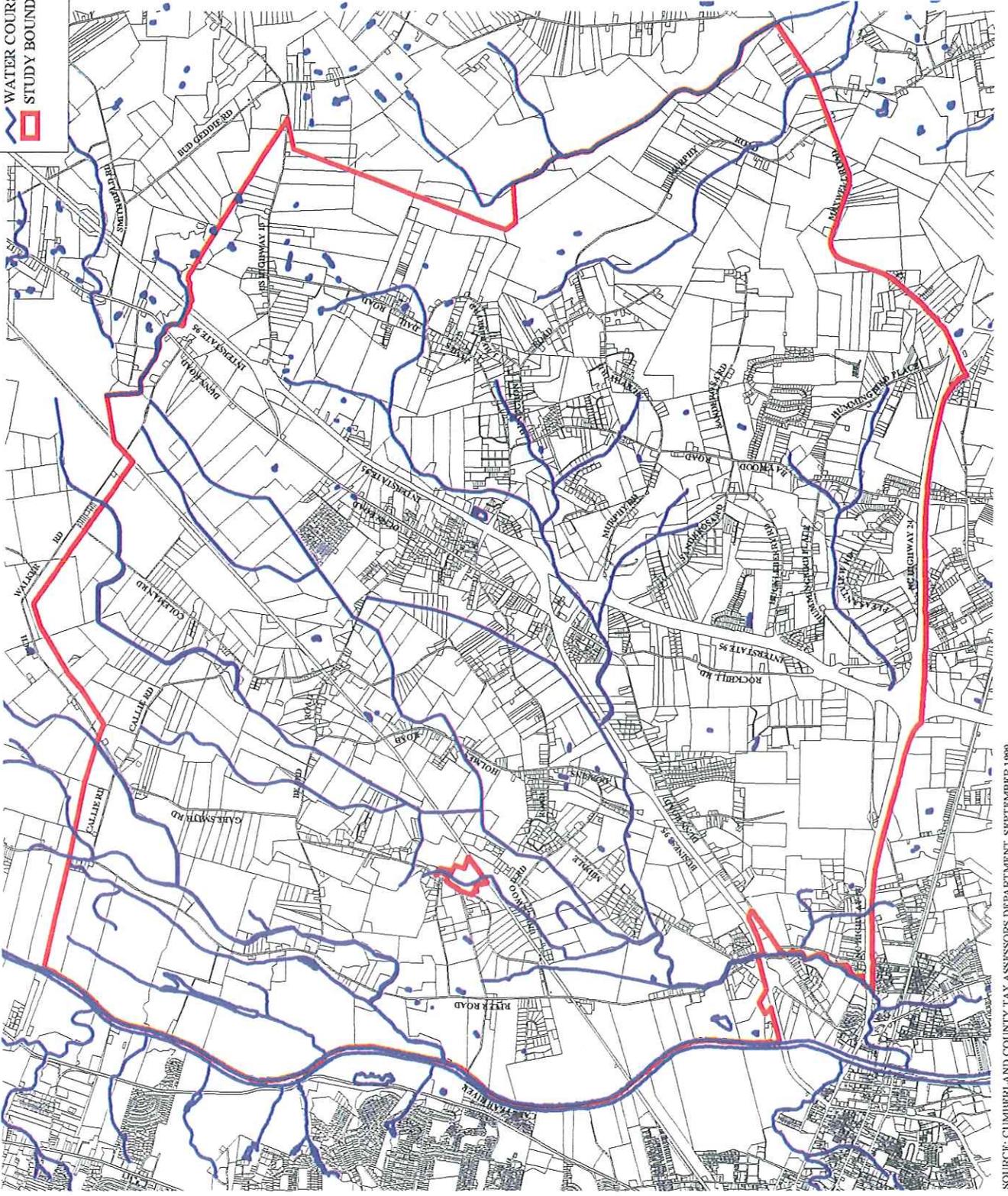
THIS INFORMATION ONLY CONSIDERS BUFFER AROUND RESIDENTIAL UNITS, SCHOOLS, CHURCHES, AND RECREATIONAL AREAS. THE FLOODPLAIN AND HYDRIC SOILS WERE NOT TAKEN IN ACCOUNT WITH THE BUFFER.



# EASTOVER STUDY AREA WATERCOURSES & WATER BODIES

**LEGEND**

- WATER COURSES & WATER BODIES
- STUDY BOUNDARY



## WILDLIFE HABITATS AND UNIQUE GEOLOGICAL FORMATIONS

There is an abundance of wildlife in the Area. This wildlife includes squirrels, rabbits, quails, mourning doves, foxes, songbirds, raccoons, muskrats, mink, opossum, mallards, black ducks, wood ducks, and deer. There are many areas within the Area that provide the habitats for these creatures. The habitats may be cropland, pastureland, meadows, and areas overgrown with grasses, herbs, shrubs, and vines that are called openland habitats. Open, marshy, or swampy shallow water areas are considered wetland wildlife habitats. Woodland wildlife habitats consist of areas containing deciduous plants, coniferous plants or both and associated grasses, legumes, and wild herbaceous plants. All three of these habitats exist in the Study Area.

There are two significant geological features in the Area that must be noted. There are numerous Carolina Bays or "pocosins" scattered through the Area. The Carolina Bays, according to Soil Conservation Service are oval depressions ranging in size from less than an acre to over 1000 acres. The long axis of these bays is oriented in a northwest-southeast direction. A sandy rim is generally on the southeastern end of each bay. In general, the larger the bay, the more sandy and more pronounced the rim. Unless artificially drained, soils in most bays are wet throughout the year. The origin of these bays is still a mystery.

Another significant geological feature in the Study Area is the terrace along the Cape Fear River. According to the Soil Conservation Service, the river formed this terrace as it meandered across the landscape over a period of many centuries. Old abandoned river channels, point bars, and long narrow ridges of sediment characterize the landscape. The River has now become entrenched and is in a narrow, winding channel more than 40 feet below the original terrace. This entrenchment created steep bluffs along the River, which are now dissected by numerous ravines. These steep bluffs and deep shady ravines support vegetation that is reminiscent of the cool mountains and contain such plant species as beech, maple, American hornbeam, eastern hophornbeam, pawpaw, and service berry.

# HISTORIC RESOURCES

## INTRODUCTION

The rich heritage of Cumberland County is one of the community's most valuable assets. The Eastover area of Cumberland County, which was settled in the mid-eighteenth century, followed a similar historic development to many other frontier regions. Moving inland up the Cape Fear River from Wilmington on the coast, settlers from the Scottish Highlands arrived in the eastern Cumberland County area in the 1730s. Farms were surveyed and established adjacent to the waterways and settlement occurred at the confluence of two creeks, Cross Creek and Blounts Creek, that both flowed into the Cape Fear River. The first settlement was Cross Creek which later, with Campbellton, located about a mile to the west became the city of Fayetteville.

Originally chartered in 1754 from part of Bladen County, Cumberland County continued to develop as a rural area. Although the Study Area was settled in the early historical development of the County, no towns are located within the Study Area and the general concentration of population and architectural resources are scattered throughout the Eastover Community. Resources in the Area are primarily residential in nature, and postdate the date of settlement. Generally dating from the late first half of the twentieth century, although a few remaining transitional late 18<sup>th</sup>/early 19<sup>th</sup> Century houses are on the landscape today.

Eastover is one of the most agrarian areas of the county with a strong history of farming. The economic and political historical development of the area is similar to that of the other eastern states that were originally colonies. The Area's origins were rooted in agriculture and timber related products with merchants, craftsmen and farmers prospering. Early crops included corn, sweet potatoes, oats and wheat, while livestock raised included swine, cows, sheep, working oxen, mules and horses. With much of the County forested in pine trees, a large forest products industry developed with such products as tar, made from the sap of the pine tree, turpentine and lumber. Logging operations included the harvesting of both pine trees and hardwoods used for construction and made into lumber at the many sawmills in the county. The 1840 census recorded 61 sawmills in the County.

Influential on the economic development of the County, the railroad allowed goods and products to be easily transported from farms to markets. Throughout the nineteenth century, agricultural crops increasingly shifted to cotton and tobacco, which would be shipped by rail. The textile industry was dependent upon the railroad, which by the 1880s ran to the two mills operating in Hope Mills. By the turn of the century, both Fayetteville and Stedman had elegant Victorian railroad stations, which heralded the arrival of the railroad and the ability to travel more easily to other areas of the state. Although the railroad is prominent on the landscape in the Study Area, no railroad related architectural features; neither trestles nor stations exist in the Eastover area.

The War Department began construction in 1918 on Camp Bragg, a new military installation, in the northwestern area of the County. Construction of Camp Bragg was complete in 1919, and

Pope Air Field was established at that time with the county developing an economic dependence on the military. Fort Bragg and Pope Air Force Base continue to have a strong social and economic impact in the County. Today the economy is a blend of the historic economy of the region, with a mix of agriculture, industry and service that supports a metropolitan area with a population approaching 300,000.

## METHODOLOGY

The staff of the Cumberland County Planning Department conducted a historic resources survey of the Eastover Area to access the cultural resources extant in the Study Area as they relate to the history of the area prior to 1935. The survey was conducted by a combination of research and fieldwork. The methodology is outlined below:

1. A search of written sources as they relate to the history and development of Cumberland County.
2. A review of the old survey files for possible historic site locations.
3. A review of the National Register of Historic Places site files to ascertain the locations of any properties listed on the National Register in the Study Area.
4. The examination of the USGS Topographic Quad maps for the locations of recorded historic buildings and sites.
5. A windshield survey of the Study Area to confirm the existence of National Register properties and attempt to identify properties eligible for the National Register, if any.

The different methodologies yielded significant information on the Eastover area. First, there is one National Register site in the Study Area, the Robert Williams House on Middle Road. In addition, one site, the Eastover School is on the state's National Register Study List. According to the 1979 survey conducted of the county by the State Historic Preservation Office consultant, there are no other properties identified in the area as potentially eligible for the National Register of Historic Places. Third, there are historic cemeteries located within the region. Finally, there are a number of interesting historic buildings in the Study Area, however, they have been modified and altered to the make them ineligible for listing on the National Register.

The windshield survey resulted in the identification of a variety of late eighteenth/early nineteenth through early twentieth century vernacular architectural styles in the study area. The residential architectural styles, which were identified, included the Federal/Greek Revival; the Greek Revival coastal plain cottage; the I house; the folk Victorian, which includes the pyramidal roof house; the Victorian L House; and the bungalow, popularized in the Prairie School of the Midwest. The agrarian heritage of the area is seen in the many farm sites, barns and outbuildings on the landscape. In addition, commercial, and institutional buildings, such as churches and schools were also identified in the Study Area. A number of historic cemeteries associated with churches, as well as other smaller family cemeteries are located in the Study Area.

## RESIDENTIAL VERNACULAR ARCHITECTURE

The hall and parlor plan house type is a one-story house with a central hallway flanked by rooms on either side. This house type dates from the early 1800s through the late 1800s. One house of this type was identified in the Study Area. It is unusual in that it has several additions, one, which includes a pegged staircase to the attic where the original timbers and pegs can be seen. Unfortunately, the house is extensively altered.

The I house is a two-story hall and parlor house with a central hall plan and a front porch that often spans the full width of the house. The houses typically are two bays across with as many as five bays with a central window above the front door. Chimneys on the I House are generally located on one or both ends of the house.

The transitional Federal/Greek Revival house type or hall and parlor plan house was the earliest architectural style noted in the Eastover area. This style generally dates from the 1790s through the 1860s. Two of these houses were moved to the area in the 1970s and 1980s and are sited in appropriate settings, while there is at least one house that is original to the site. The house is one room deep with a central hall and staircase flanked by two rooms on either side, and two stories in height with end chimneys. Few of these early house types survive in the Study Area.

The Greek Revival coastal cottage house dating to the late 1700s through the 1860s. The Robert Williams House, located at 1876 Middle Road and listed on the National Register of Historic Places stands in a grove of American elms, rarely found on the landscape today, flanked by apple and peach orchards. The house is an excellent example of this style, which was built throughout Cumberland County and the entire Coastal Carolina region in the mid-nineteenth century. Built by Robert Williams for his family of nine around 1850, the one-and-one half story frame plantation house features characteristic details that include a gable roof, engaged front porch with double doors, transom and sidelights, and exterior end chimneys. Originally, the house had a 500-acre tract with all the associated outbuildings. The smokehouse, log corncrib and stable remain on the site behind the house, while the summer kitchen and several barns were lost years ago. Currently, the house remains occupied by the great grandson of the builder.

The folk Victorian house type include the pyramidal hip-roofed house and variations including added front gable and full-façade porch, wraparound porches and dormers with wraparound porch. In its most basic form, the pyramid house is a cube. This house type was popular from around the 1870s through the 1910s. The pyramid house type is characterized by its' square floorplan and complete or truncated pyramid roof. The house can be one or two stories with centrally located chimney or chimneys.

The Victorian L House had a perpendicular axis, with either a long or short wing coming out of the gable wall facing the front. Named after the building configuration, the L House, which forms an L shape, after the capital letter L, was popular from the 1870s through the 1940s. Variations on the house form with its origins in the Victorian era were rear additions and filled in porches, house extensions, remnants of turned porch supports and other decorative features such as jigsaw cut detailing. The L house can vary in size from small to very large, but is generally constructed of wood frame. The type occurs in several elevations. In the dominant orientation, the house is two stories, then two story with one story or one story.

The bungalow, The last identified house type, enjoyed great popularity from the 1910s through the 1940s. The bungalow is a small, low house with a low to moderately pitched wide projecting roof. Generally, bungalows were one to one-and-a-half stories with Craftsman details such as purlins with diagonal struts and exposed rafter ends; change in material or texture from the first to the second story is common; gable ends can have a half-timber effect by using wood over clapboard or stucco; and clipped gables were also used. Originally associated with suburban and urban settings, the style of the bungalow was easily adapted to country and rural settings.

The widespread popularity of the bungalow can be attributed to publications written by designers and architects of the period. The designs of architects Charles and Henry Greene of California and Gustave Stickley who published *Craftsman* magazine, popularized the bungalow and described its origins. The design style of the bungalow is rooted in early American house forms from the colonial period, East Indian huts, as well as the vernacular architecture of Europe, Scandinavia and Japan. The wide-ranging design influences explain its evolution into the most popular house style of the first quarter of the twentieth century.

## **NON-RESIDENTIAL VERNACULAR ARCHITECTURE**

### **Farms**

Historically an agricultural region, Eastover has numerous historic farmsteads with associated outbuildings that in addition to the house include, barns, corncribs, chicken coops, machinery sheds, smokehouses and tobacco barns. Tobacco is a crop that was commonly grown throughout southeastern North Carolina. The historic farm sites in the survey area were associated with tobacco production because of the existence of a variety of tobacco barns that included log construction as well as wood frame construction, in the later barns. The barns appeared to be abandoned or unused for a number of years as many were in various states of deterioration.

The houses associated with the farms that were identified in the survey area were bungalows, the traditional coastal plain cottage, Folk Victorian, the I House or variations on those house types. With the exception of the Robert Williams House, listed on the National Register, the houses were modified with additions, aluminum siding, replacement of porch columns and railings, etc. Some historic houses were replaced with manufactured homes, built adjacent to the old house or replacing an old house.

Barns included the survey area are typically small, oftentimes abandoned and deteriorating. They are more representative of variations on specific barn types such as the English barn, most popular from 1880 through 1910 or the Aisle barn. A rectangular shaped building with a simple gable roof, on the interior the English barn was generally divided into three bays by a central drive through that opened in the center of the axial facades. The aisle barn is a rectangular building with a gable roof with a floor plan divided into three or five long aisles or sections. In its' vernacular variations the barn is adapted regionally and can exhibit different styles depending upon the use. The barns in the survey Area are small rectangular barns that are used for storage and equipment.

Tobacco barns are distinct from others barns because they are two story tall square buildings. The log and wood frame tobacco barns surveyed all had gable roofs. Two gable-on-hip tobacco barns were noted in the survey Area. This type of barn has a central square gable roof area used for tobacco, while the rear and side aisles formed by the hip roof that is open and used for equipment storage.

Log tobacco barns and outbuildings were noted. Some of the tobacco barns within close proximity to the roads were scavenged, presumably, for their logs. The logs used for barns and other were limited to the locally available trees and their size determined their use as construction materials. The chinking between the logs was wide, almost as wide as some of the logs, which were not notched largely. Some of the logs were gently tapered at the joints, others exhibited dovetail notches, common in log construction, while yet other types of notching was used on the construction of some barns. Most of the roofs were covered in tin or wooden shakes some with ventilating chimneys.

Other identified farm buildings include machinery sheds, which were gable roofed pole sheds that housed equipment or hay. Wood frame, gable roofed and shed roofed chicken coops and other small outbuildings were noted.

### Commercial Vernacular

Commercial vernacular buildings are simple, pragmatic structures that can be found throughout the commercial areas of towns or in isolated areas in the rural parts of Cumberland County. Typically, these are one or two-story brick buildings with flat roofs characterized by their lack of ornamentation, with a focus on practicality rather than style, just as in vernacular residential architecture. In rural areas, small towns and villages commercial buildings, built between 1900 and 1940, are frequently of wood frame construction.

Historically, these buildings were rectangular in form because they were traditionally located on rectangular urban lots that they completely covered. Any detail was on the front façade and any other street facing façade, while the rear was strictly utilitarian and very plain. This building tradition is derived from the urban commercial form with false fronts, in which the front, street-facing façade, was indicative of an architectural style. In isolated, rural settings on brick commercial buildings with three exposed facades, brick corbelling that was used to create a cornice generally continues along the axial facades. Other decorative brickwork, such as horizontal banding evocative of the linear style of the Prairie School, might be visible on all the facades with only the rear façade, used for deliveries devoid of decoration.

### Institutional Architecture

Institutional architecture includes churches, schools and other public or organizational buildings. Although historic congregations were identified churches, although they may be historic, were altered and had additions.

The Eastover School was designed by William Henley Detrick, noted Raleigh architect, in the Neo-colonial Revival style. Built in October 1936 to replace an earlier school that burned, it was an impressive building, with long low wings, and rounded dormers clad in copper, flanking the main section of the school. The central portion of the school has a large pedimented entryway

with double doors and is surmounted by a large, ornate cupola with Chippendale railing. When completed approximately six and one-half miles from Fayetteville, the Eastover School was one of the most architecturally distinguished schools in the County, set back from the road in a stand of long leaf pines. It is adaptively used as an antique mall. This was the only historic school or institutional building located in the Study Area.

### Cemeteries

Twelve historic cemeteries are located within the Study Area. The cemeteries ranged from small, family cemeteries to the organized and more elaborate church cemeteries. They are quite large, for rural cemeteries, with numerous markers representing a wide range of styles and materials. The majority of the stones date from the first and second quarter of the twentieth century, although several nineteenth century stones were observed. Numerous decorative plants, trees and shrubs are planted at the cemeteries. Plants observed in the cemeteries include azaleas, camellias, daffodils, and forsythia. American boxwood was one of the most common plants found at the cemeteries. Trees include dogwood, cedar and oak trees.

The grave markers are made of several different types of materials. These include concrete with information scratched into the surface of the stone; white, white striped, grey and dark grey marble stones and obelisks; and large granite stones that ranged in color from rose through various shades of beige and grey. Several very weathered wood markers that were unreadable were also observed. A number of World War I, World War II, Korean War and Vietnam War veteran inground markers were noted.

Most cemeteries included the graves of babies and small children. The mortality rate in the Country at the turn of the century and before would have been high because of the distance from doctors and hospitals. Frequently, the child's gravestone was made of marble with a small lamb carved on the top of the stone with a leaf or tree branch and a bible verse included at the bottom of the stone.

Several smaller cemeteries were noted, mostly in mixed hardwood forests with some long leaf pines. The majority of these cemeteries were family cemeteries. These cemeteries reflected the period, type and style of gravestones found at the church cemeteries. As there were new graves at the sites, these cemeteries are still used by the local residents.

## **PRESERVATION ASSESSMENT**

The Eastover community and its environs reflect the change that was occurring throughout the historic period of Cumberland County's past. The Robert Williams House, typical of the Greek Revival coastal cottage house form built throughout the County and as well as the Coastal Carolina region in the mid-nineteenth century is an important example of this house type. The house retains significant architectural details, which include a gable roof engaged front porch with double doors, with transom and sidelights, and exterior end chimneys. The site includes trees, which were once common on the landscape, and are now scarce, as well as outbuildings traditionally associated with the plantation economy.

Numerous other vernacular residential, commercial and industrial architectural resources, and farm sites were located within the Eastover Study Area. The general time period for these buildings are the late eighteenth to early nineteenth century through the nineteen thirties, from around 1800 through the 1930s given the styles, building materials and condition.

These buildings are valuable reminders of the later settlement of the Eastover community, and one is presently listed in the National Register, while another is listed on the State National Register Study List. Unfortunately, the majority of the architectural resources, including houses and farm sites, identified as historic during the windshield survey had undergone extensive alteration. No sites were observed that would be eligible for listing in the National Register as most have been altered or are in an advanced state of deterioration. This would preclude them for consideration of eligibility for listing on the National Register of Historic Places.

## **CONCLUSIONS**

The rich agrarian historical development of the Eastover Community is evident in the historic buildings and cemeteries that dot the rural landscape east of the Cape Fear River. As old buildings deteriorated in the nineteenth century, they were largely replaced during the first quarter or second quarter of the 20<sup>th</sup> century. Few examples of early architecture remain in the Area today which places added emphasis on those that remain and continue to reflect the early agricultural heritage and traditional farm economy and practices of eastern Cumberland County in the mid-nineteenth century.

The cemeteries of Eastover reflect the traditional burial practices and customs practiced throughout rural Cumberland County. They are found in the regional burying grounds associated with rural communities that developed in the nineteenth and twentieth centuries throughout southeastern North Carolina. The gravestones are indicative of the religious beliefs of the residents, as well as the stonemasons craft, and the social trends and cultural more that reflect the arts and styles of the times.



# PAST PLANS, POLICIES AND REGULATIONS

## THE CUMBERLAND COUNTY 2010 LAND USE PLAN

The Cumberland County 2010 Land Use Plan contains the general framework for the revitalization and future development of the County as well as a general land use map. This map outlined eight land use categories for the Area as shown in **Exhibit 27-Eastover Study Area 2010 Land Use Plan Map**. This Plan has a hierarchy of land use intensity that begins with the least intense Farmland Protection Area on the outer reaches of the Area followed by Suburban Density Residential (2 units per acre), Low Density Residential (2.1 to 6 units per acre), to Medium Density Residential (6.1 to 15 units per acre) near the Fayetteville City Limit Line or where community or public water and sewer are available. Commercial Development is generally concentrated in nodes at major intersections; at River Road and the Outer Loop, Interstate 95 and the Outer Loop, U. S. 301 and Interstate 95, and N. C. Highway 24 and Interstate 95. Other commercial development is located in the "downtown" portion of Eastover. Industrial Development is located along N. C. Highway 24 west of Interstate 95, on River Road at the CSX Railroad, and along U.S. 301 between Middle Road and the Cape Fear River. Open Space is located along the flood plain areas of the Cape Fear River, Locks Creek, and Big Creek.

The Cumberland County 2010 Land Use Plan defines an Urban Services Area and a Municipal Influence Area. The Urban Services Area is the area where development is promoted. This area is most likely to have the urban services such as water, sewer, garbage pick-up, police protection, fire protection, and street lighting, etc. Approximately two thirds of the Study Area falls within the defined Urban Services Area as illustrated in **Exhibit 28-Designated Urban Services Area within the Eastover Study Area**.

The Municipal Influence Area allows a municipality to have its development standards implemented in its defined area. Only a small area in the southeastern portion of the Study Area is within the City of Fayetteville's Municipal Influence Area as shown in **Exhibit 29-Municipal Influence Areas within the Eastover Study Area**.

## CUMBERLAND COUNTY ZONING ORDINANCE

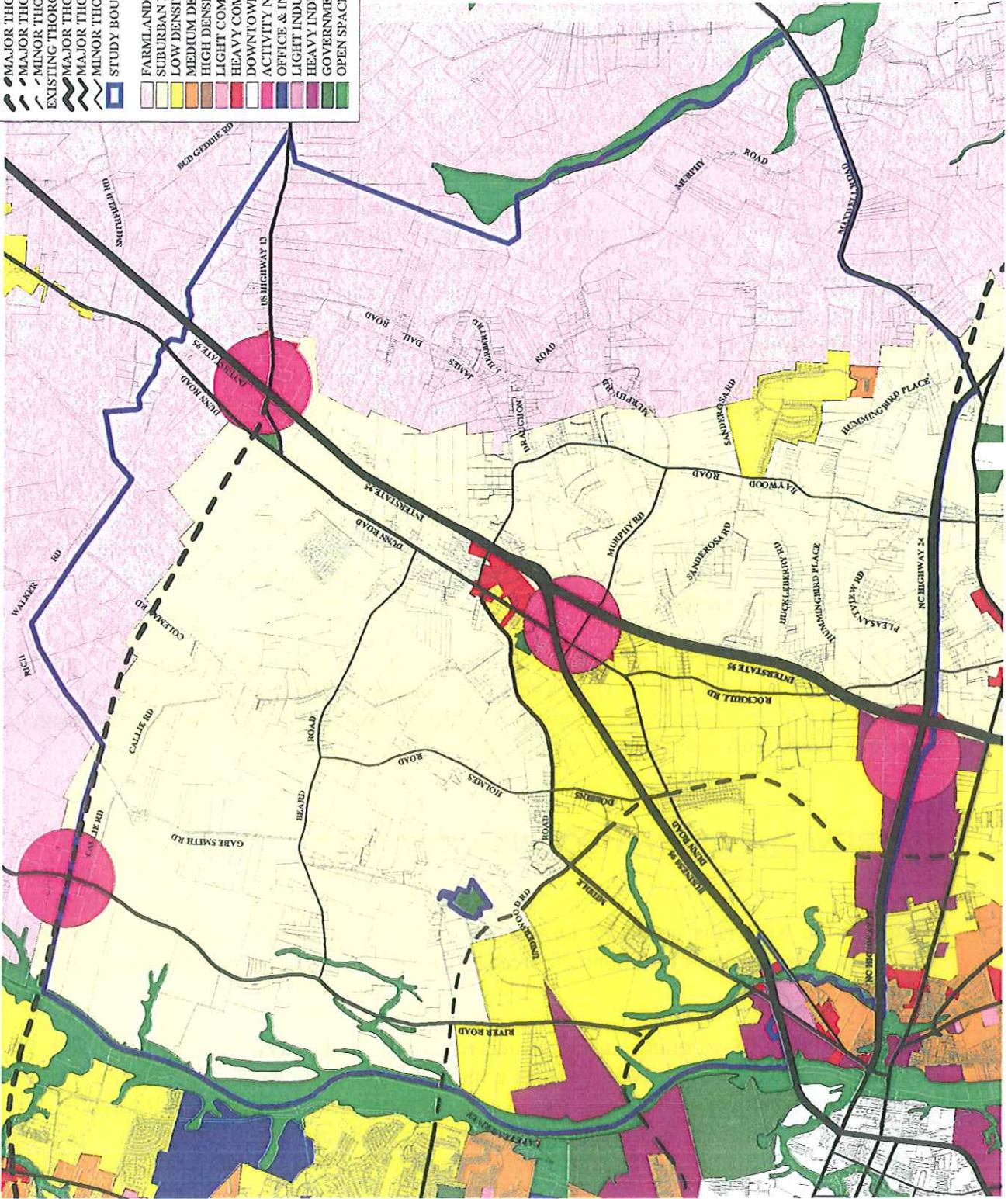
Zoning in the Area falls under the jurisdiction of the Cumberland County Zoning Ordinance. The Study Area consists of portions of Areas 8, 10, 19A, and 19 that were zoned between 1979 and 1994.

There have been 68 rezoning cases considered in the Study Area between 1989 and 1999. Analysis of these rezonings reveals distinct information about the Area. Over 30 percent (23) of the cases considered were rezonings from A1-Agricultural District to R40 and R40A Residential Districts (only two of the requests were denied). Of the 23 cases considered, 18 were rezonings from the A1 to R40A and 5 cases were rezonings from A1 to R40. Rezoning requests from A1 to

EASTOVER STUDY AREA 2010 LAND USE PLAN

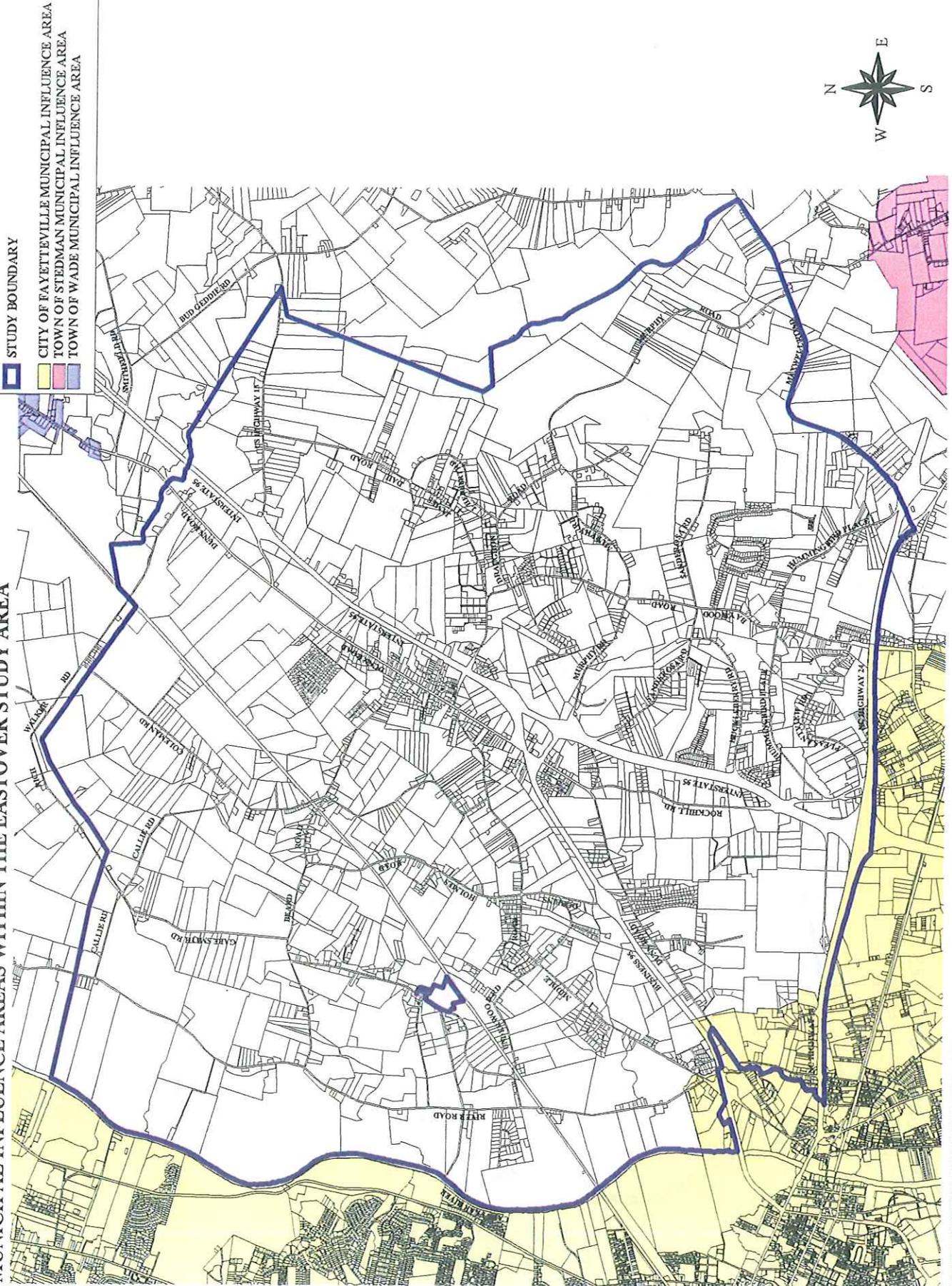
LEGEND

- PROPOSED THOROUGHFARES
- MAJOR THOROUGHFARE - FREEWAYS
- MAJOR THOROUGHFARE
- MINOR THOROUGHFARE
- EXISTING THOROUGHFARES
- MAJOR THOROUGHFARE - FREEWAYS
- MAJOR THOROUGHFARE
- MINOR THOROUGHFARE
- STUDY BOUNDARY
- FARMLAND
- SUBURBAN DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LIGHT COMMERCIAL
- HEAVY COMMERCIAL
- DOWNTOWN
- ACTIVITY NODE
- OFFICE & INSTITUTIONAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- GOVERNMENTAL
- OPEN SPACE





# MUNICIPAL INFLUENCE AREAS WITHIN THE EASTOVER STUDY AREA



RR comprised 21percent (14) of the total cases considered during this 10-year span (only one case was denied). Rezoning from Residential to Commercial comprised 18 percent (12) of the total cases heard during this period.

An analysis of the zoning history between 1989 and 1999 shows that over one-half of approved requests for zoning in the Study Area was residential rezonings to a higher density. Additionally, there were indications that there has been an increase in the demand for commercial development since 18 percent of the rezoning cases were from a residential to a commercial district. This suggests that there is a good demand for increased residential density in the area and additional supportive commercial uses.

### **FLEA HILL DRAINAGE PLAN**

The Flea Hill Drainage District was organized in 1911 by residents in the Flea Hill area to help drain the area for farming and to improve living conditions. Records show that the canals were dug around 1922. After the canals were dug, the Flea Hill Drainage District became inactive. In 1963 the District was reactivated and applied for assistance through the Cumberland Soil and Water Conservation District for technical and financial assistance from the U. S. Department of Agriculture. The planning was authorized in 1963 and the funding for construction was approved in 1966. Construction began in 1972 and was completed in 1972. Construction consisted of excavating 42.8 miles of channels as shown in **Exhibit 30-Flea Hill Drainage District Canal Excavation Map**. The cost of the project was \$1,557,740 of which \$642,539 was federal funds and \$935,201 came from other sources, including property owner assessments and farmers. During the time this project was undertaken, there were approximately 400 farms in the District.

Presently, many of these canals are filled up with debris from natural erosion, urban development, and farming operations. The entire system is in need of restoration and excavation. The number of farms in the area, as of 1997, has dwindled to approximately 270 farms. Development has increased in the area and this trend is expected to accelerate with the completion of the Highway 13 Project (the Outer Loop) that will provide a direct route to the Military Reservation and the Cross Creek Mall shopping environs. This anticipated development enhances the need to maintain and repair the drainage canal system.

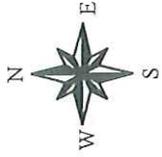
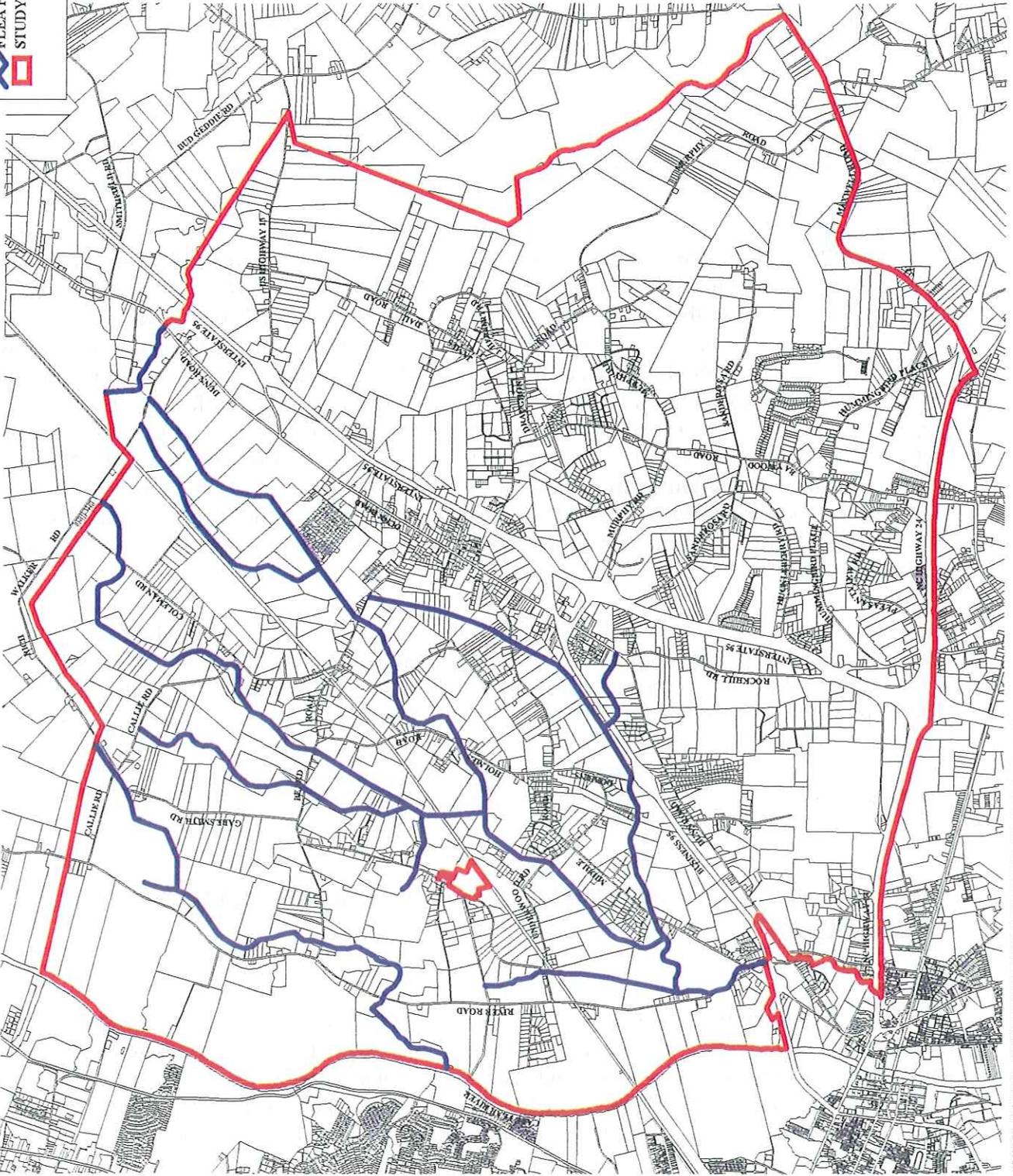
### **WATER SUPPLY WATERSHED MANAGEMENT AND PROTECTION ORDINANCE**

In 1993, the County adopted the Water Supply Watershed Management and Protection Ordinance. The purpose of this Ordinance was to protect the public drinking water supply controlling the type and intensity of land use within the water supply watershed. It outlines rules and regulations for any development that falls within the defined Hoffer Water Treatment Plant Intake on the Cape Fear River and the area that drains into the River above the intake point.

# FLEA HILL DRAINAGE DISTRICT CANAL EXCAVATION

**LEGEND**

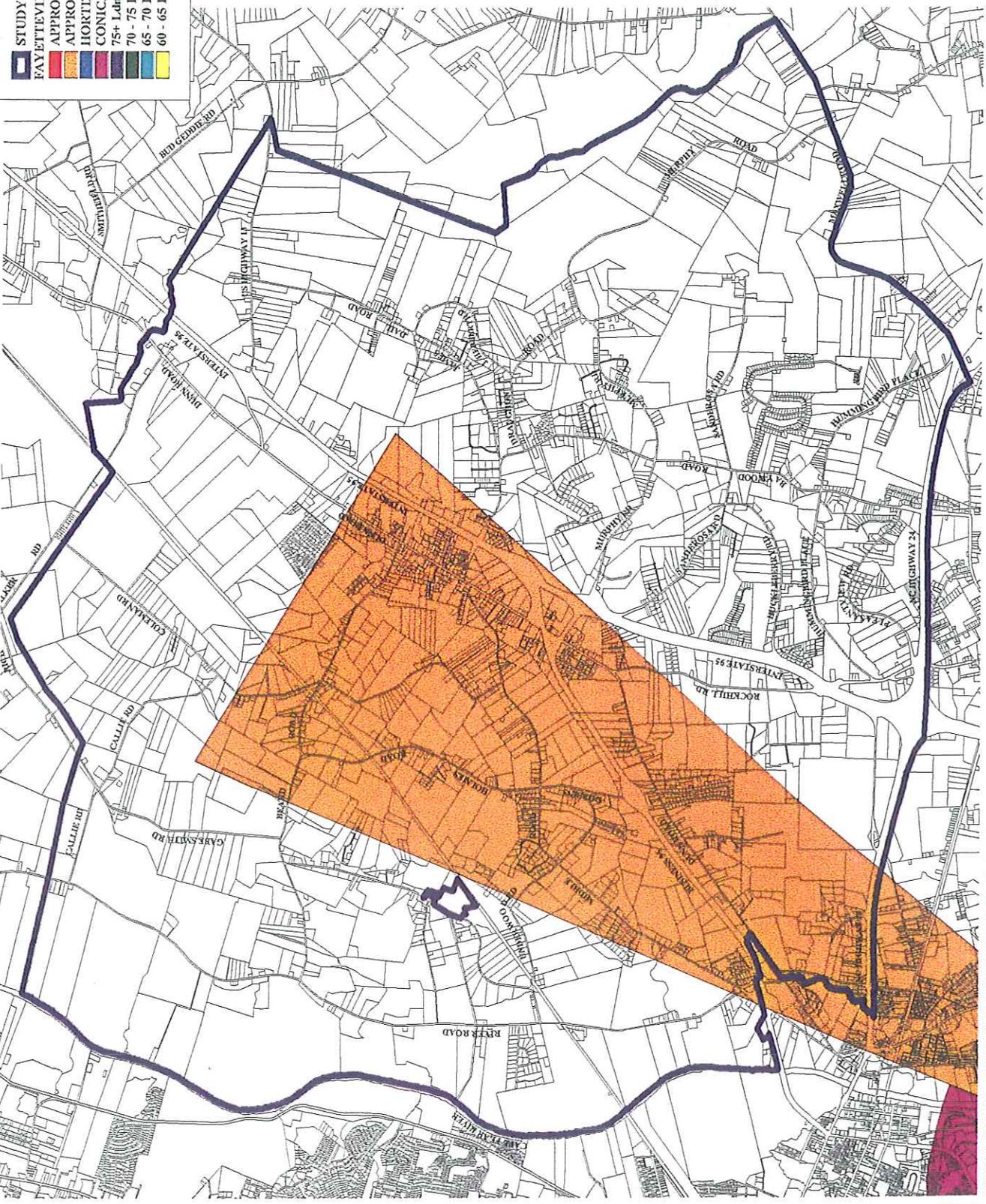
-  FLEA HILL DRAINAGE CANALS
-  STUDY BOUNDARY



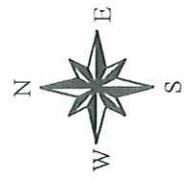
## FAYETTEVILLE REGIONAL AIRPORT IMPACT

The Fayetteville Regional Airport impacts a small portion of the Study Area. Approach Zone Two of the airport extends in the area as shown in **Exhibit 31-Fayetteville Regional Airport's Impact on the Eastover Study Area**. Approach Zone Two is an area that fans out from the end of Approach Zone One that extends just beyond Beard Road. The Approach Zones are the areas under the glide angle for airplanes landing at the airport. While this area is within the Approach Zone Two, this should not impact residential development in the area but may impact nonresidential development with height limitations.

# FAYETTEVILLE REGIONAL AIRPORT'S IMPACT ON THE EASTOVER AREA



- LEGEND**
- STUDY BOUNDARY
  - FAYETTEVILLE AIRPORT FACILITIES IMPACT
  - APPROACH ZONE 1
  - APPROACH ZONE 2
  - HORIZONTAL SURFACE ZONE
  - CONICAL SURFACE ZONE
  - 75+ Ldn NOISE CONTOUR
  - 70 - 75 Ldn NOISE CONTOUR
  - 65 - 70 Ldn NOISE CONTOUR
  - 60 - 65 Ldn NOISE CONTOUR



SCALE: NOT TO SCALE

# CITIZEN PARTICIPATION

## EASTOVER RESIDENTS VISION SESSION

A vision session was held with the Eastover residents on January 7, 1999 in the Eastover Central School Gymnasium. Approximately 200 Eastover residents attended the meeting. The group was asked to list their vision of what the Eastover Community should look like in 20 years. They were also asked to list the strengths and weaknesses of the area presently.

The Citizens within the Study Area mentioned the following items during the visioning session. These items were written on a flip chart in order to allow discussion and to record the information. The Planning Staff has arranged these items in general groups as follows:

<i><b>FUTURE VISIONS FOR THE STUDY AREA</b></i>	
<b>Community Facilities and Services</b>	<b>Land Use &amp; Policies</b>
Health care	Zone single family
Sewer and Drainage	Maintain rural character
Recreation facilities	No zero lot line
Good water	Real voice on zoning commission, no rubber stamp
Improvement of existing roads	No annexation
Underground utilities	Moratorium on increasing property taxes
Mandate service of electricity, cable, etc. to every home	Protection of private property pights
Senior center	Plan review by a citizens committee
	Things staying the same
<b>Environmental</b>	No progress
Clean-up of private property and roads	
Clean-up of flea hill drainage district	<b>Economic</b>
	Shopping center
<b>Values</b>	Restaurants
Family ties and values to remain the same	

***POSITIVE THINGS IN THE STUDY AREA***

<b>Community Facilities and Services</b>	<b>Values</b>
Schools	Low crime
	Quiet
<b>Land Use &amp; Policies</b>	People
Rural character	Privacy
Low population density	Churches
Distance from Fayetteville	Family ties and friendship
	Concerned citizens
<b>Economic</b>	Eastover is the crown jewel of Cumberland County because of the people
Thriving agriculture	

***NEGATIVE THINGS ABOUT THE AREA***

<b>Environmental</b>	<b>Land Use &amp; Policies</b>
Gravel pits	Cellular towers
Stripping the land of trees	Paying taxes on land you can't put a septic tank on
	Taxes are too high
<b>Community Facilities and Services</b>	Power of the board of realtors
Railroad tracks on river road	County buys land & removes it from tax base
storm water utility Lack of use in Eastover Area	No annexation laws
No access to water and sewer	
Highway 13 extension	<b>Other</b>
Citizens pay for schools and not developed	Way information is shared
	Poor fiscal responsibility

**QUESTIONNAIRE RESULTS**

The Planning Staff asked the Citizens to complete a questionnaire in order to obtain additional information that would be helpful in producing a Land Use Plan. The questionnaire is designed to provide the Planning Staff with several general types of information. Out of approximately 200 persons who attended this Community Meeting, 144 questionnaires were completed and returned to the staff. The results of these questionnaires are presented below.

Quality Of Life

The first part of the questionnaire provides information that addresses the Quality of Life of Citizens. The answers to these questions provide a list of issues and items that are important to the Citizens. The Citizens ranked the following TOP TEN Quality of Life issues in terms of importance. The following is a list of issues that were ranked as VERY IMPORTANT:

<b>VERY IMPORTANT</b>		
<b>Rank</b>	<b>Issue</b>	<b>Percent</b>
1	Fire Protection	88.2%
2	Education	79.2%
3	Police Protection	78.5%
4	Community Appearance	76.4%
5	Clean Air/Water	75.0%
6	Property Tax	74.3%
7 (Tie)	Water System	68.8%
	Litter Control	
8	Streets and Roads	65.3%
9	Economy	63.9%
10	Health Facilities	63.2%

The Citizens rated the following issues as SOMEWHAT IMPORTANT:

<b>SOMEWHAT IMPORTANT</b>		
<b>Rank</b>	<b>Issue</b>	<b>Percent</b>
1	Cultural Opportunities	49.3%
2	Social Service Programs	45.8%
3	Libraries	39.6%
4	Centralized Government	37.5%
5	Mass Transit	36.8%
6	Downtown	35.4%
7(Tie)	Recreation and Park Facilities	34.7%
	Garbage Collection	
	Commercial Areas	
8	Poverty	32.6%
9	Neighborhood Identity	29.9%
10	Housing	28.5%

The Citizens rated the following issues as NOT IMPORTANT:

<b>NOT IMPORTANT</b>		
<b>Rank</b>	<b>Issue</b>	<b>Percent</b>
1	Auditorium/Arena	55.6%
2	Mass Transit	36.1%
3	Downtown	33.3%
4	Commercial Areas	30.6%
5	Social Service Programs	22.2%
6	Centralized Government	18.8%
7	Garbage Collection	16.0%
8	Libraries	13.9%
9	Sewerage System	13.2%
10(Tie)	Recreation and Park Facilities	12.5%
	Water System	
	Cultural Opportunities	

Approximately 42.4 percent of the Citizens said that the overall quality of life for themselves and their families was STAYING THE SAME; approximately 41.7 percent said that the overall quality of life was GETTING BETTER; at least 5.6 percent indicated that the overall quality of life was GETTING WORSE; and at least 10.4 percent did not respond to this question.

At least 56.3 percent of the Citizens rated the quality of life in and around Eastover today as GOOD; approximately 25.7 percent rated the quality of life in and around Eastover today as FAIR and at least 8.3 percent of the Citizens rated the quality of life in and around Eastover today as EXCELLENT. Approximately 2.1 percent of the Citizens rated the quality of life in and around Eastover today, as POOR and at least 7.6 percent of the Citizens did not respond to this question.

Study Area Citizens were asked to rate the quality of certain items. The TOP TEN items are presented for each rating below. The following items were rated as good:

<b>GOOD</b>		
<b>Rank</b>	<b>Item</b>	<b>Percent</b>
1	Fire Protection	66.7%
2	Schools	59.7%
3	Housing	41.7%
4	Neighborhood Identity	38.9%
5	Police Protection	28.5%
6	Community Appearance	27.1%
7(Tie)	Recreation and Park Facilities	23.6%
	Air/Water Quality	
8	Economy	20.8%
9	Streets/Roads	19.4%
10	Libraries	18.8%

The following items were ranked as being fair:

<b>FAIR</b>		
<b>Rank</b>	<b>Item</b>	<b>Percent</b>
1	Income Level	57.6%
2	Community Appearance	53.5%
3	Streets/Roads	52.1%
4	Economy	49.3%
5	Police Protection	47.2%
6	Neighborhood Identity	45.1%
7	Government	43.8%
8(Tie)	Health Facilities	43.1%
	Job Opportunities	
	Litter Control	
9	Housing	42.4%
10(Tie)	Garbage Collection	38.9%
	Air/Water Quality	

The following items were rated as poor:

<b>POOR</b>		
<b>Rank</b>	<b>Item</b>	<b>Percent</b>
1	Mass Transit	57.6%
2	Sewerage System	56.9%
3	Water System	56.3%
4	Shopping Facilities	40.3%
5	Auditorium/Arena	35.4%
6(Tie)	Cultural Opportunities	34.7%
	Job Opportunities	
7	Litter Control	34.0%
8	Garbage Collection	32.6%
9	Social Services	31.3%
10(Tie)	Recreation and Park Facilities	30.6%
	Libraries	

Approximately 60.4 percent of the Citizens rated the property taxes in the Eastover Area ACCEPTABLE. At least 17.4 percent rated property taxes HIGH and 11.8 percent of the Citizens ranked the property taxes LOW. At least 10.4 percent did not respond to the question.

At least 60.4 percent of the Citizens rated the amount of poverty within the Eastover Area ACCEPTABLE, and approximately 17.4 percent rated the amount of poverty HIGH. At least 11.8 percent of the Citizens rated the amount of poverty LOW and at least 10.4 percent did not respond to the question.

The Citizens were asked to list the following things they LIKED about the Eastover Area:

<b>LIKES</b>
<b>I. Values</b>
<b>A. Attributes of a Serine, Friendly and Rural Community</b>
Space and private home – Lived in the City of Philadelphia for almost 39 years
Like the peace and quiet – especially after relocating from New York
Peace and serenity, space, friends and neighbors and schools.
The people who are our neighbors and the relaxing scenery of living in the country
Friendly people, nice gas stations and love the quiet
Like community, some good people. Live in the area and will assist when given the opportunity
Quiet, fewer mobile homes, good neighbors, and new library

Likes, continued

Rural atmosphere, space, greenery, peace and quiet	
Rural environment; minutes from town; close vicinity of police, fire stations. Quiet neighborhoods and the people are friendly	
The fact that I have lived in Eastover all my life (78 years) and it's a caring community	
Quietness and no government intervention	
The peace and quiet-we don't want rift raft bussed in due to a new road. The family ties-its support when you need it.	
Rural area, low crime, good schools and good people	
The rural atmosphere in the country and no city congestion	
The country life, no noise all the time. We look after each other	
Good neighbors-sort of isolated and don't open Highway 13	
Like the quiet country, hearing birds sing, being looking out my windows to see the sunshine	
The quietness; I like the quietness because it allows me to relax and enjoy life	
Rural environment – open fields, safe secure environment, friendly people, quiet, privacy.	
Community spirit, local people and looking after one another	
The space between neighbors, such as large areas.	
Undeveloped open space, rural lifestyle, and quiet neighborhoods.	
The diversity and openness of the community. A good balance of agricultural and residential.	
The rural atmosphere and great sense of neighborliness	
Quiet community with good schools, churches and good people	
Community spirit, local people and looking after one another	
Quiet, inexpensive housing, light traffic, rural yet close to downtown and commercial areas.	
The rural environment. The space between homes.	
Rural, quiet, peaceful, low population, trees, farms and cows	
Usually quiet, good area to raise children and not overly populated	
Quiet	Quiet neighborhood
Country	Quiet country living
Friendly people	Rural atmosphere
Rural and not overcrowded	The countryside atmosphere
Quiet and nice place to live	There's no place like home
Quietness and low crime	Very quiet
Space	Rural atmosphere
Country and friendly people	Quiet neighborhood
Rural area and good people	People
Small size, rural quiet	Plenty of woods and farmland
Open space and rural way of life	Nice community
The people	Neighbors working together
Not in city limits	Good fellowship
Safe and quiet neighborhood	It's a quiet community
Nice community	People and way of life
It's quiet and peaceful	Quiet
Quietness	Quiet, peaceful and good folks
Quiet and friendly	The people
The people and community itself. Quiet.	Family oriented.
Nice and quiet.	Nice area.
Peace and quiet of country living	Friendly

Likes, continued

Open spaces	Living
It's a very great place to live	Rural and quietness
Has not reached an urban sprawl condition	Feeling of community
Country life, people, convenience to city	Like it because of the quiet neighborhood
<b>B. Low Crime Rate</b>	
No drugs, no gangs, no young kids hanging around store or businesses	
Low crime rate and everyone tries to help neighbors	
The crime rate is low and I like that	
Not too much killing and drugs.	
Schools, people, low traffic and low crime	
Semi-seclusion from city crime	
Low crime	
Low crime rate.	
Very low crime rate and very quiet	
It's very quiet and not too much killing	
Quiet and low crime	
Low crime, friendliness, schools, churches and low population	
<b>II. Land Use &amp; Policies</b>	
Little high-density development makes this an attractive area.	
Low population.	
Low population density.	
The population has grown a lot since we moved here in 1969. When I first moved here there was not a bank, nor a car lot or a grocery store like the IGA.	
Safe (perceived) community and low density population.	
Low population density	
Neighborhood density	
Low density, rural	
Talk of incorporation to avoid city planers	
Layout	
<b>III. Community Facilities and Services</b>	
The schools are good and recreation is a concern for the youth.	
The schools as they are today-we have great stores and teachers.	
Church, ballpark, schools, people of Eastover.	
Good schools	
Fire protection, friendly people and good place to live	
Close to good highways, friendly neighbors and close to city businesses	
Low traffic count, churches in the area and low crime.	
<b>IV. Miscellaneous</b>	
People stay out of their neighbor's business.	People that were born and raised here
Schools, people, low traffic and low crime.	Water and sewer

Likes, continued

It feels like I'm not in Fayetteville	The urban atmosphere
Excellent road access to Fayetteville	Everyone takes care of their own property
It a good place to raise a family.	It's home

The Citizens were asked to list the following things they DISLIKED about the Eastover Area.

<b>DISLIKES</b>
<b>I. Community Facilities and Services</b>
<b>A. Road Maintenance and Traffic Conditions</b>
Litter on the roadside. Paved roads need better maintenance, drainage.
Poorly maintained highways – roads not paved since 1977.
Too many sand/gravel pits on River Road & too many big trucks driving on River Road.
Poor drainage and road conditions (Baywood Road).
The one way out of a complex on River Road. The time you have to wait for a train and should have some other way to egress aside from the railroad crossing and not enough street lights for safe driving.
Road and different area not kept in good state of police, grass not kept well on roadside.
Roads are not all paved and fix holes on Underwood Road.
Heavy commercial truck traffic running at high speeds without regard to local traffic on River/Middle Roads.
Roads in poor condition due to heavy gravel trucks that they were not designed for.
Eastover has poorly maintained streets and roads – rural areas extremely bad.
The continuing increase of gravel pit operation-mainly along River Road. The Road is in very bad condition due to Cargill trucks. Trucks are driving much faster than is safe.
Not enough lighting on roads into Fayetteville and other areas. Very bad on rural roads especially when you have to wait for a train to pass and what if there were an emergency.
Heavy gravel trucks tearing up River Road and speeding.
Hwy 13 corridor.
Roads are bad and need a lot of repair.
Live on a dirt road.
<b>B. Water, Sewage and Drainage</b>
Problems with good drinking water and sewerage
Poor drainage – standing water, poor animal control, trailers and mobile homes, lack of convenience stores, snakes, mosquitoes and roadside trash
No sewer or water treatment facilities, no underground utilities.
Lack of planning for future development and poor drainage in low lying areas.
No water or sewerage system and poor drainage along Dunn Road up to Al Ray Road.
Water and sewerage – water is full of chemicals, rust and minerals. Too much red tape to go through to get septic system fixed.
Poor drainage and road conditions (Baywood Road).

Dislikes, continued

Talk of city water, talk of annexation and Gloves Construction's work on River Road	
Slow with community water and taxes are too high for what we receive.	
Lack of water and sewer system and the health of residents at risk	
No water, sewer, garbage, and poor police protection.	
The inability to get water and sewer service.	
The water condition and lack of a water system.	
Do not have access to city water and sewer system	
Water and sewer. The water is not very good and the use of septic tanks. Most wells are 12 to 14 feet and with the growth of the area, the water will not get any better.	
Poor drainage and water quality. Get no response or help.	
Forcing water and sewer on us. There's nothing wrong with my well and septic tank	
No water system, no sewage system, no garbage collection, need to improve water drainage (canals need to be cleaned) highways.	
No sewerage or drainage	Lack of water and sewer system.
No water and sewage lines	City water and sewer proposal.
Water quality	No zoning and water service needed.
Better water and sewerage	No good water – need water
No water system	Poor drainage and bad water
No water and sewer system	Water
No water system.	Lack of water and sewer.
No sewerage system.	Poor quality of water.
No water or sewerage.	No water and sewer system.
Water	Do not have access to city water and sewerage.
Water quality	No sewage and roads need improvements.
The lack of sewer and water services	No community water and sewage system.
<b>C. Recreational and Community Facilities</b>	
Need for more parks and recreation facilities.	
It needs more activity for youth and more community centers.	
Senior citizen center not available and condition of school system.	
Young people wander the streets-social programs need to be created to involve them in completing their education and more involved in supervised recreation; a lot of parents need training in handling their children and being in control of their home and families.	
Poor recreation and parks and poor health facilities.	
No park for children.	Senior Citizen Center needed.
Excessive distance to anything cultural.	Lack of pedestrian footpaths/bike trails.
Recreation areas.	Play areas for children – only one ball field.
<b>D. Police Services</b>	
Lack of police/law enforcement, no litter control and quality of water	
Lack of Sheriff Deputies – took 1 ½ hours for response	
Too long for response from law enforcement officer	
Poor police protection	
<b>E. Garbage Pick-up</b>	
County should provide garbage pick-up	

Dislikes, continued

No trash pick-up and collect property tax without giving full details as to the true value	
No garbage pick-up	
<b>II. Economic</b>	
No restaurants or fast food eating places and no water and sewerage	
There are no places to shop, or places for the kids to play or go and nowhere to eat at night.	
Lack of economic opportunities and lack of shopping/dining facilities	
Lack of business development (shopping areas).	
Lack of shopping areas – grocery store etc. no park and no fast food or drug store	
No major grocery store, shopping area or fast food eating places	
There's no access to a larger grocery store	
A quality shopping center not nearby	
No big grocery store (Food Lion, Winn-Dixie), no restaurants, no drug stores.	
Too many buildings in the area as well as being commercial.	
There is nowhere to shop.	No shopping centers.
Need more shopping areas.	Need more shopping areas.
Water and lack of shopping facilities.	There is also no supermarket.
Not enough shops.	We need another grocery store.
No convenience shopping centers.	No access to larger grocery store.
<b>III. Land Use &amp; Policies</b>	
Current zoning not enforced, over-development.	
No zoning and water service needed.	
Mobile homes mixed with nice and expensive homes keeps the price of good property down.	
Stop trailer parks that are not maintained.	
Over development and no existing plan available to citizens reflecting land use for the future.	
Area has been rezoned.	
It is getting too commercialized.	
<b>IV. Miscellaneous</b>	
Cellular tower placed in front of house, unaware installation plan, not taken into consideration	
The thought of the city line extending to Baywood Road.	
Some hunters do not respect private property.	
Representation of the poor people is nonexistent – same old click	
Almost no public services with high taxes.	
Growth in the area and lack of an effective Planning Board.	
The rudeness of the people who own and operate Gavin's IGA	
Cleaning up and beautification of entire area.	
Dislike new homes being built, as it's not country any more and getting too crowded. Need less building to keep it a nice little community. Too many trailers so close together.	
In residential areas there should be no trucks parked also no rundown vacated houses.	
Appearance of some housing on Baywood Road near 301.	
Dislike the electric company allowing the cable company to enter private property to tie into power lines without the owner's permission. Roads look like spider webs, which take away from the beauty of the area. Car shops should not be allowed in residential areas.	

Dislikes, continued

None at all.	Poverty.
Nothing.	It's getting too crowded.
Like it the way it is.	Building houses – too many people.
Families not taking care of their property	Race relationship.

### *Influence Upon Development*

The next set of questions were designed to determine the Citizens' knowledge and involvement with the Planning Department, Cumberland County Joint Planning Board and Board of County Commissioners, as well as how development decisions affected them.

The Citizens were asked to rate which group should have the biggest affect on the Eastover Area. The results are as follows:

Rank	Group	Percent
1	Citizens	34.7%
2	Community/Church Org.	16.5%
3(Tie)	Farmers	10.5%
	Planning Board	
4(Tie)	Developers	8.1%
	No Response to question	
5	Environmentalists	6.9%
6	Elected Officials	4.8%

The Citizens were also asked to indicate the extent of their contact with the County Joint Planning Board and/or the Board of County Commissioners. Their responses are presented below:

Rank	Contact	Percent
1	Attended a Town Meeting	21.5%
2(Tie)	Attended a Planning Board Meeting	21.0%
	Received a Planning Board Notice	
3	No Response to question	13.7%
4	Called the Planning Department	12.3%
5	Had property rezoned	10.5%

Additionally, the Citizens were asked if they knew who represented them on the County Joint Planning Board. Approximately 70.8 percent indicated NO they did not know who represented them, at least 17.4 percent said that YES they did know who represented them, and 11.8 percent did not respond to the question.

The Citizens were asked to indicate if planning decisions made in the Eastover Area had an impact on them. They responded as follows:

<b>Rank</b>	<b>Type Of Impact</b>	<b>Percent</b>
1	Not at all	36.8%
2	Negatively	24.3%
3	No Response to question	23.6%
4	Positively	15.3%

Citizens were asked how they heard about the meeting. Their responses are listed below:

<b>Rank</b>	<b>Method</b>	<b>Percent</b>
1	Direct mail	77.0%
2	Newspaper	8.7%
3	No response to question	5.6%
4	Grapevine	3.7%
5	Other	2.5%
6	Community/Church	1.9%
7	Radio	0.6%

### General Characteristics

The remaining questions were designed to gather general information about the Citizens who attended the meeting, in order to compare general trends that are occurring within the population East of the Cape Fear River.

Out of the 144 questionnaires, at least 56.3 percent were MALES; approximately 36.8 percent were FEMALES; and approximately 6.9 percent did not respond to the question. Additionally, of the Citizens who completed the questionnaire, approximately 64.6 percent were WHITE, 22.9 percent were BLACK, and 8.3 percent did not respond to the question. At least 1.4 percent was HISPANIC, 1.4 percent was NATIVE AMERICAN and 0.7 percent was OTHER.

Approximately 36.1 percent of the Citizens were between 35 – 54 years of age; at least 27.8 percent were between 55 – 64 years of age; and approximately 23.6 percent were 65 years of age and older. Additionally, 6.3 percent of the Citizens were between 18 – 34 years of age; at least 6.3 percent did not respond to the question; and no Citizens were under 18 years old.

### Housing

Approximately 89.6 percent of the Citizens responding to the questionnaire live in a Single Family Home; at least 5.6 percent did not respond to the question; and approximately 4.9 percent live in a Mobile Home. Additionally, at least 95.1 percent own their own home; at least 2.8 percent did not respond to the question; and approximately 2.1 percent rent.

Education and Employment

The Citizens have completed the following years of school:

Rank	Years Completed	Percent
1	10 – 12 Years of School	34.0%
2	College	30.6%
3	Technical School	16.7%
4	Graduate School	12.5%
5	No Response to the Question	3.5%
6	7 – 9 Years of School	2.8%
7	1 – 6 Years of School	0%

Of the 144 questionnaires that were completed, the following reflects the employment status of the Citizens:

Rank	Status	Percent
1	Full – time	43.8%
2	Retired	39.6%
3	Part – time	6.3%
4	Self Employed	2.8%
5(Tie)	Other	2.1%
	No Response to the Question	
6	Homemaker	1.4%
7(Tie)	Military	0.7%
	Full – time Student	
	Unemployed	

The Citizens who are employed work in the following locations:

Rank	Location	Percent
1	Cumberland County	45.1%
2	No Response to the Question	41.7%
3	Fort Bragg/Pope AFB	4.9%
4(Tie)	Eastover	4.2%
	Outside the County	

## Residency

The Citizens who responded to the questionnaire live in the following locations:

<b>Rank</b>	<b>Location</b>	<b>Percent</b>
1	Eastover	81.9%
2	Fayetteville	8.3%
3 (TIE)	Unincorporated Area	3.5%
	No response to question	
4	Other areas	2.1%
5	Wade	0.7%

The Citizens who responded to the questionnaire have lived in the Eastover Area for the following length of time:

<b>Rank</b>	<b>Location</b>	<b>Percent</b>
1	Over 20 years	47.2%
2	3 – 5 years	14.6%
3	11 – 20 years	12.5%
4	6 – 10 years	11.8%
5	0 – 2 years	8.3%
6	No response to question	4.2%
7	Do not live there	1.4%

The initial decision by the Eastover residents was to determine the boundaries of the Study Area. After a great deal of discussion and failure to reach a consensus on the boundaries, the residents decided to give that responsibility to the Citizen Planning Committee to be formed to develop a draft detailed plan. This Committee would recommend boundaries to the residents for their approval. Volunteers to work on the Eastover Planning Committee were solicited. Forty- four residents volunteered to serve on the Committee. The Committee fulfilled their obligation by defining the Study Area boundary and was subsequently approved by Area residents.

## **THE EASTOVER CITIZEN PLANNING COMMITTEE**

During the initial Planning Committee meeting, the Staff facilitated the Committee in establishing the boundaries for the Study, conducted a “crash” course on land use planning, and outlined its tasks. The first task was to develop a set of goals the Plan should achieve. The Committee decided to rank the top five goals and use them as the primary guide for developing the Plan. The goals developed by the Planning Committee were as follows:

1. Protect and preserve the rural character of the Area.
2. Limit the amount, scale and intensity of commercial development; concentrating commercial development in activity nodes.

3. Limit the overall size of residential subdivisions.
4. Promote large residential lots.
5. Limit industrial development.
6. Keep commercial development to a minimum at US Highway 13 / Interstate 95 Interchange, and at US. Highway 13 and Highway 301 Interchange.
7. Prevent the extension of the CBD Loop and 401 Bypass across the Cape Fear River.
8. Control the location and appearance of manufactured housing.
9. Protect farming operations and farmland from the intrusion of residential and other types of incompatible development.
10. Protect rivers, creeks, streams and drainageways from pollution and upgrade the Flea Hill Drainage Canal System.
11. Provide mechanism that will keep the residents informed of activities impacting development in the area.
12. Provide parks, open space, and recreation areas that are accessible to meet the needs of the residents.

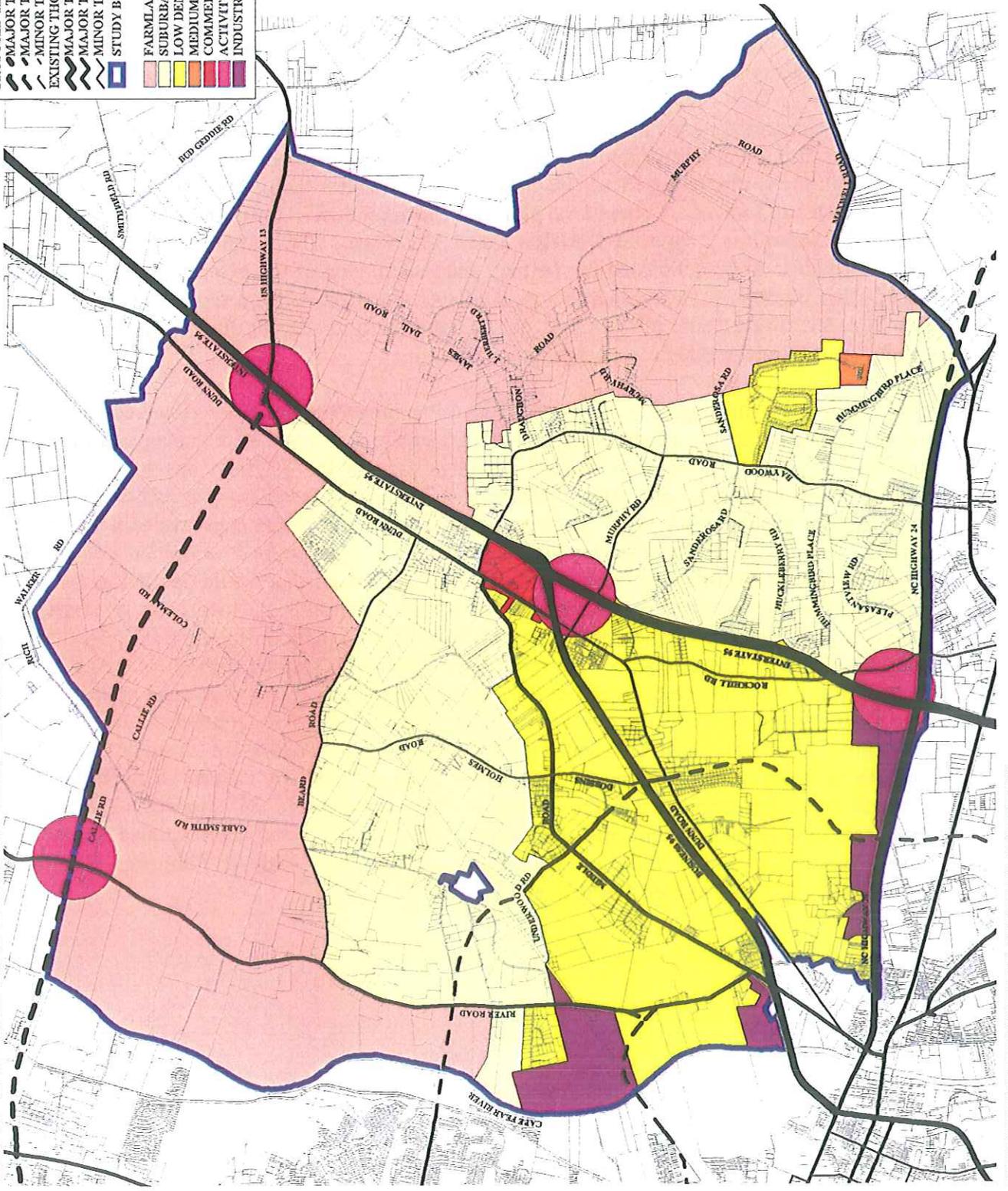
The second task was to define the Study Area boundaries. The Committee defined the boundaries as follows: on the west by the Cape Fear River and the City Limits of Fayetteville; on the south by New N. C. Highway 24 and Maxwell Road; on the east by Big Creek and the Eastover Fire District Line; and on the north by the Eastover Fire District boundary line as illustrated in Exhibit 1-Eastover Study Area Boundary Map. There is an island within this defined boundary that is part of the City of Fayetteville (PWC Power Generation Plant) that is omitted. The third task was to develop a land use plan for the area.

Due to the size of the Committee, it was split into two groups. Two Planning Staff members were assigned to each group as facilitators and as an information source. Each group's charge was to develop a land use plan for the area.

Group One's Plan was the most progressive. It proposed Low Density Residential Development (between 2.1 and 6 units per acre), Suburban Density Residential Development (2 units per acre), Medium Density Residential Development (6.1 to 13 units per acre) as illustrated in **Exhibit 32-Group One Proposed Detailed Land Use Plan**. Non-residential activity nodes were proposed at the River Road/Highway 13 Interchange, the Highway 13/I-95 Interchange, the U.S. 301/I-95 Interchange, and the I-95/N.C. Highway 24 Interchange. The area generally defined between Old Dunn Road and I-95 and between Baywood Road and U.S. 301 is proposed for Commercial Development. Industrial Development is proposed along River Road at the CSX Railroad Line near the Cargill Plant, along U.S. 301 near the Middle Road Interchange, and along N.C. Highway 24 to the I-95 Interchange. The remainder of the Study Area is proposed for Farmland Protection Area.

GROUP ONE PROPOSED DETAILED LAND USE PLAN

- LEGEND**
- PROPOSED THOROUGHFARES
  - MAJOR THOROUGHFARE - FREEWAYS
  - MAJOR THOROUGHFARE
  - MINOR THOROUGHFARE
  - EXISTING THOROUGHFARES
  - MAJOR THOROUGHFARE - FREEWAYS
  - MAJOR THOROUGHFARE
  - MINOR THOROUGHFARE
  - STUDY BOUNDARY
  - FARMLAND
  - SUBURBAN DENSITY RESIDENTIAL
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - COMMERCIAL
  - ACTIVITY NODE
  - INDUSTRIAL



Group Two's Plan proposed Low Density Residential Development, Suburban Density Residential Development, Medium Density Residential Development as illustrated in **Exhibit 33-Group Two Proposed Detailed Land Use Plan**. Non-residential Activity Nodes are proposed at the U. S. 13/I-95 Interchange and the U.S 301/I-95 Interchanges only. Commercial Development is proposed in the area bordered by Baywood Road, I-95, U.S. 301, and Dunn Road. Industrial Development is proposed along River Road at the CSX Railroad Line, at the Middle Road / 301 Interchange, along N.C. Highway 24 and the northwest quadrant of the N.C. Highway 24/I-95 Interchange. The remainder of the Study Area is proposed for the Farmland Protection Area. This Plan also called for the removal of the extension of 401 By-Pass and Martin Luther King Expressway across the River from the Fayetteville Area Thoroughfare Plan.

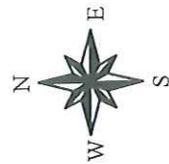
Each Group presented their Plan to the entire Planning Committee to develop a consensus Plan. After much discussion and debate the Planning Committee adopted Group Two's Plan with a general philosophy that no lot should be created in the Area less than 20,000 square feet unless it has both water and sewer. A map of the proposed Plan is shown in **Exhibit 34-Eastover Citizen Planning Committee Proposed Detailed Land Use Plan**. The Committee also wanted the open space areas to be delineated on the map and the deletion of the extension of 401 By-Pass and Martin Luther King Expressway across the River. The Committee decided to meet one more time in order to make sure all members get an opportunity to see the finished products and to decide the best time to schedule a neighborhood meeting.

At the subsequent meeting of the Eastover Citizen Planning Committee additional concerns were voiced. The Committee was concerned that 20,000 square foot lots may create a platform for the continued development of manufactured housing (such as the Bayfield development) which could jeopardize the rural character of the area. Additionally, developing at this density would jeopardize the ground water supply from septic tanks in the area, since many wells in the area are shallow. It was also felt that the zero lot line provisions in the County development codes would allow the appearance of a concentration of manufactured homes that would be detrimental to the rural character of the Area. Based on these factors, the Committee decided to revise its original proposed plan. The modifications consisted of denoting the area on the original plan that was Suburban Density Residential, to one-acre lots with no zero lot line provisions. Any type of housing would be allowed to locate in this denoted area as long as it contained a minimum lot area of one acre. It was also decided that the areas that are currently zoned for medium density residential or are developed as manufactured housing parks or a mixture of single family and manufactured housing be acknowledged in the Plan as Medium Density Residential. The Committee further decided that the Urban Services Area should be extended to include the proposed Low-Density Residential area adjacent to the Baywood Golf Course subdivision. These modifications are reflected in **Exhibit 35-Eastover Citizen Planning Committee Modified Proposed Detailed Land Use Plan**.

GROUP TWO PROPOSED DETAILED LAND USE PLAN

LEGEND

- PROPOSED MAJOR THOROUGHFARE - FREEWAYS
- EXISTING MAJOR THOROUGHFARE
- EXISTING MAJOR THOROUGHFARE - FREEWAYS
- EXISTING MINOR THOROUGHFARE
- STUDY BOUNDARY
- FARMLAND
- SUBURBAN DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- ACTIVITY NODE
- INDUSTRIAL



SCALE: NOT TO SCALE

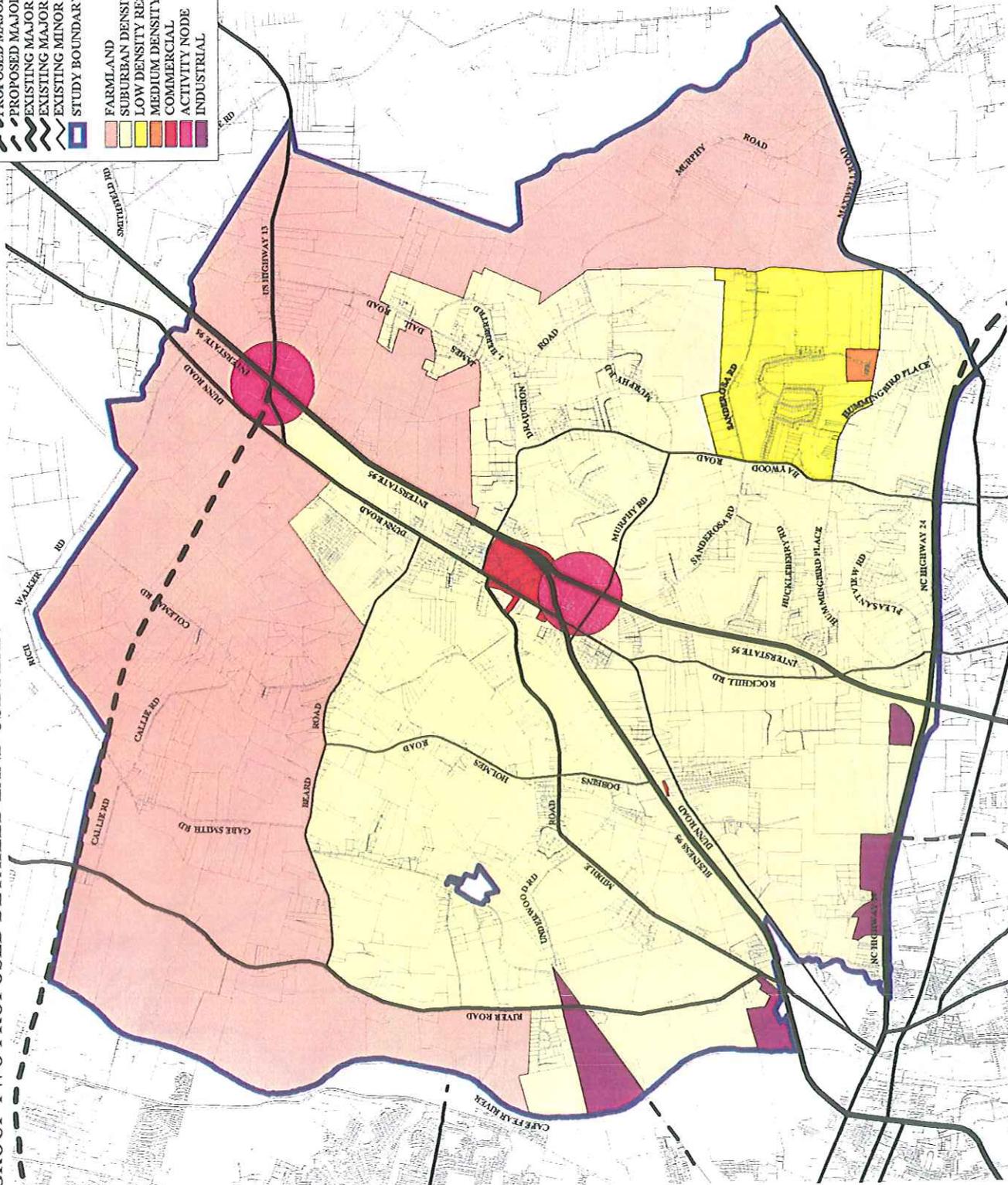
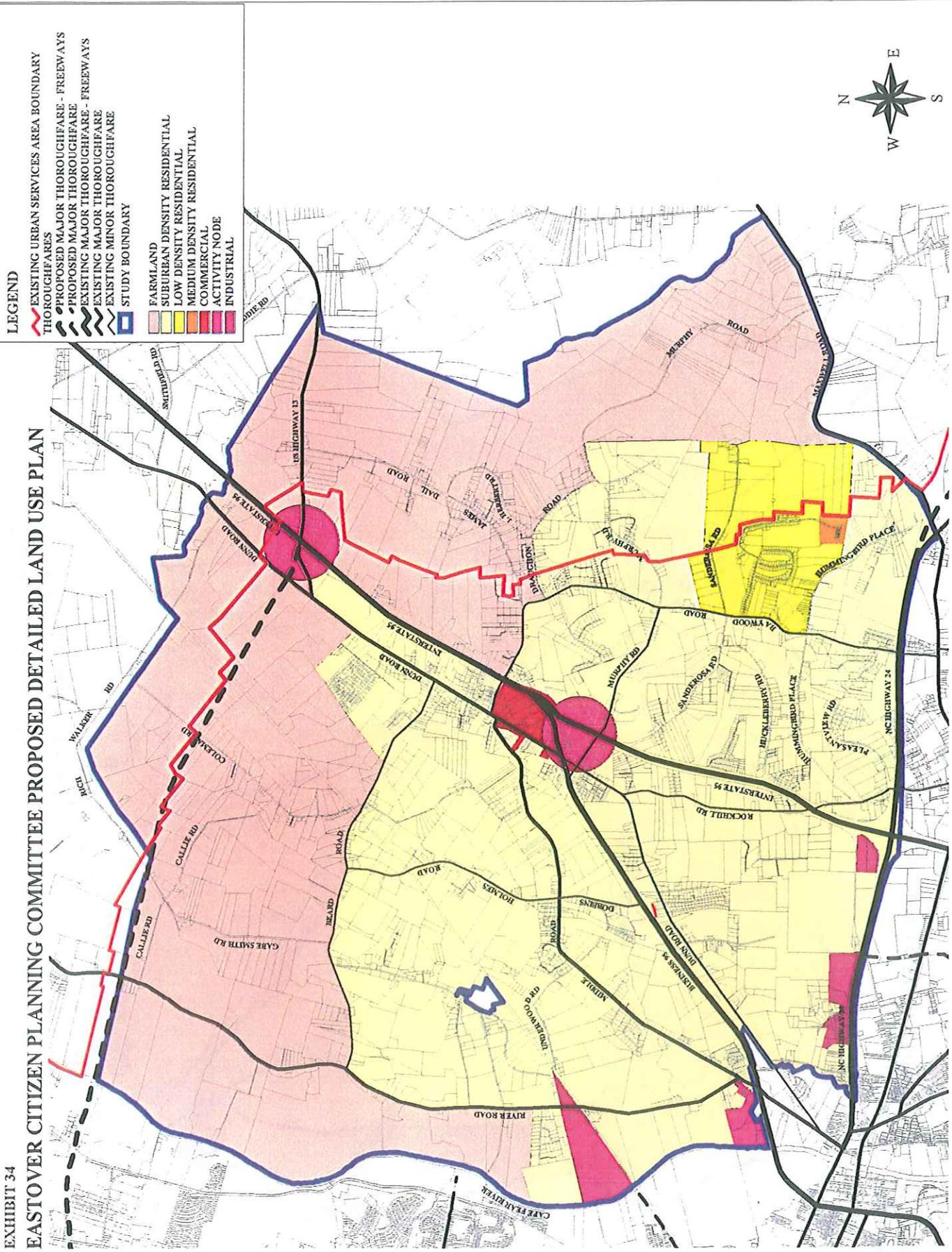


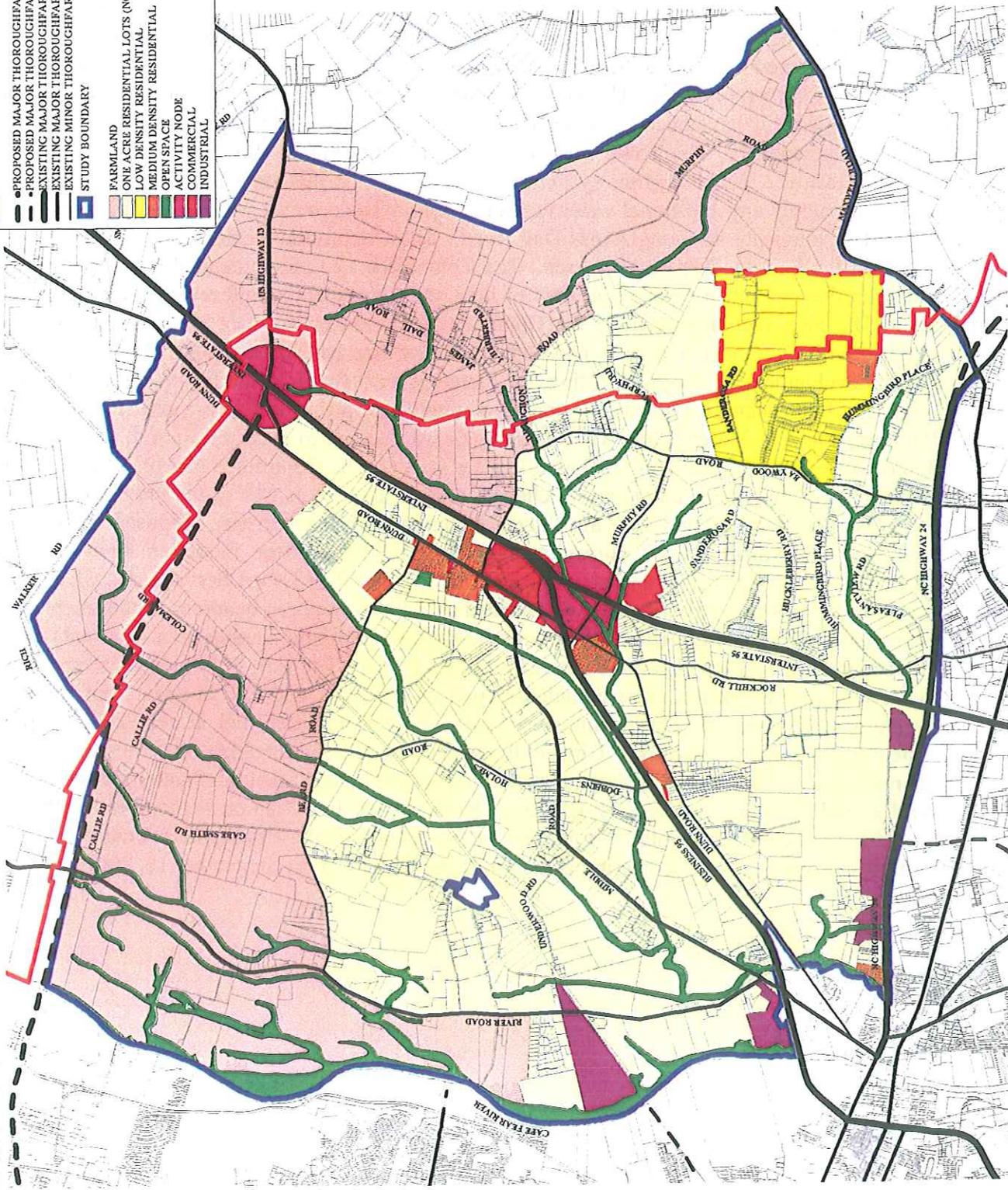
EXHIBIT 34

EASTOVER CITIZEN PLANNING COMMITTEE PROPOSED DETAILED LAND USE PLAN



EASTOVER CITIZEN PLANNING COMMITTEE MODIFIED PROPOSED DETAILED LAND USE PLAN

- LEGEND**
- PROPOSED URBAN SERVICES AREA BOUNDARY
  - EXISTING URBAN SERVICES AREA BOUNDARY
  - PROPOSED MAJOR THOROUGHFARE (EXPRESSWAYS)
  - EXISTING MAJOR THOROUGHFARE (EXPRESSWAYS)
  - PROPOSED MINOR THOROUGHFARE
  - EXISTING MINOR THOROUGHFARE
  - STUDY BOUNDARY
  - FARMLAND
  - ONE ACRE RESIDENTIAL LOTS (NO ZERO LOT LINE DEVELOPMENTS)
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - OPEN SPACE
  - ACTIVITY NODE
  - COMMERCIAL
  - INDUSTRIAL



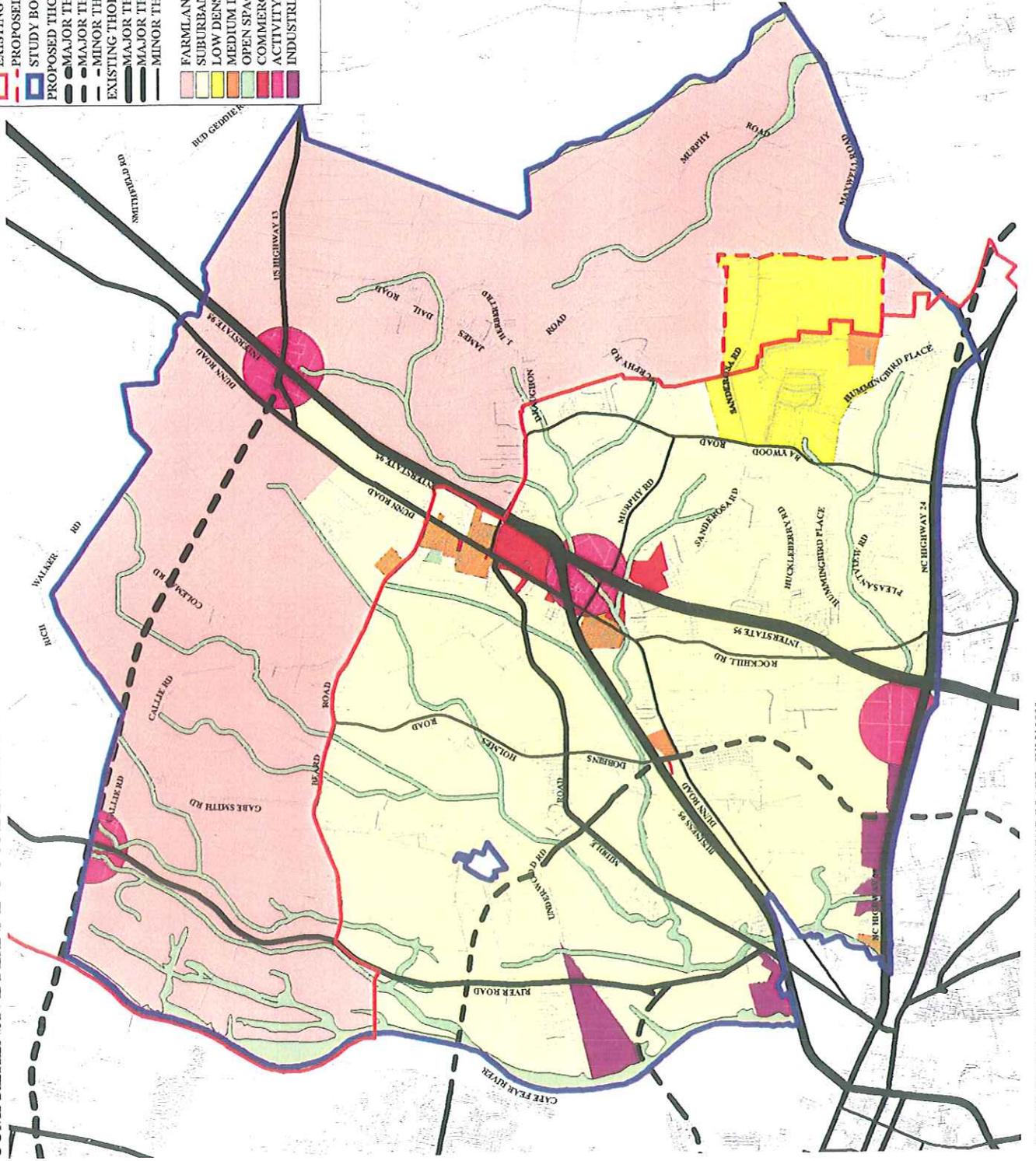
SCALE: NOT TO SCALE

The defined Study Area boundaries, the vision session and questionnaire results, and the Plan map were presented to the Eastover residents on July 22, 1999 in the Armstrong Elementary School gymnasium. Approximately 100 residents attended the meeting. The residents endorsed the proposed Eastover Planning Committee 's Plan. The Planning Committee decided to hold an additional meeting to review the input from the Citizen Meeting and get organized for the public hearing before the Planning Board.

The Eastover Area Citizen Planning Committee met on August 19, 1999 to review the input and feedback from the Citizen's meeting. Mr. Rich Walker appeared before the Committee to have property considered for a higher density. One tract along Old Dunn Road (U.S. 301) had public water from the Town of Wade. The Town of Wade is currently nearing a water crisis in that two of the Town's wells have been capped and a shallow well has been dug to supply the additional backup to the system. The Town has plans to tap into the Public Works Commission system once the Eastover Water District system is operational. At this time the Town will be in a position to supply any additional water needs required of the system. Mr. Walker's second tract was east of Interstate 95 along James Dail Road. The Committee recommended that this tract remain in the Farmland Protection Area. The Committee also recommended that if conditions change in the area or on a particular tract of land, the Committee would review each individual case. The Plan recommended by the Committee is based on the fact that the Plan will be revisited within the next five years and updated at that time base on a change in conditions that impact development. After this meeting, the Planning Staff finalized the Eastover Area Detailed Land Use Plan document, including the Committee's proposals and presented it to the Joint Planning Board in March 2000. The Planning Board decided to send the Plan to the Planning Board's Comprehensive Planning Committee for review. The Committee met on two occasions in June 2000, which resulted in various changes to the Plan text, as well as the Proposed Detailed Land Use Plan Map prepared by the Citizen Planning Committee. These proposed changes are illustrated in **Exhibit 36 – Comprehensive Planning Committee Eastover Area Detailed Land Use Plan Map**, and can be summarized as follows: The Urban Services Area Boundary was reduced in size; Activity nodes were added to the northwestern quadrant of the intersection of Interstate 95 and N.C. Highway 24, and the southwestern and southeastern quadrants of the intersection of River Road and the Highway 13/Outer Loop; The U.S. 401 Bypass Extension and the CBD Loop Extension were included as part of the Plan; and The boundary for proposed farmland was modified. The Comprehensive Planning Committee met in July 2000 with the spokespersons of the Eastover Citizen Planning Committee to gather their input on these changes. The Comprehensive Planning Committee recommended that the Planning Board should hold a public hearing on the Eastover Area Detailed Land Use Plan on September 5, 2000 and that the Plan should be tentatively placed on the agenda of the Cumberland County Board of Commissioners for a public hearing at their meeting scheduled for September 16, 2000.

COMPREHENSIVE PLANNING COMMITTEE PROPOSED EASTOVER STUDY AREA DETAILED LAND USE PLAN

- LEGEND**
- EXISTING URBAN SERVICES AREA BOUNDARY
  - PROPOSED URBAN SERVICES AREA BOUNDARY
  - STUDY BOUNDARY
  - PROPOSED THOROUGHFARES
  - MAJOR THOROUGHFARE - FREEWAYS
  - MAJOR THOROUGHFARE
  - MINOR THOROUGHFARE
  - EXISTING THOROUGHFARES
  - MAJOR THOROUGHFARE - FREEWAYS
  - MAJOR THOROUGHFARE
  - MINOR THOROUGHFARE
  - FARMLAND
  - SUBURBAN DENSITY RESIDENTIAL
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - OPEN SPACE
  - COMMERCIAL
  - ACTIVITY NODE
  - INDUSTRIAL





# RECOMMENDATIONS

There are several recommendations outlined in the Cumberland County 2010 Land Use Plan that are applicable to the Eastover Area Detailed Land Use Plan and are listed below.

## **URBAN SERVICES AREA**

The Urban Services Area is defined as an area where higher density development will be promoted based upon existing or proposed urban services. These urban services include public or community water, sanitary sewer, storm drainage, street lighting, police and fire protection, recreation and garbage collection. The current Urban Services Area boundary was adopted by the Cumberland County Board of Commissioners in June 2000.

## **NODAL CORRIDOR URBAN FORM**

The Nodal Corridor Urban Form concept was established in the Cumberland County 2010 Land Use Plan to be used as a basis for guiding new development within the County. This concept proposes that high intensity non-residential development (commercial and industrial) should be concentrated at nodes at the intersection of major thoroughfares, or along major thoroughfares, where urban services exist. The appropriate land uses surrounding these nodes would include high-density residential uses and other support uses, thus creating a neighborhood around the node. The advantages to this type of development include convenient access for residents to retail/service and employment areas; helps define and provide a neighborhood identity; provides a mixture of housing types and densities; preserves agricultural areas; support efficient mass transit service; provides for efficient and economical public services; and provides a positive visual image and interest along thoroughfares.

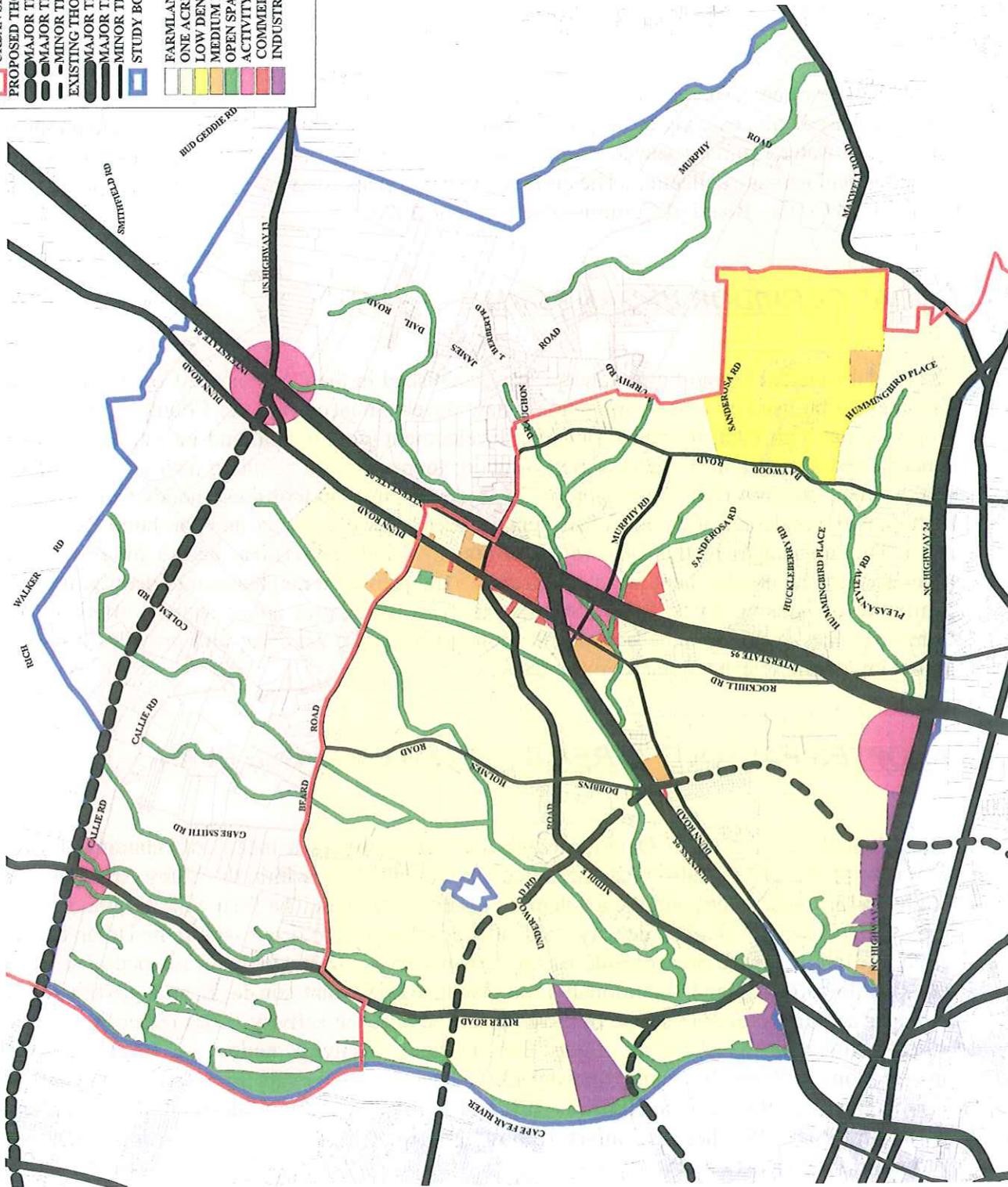
## **ADOPTED EASTOVER AREA DETAILED LAND USE PLAN**

The adopted Eastover Area Detailed Land Use Plan provides a means of retaining the rural character of the area and also recognizes that growth will occur within the Study Area due to the Highway 13/(Outer Loop) and the availability of urban services. The Plan will accommodate this growth by allowing suburban density residential development to occur within the Urban Services Area and allowing the area outside of the Urban Services Area to be developed at a density compatible with farmland. Additionally, the Plan recognizes that non-residential growth is likely to occur and encourages this type of development to occur at activity nodes rather than creating strip commercial development along thoroughfares. Activity nodes are proposed at the intersections of River Road and Highway 13/(Outer Loop), Interstate 95 and Highway 13/(Outer Loop), Interstate 95 and U.S. Highway 301, and in the northwestern quadrant of N.C. Highway 24 and Interstate 95. These recommendations are illustrated in **Exhibit 37 – Adopted Eastover Area Detailed Land Use Plan Map**.

EASTOVER STUDY AREA ADOPTED DETAILED LAND USE PLAN

LEGEND

- URBAN SERVICES AREA BOUNDARY
- PROPOSED THOROUGHFARES
- MAJOR THOROUGHFARE - FREEWAYS
- MAJOR THOROUGHFARE
- MINOR THOROUGHFARE
- EXISTING THOROUGHFARES
- MAJOR THOROUGHFARE - FREEWAYS
- MAJOR THOROUGHFARE
- MINOR THOROUGHFARE
- STUDY BOUNDARY
- FARMLAND
- ONE ACRE RESIDENTIAL LOTS
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- ACTIVITY NODE
- COMMERCIAL
- INDUSTRIAL



SCALE: NOT TO SCALE

**RESOLUTION OF ADOPTION**  
**EASTOVER AREA 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 certain municipalities therein and portions thereof, in accordance with G.S. 153A-321, G.S. 160A-361 and G.S. 160A-462 of the North Carolina General Statutes; and

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

**WHEREAS**, the Eastover Citizen Planning Committee consisting of citizens within the Study Area developed and endorses the Eastover Area 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;

**NOW, THEREFORE, BE IT RESOLVED** that the Cumberland County Joint Planning Board hereby adopts the Eastover Area Detailed Land Use Plan and Map as recommended by the Comprehensive Planning Committee of the Cumberland County Joint Planning Board.

On This 5th Day of September, 2000.

BY:

  
John M. Tyson, Chairman  
Cumberland County Joint Planning Board

ATTEST:





**RESOLUTION OF ADOPTION**  
**EASTOVER AREA 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 certain municipalities therein and portions thereof, in accordance with G.S. 153A-321, G.S. 160A-361 and G.S. 160A-462 of the North Carolina General Statutes; and

**WHEREAS**, the Planning Board has prepared a specific document entitled the Eastover Area 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 Eastover Citizens Planning Committee consisting of citizens within the Study Area boundary developed and endorses the Eastover Area 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 Eastover Area Detailed Land Use Plan and Map recommended by the Cumberland County Joint Planning Board, in the form as presented to the Board of Commissioners at its regular meeting of October 16, 2000 with the following amendment:

**SAID AMENDMENT BEING ALL AREAS DENOTED ON THE PLAN AS SUBURBAN DENSITY RESIDENTIAL AS ILLUSTRATED IN THE EASTOVER AREA DETAILED LAND USE PLAN, AUGUST, 2000 DOCUMENT MAP ENTITLED THE ADOPTED EASTOVER AREA DETAILED LAND USE PLAN MAP BE DENOTED AS ONE ACRE LOTS.**

On This 16<sup>th</sup> Day of October, 2000.

By: Edward Melvin  
Edward Melvin, Chairman  
Board of County Commissioners

ATTEST: Marsha Fogle  
Marsha Fogle, Clerk to the Board



## CUMBERLAND COUNTY JOINT PLANNING BOARD

Mr. John M. Tyson, Chair..... Cumberland County  
Dr. Charles Gardner, Vice Chair..... Hope Mills  
Mr. Clifton McNeil..... Cumberland County  
Mr. Joe W. Mullinax..... Spring Lake  
Mr. John McNatt Gillis, Jr. .... Cumberland County  
Mr. Gerald Olsen ..... Falcon, Godwin & Wade  
Mr. Jeffery B. Reitzel ..... Cumberland County  
Mr. Dallas Byrd ..... Stedman  
Mr. C.S. "Pete" Connell..... Linden

### ADMINISTRATIVE STAFF

Ms. Barbara Swilley ..... Administrative Coordinator  
Mrs. B.J. Cashwell..... Administrative Support II

### ADDRESSING/STREET NAMING

Mr. Mike Osbourn ..... Planner III  
Mr. Ron Gonzalez..... Administrative Assistant  
Mr. Phil Harrington ..... Planning Assistant  
Mr. Lloyd Bigler..... Street Sign Installer  
Mr. William McNeill..... Street Sign Installer  
Mr. William Phipps ..... Planner II  
Mr. Eli Smith ..... Planner I  
Ms. Patty Speicher ..... Planner I  
Ms. Diane Shelton ..... Planning Assistant (E-911)

### COMMUNITY ASSISTANCE

Mr. Matthew Rooney, AICP ..... Interim Planning Director  
Mrs. Elisa Sutherland..... Planner II

### \*\*COMPREHENSIVE PLANNING\*\*

Mr. Will Denning..... Planner III  
Mrs. Hope Barnhart, AICP ..... Planner II  
Mrs. Denise Sykes ..... Planner I  
Mrs. Tammye Rey ..... Planner I

### GRAPHIC SERVICES

Ms. Donna McFayden ..... Plat and Plan Review Officer  
Mr. Wayne Dudley ..... CAD Operator  
Mr. David Winstead..... CAD Operator  
Mr. Mark Blackwell..... CAD Operator

### LAND USE CODES

Mr. Ed Byrne ..... Planner I  
Mrs. Viola Walker ..... Planner I  
Ms. Kathy McGuire ..... Watershed Officer

### TRANSPORTATION

Mr. Rick Heicksen..... Planner III  
Mrs. Maurizia Chapman, AICP ..... Planner II  
Mr. Bobby McCormick..... Planner I  
Mrs. Gina Lane ..... Planner I  
Mrs. Leslie Resnick-Ward ..... Planner I  
Mrs. Bonny Collins..... Planning Assistant

\*\*Section responsible for this report ..... August 2000





