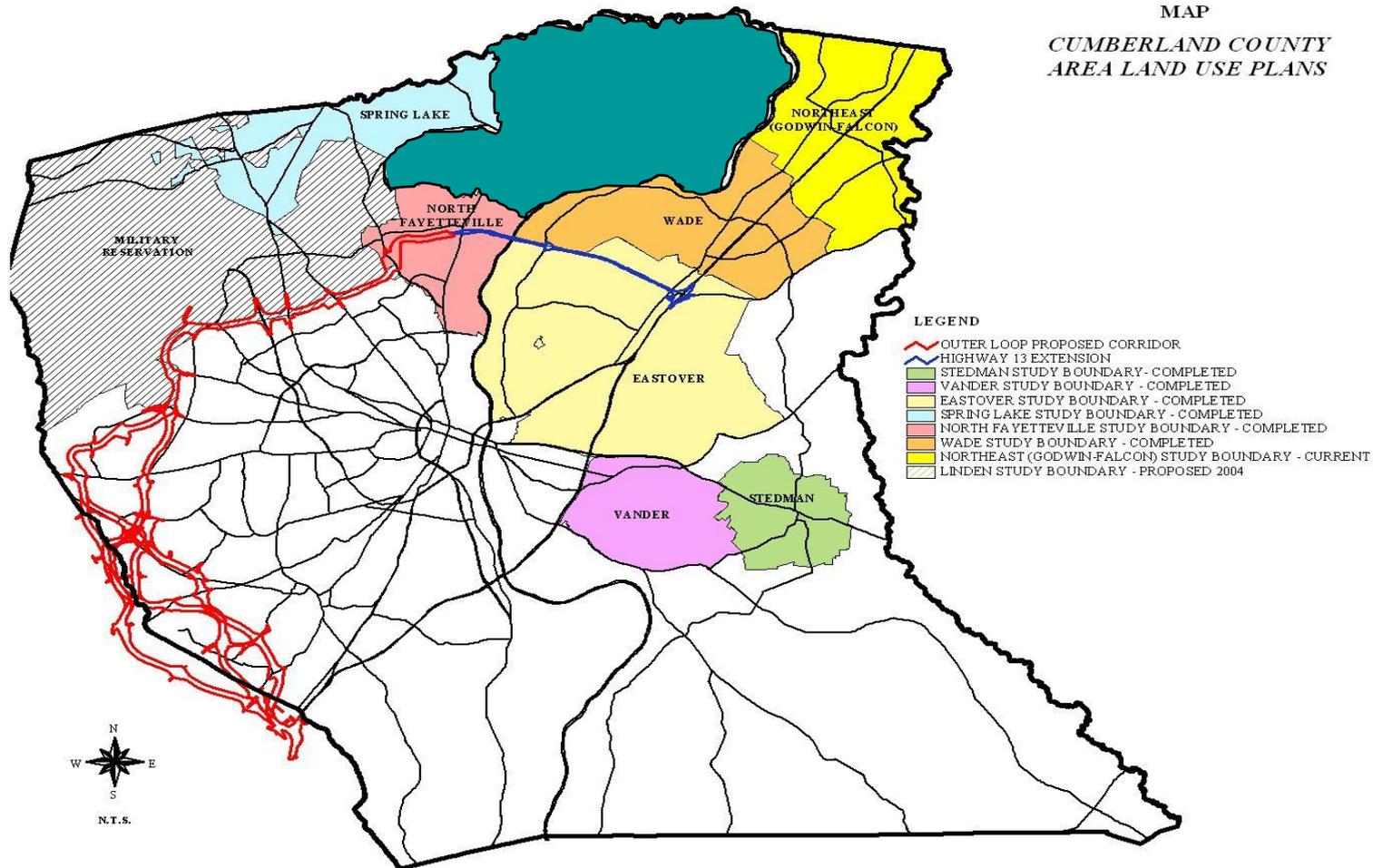


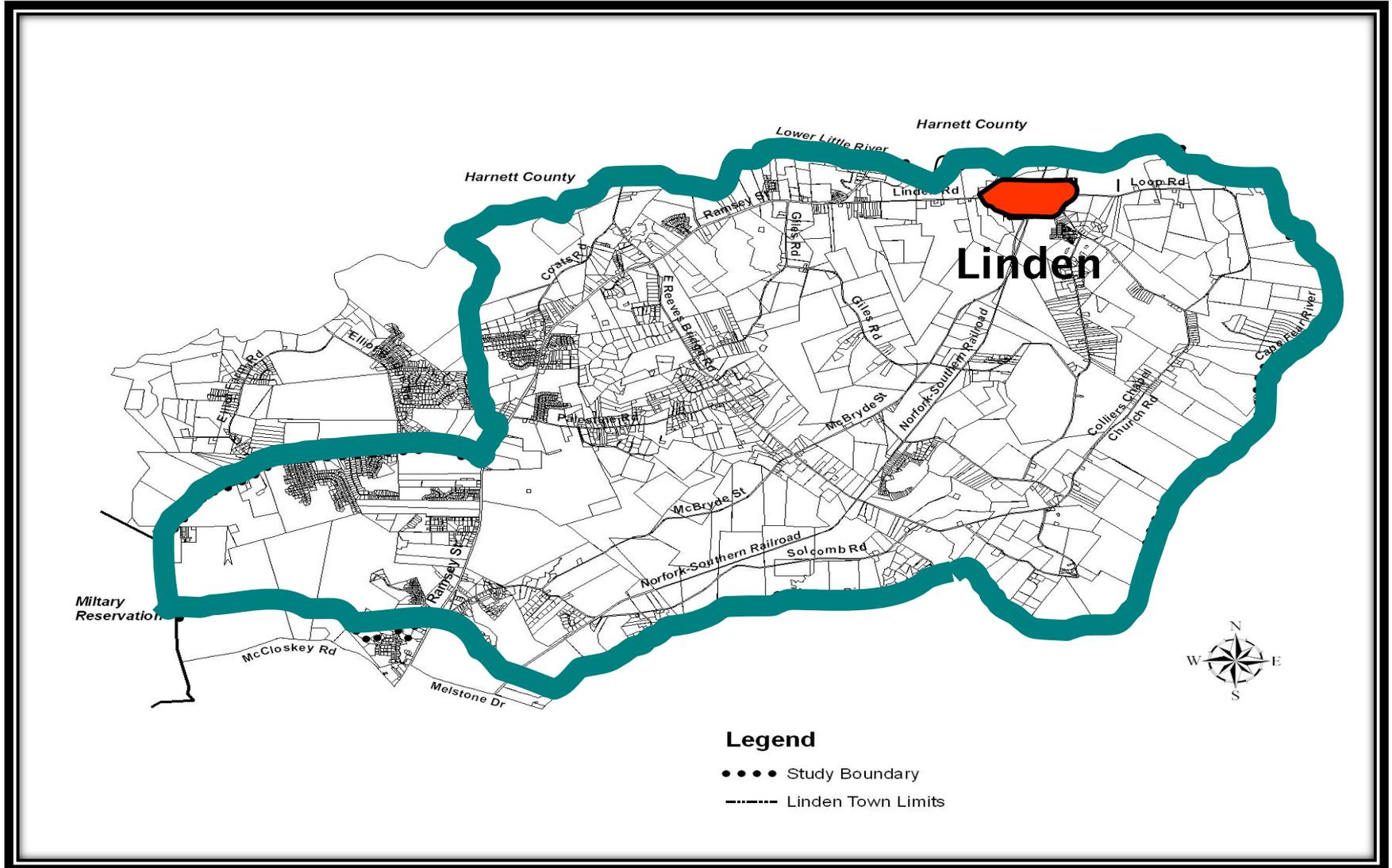


NIC
NORTH CENTRAL
Cumberland

Study Area Definition

MAP
CUMBERLAND COUNTY
AREA LAND USE PLANS







Agenda and Purpose

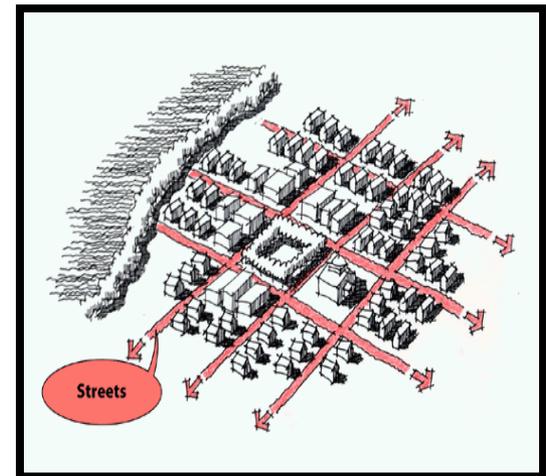
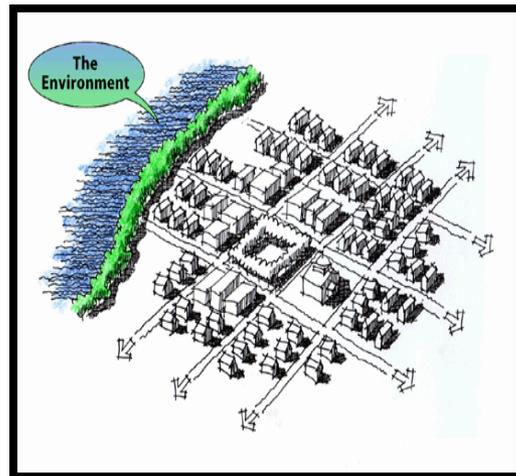
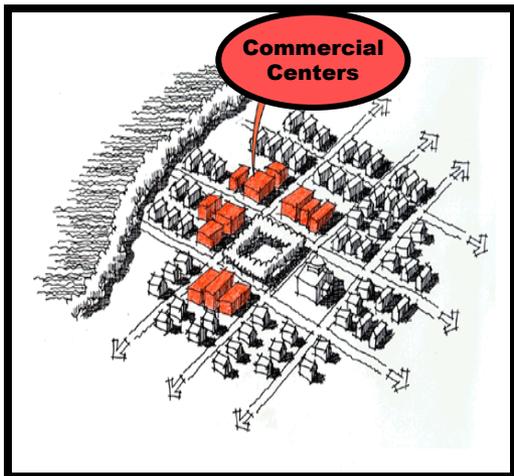
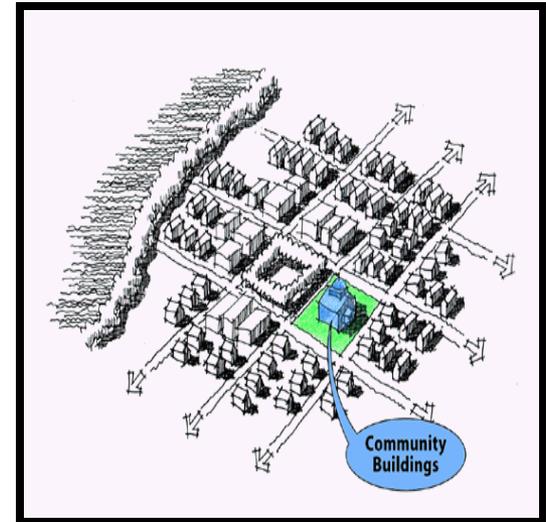
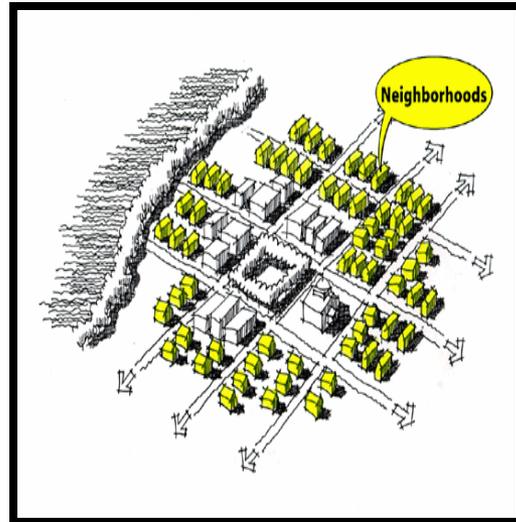
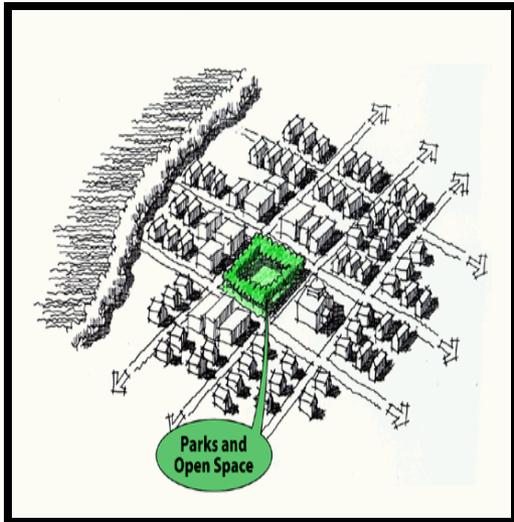
I. Introduction

II. Overview & Update

III. Plan Recommendations

IV. Where Do We Go From Here ?

Land Use Plan Elements



Guide Decision Makers



Linden Town Board



Cumberland County Joint Planning Board

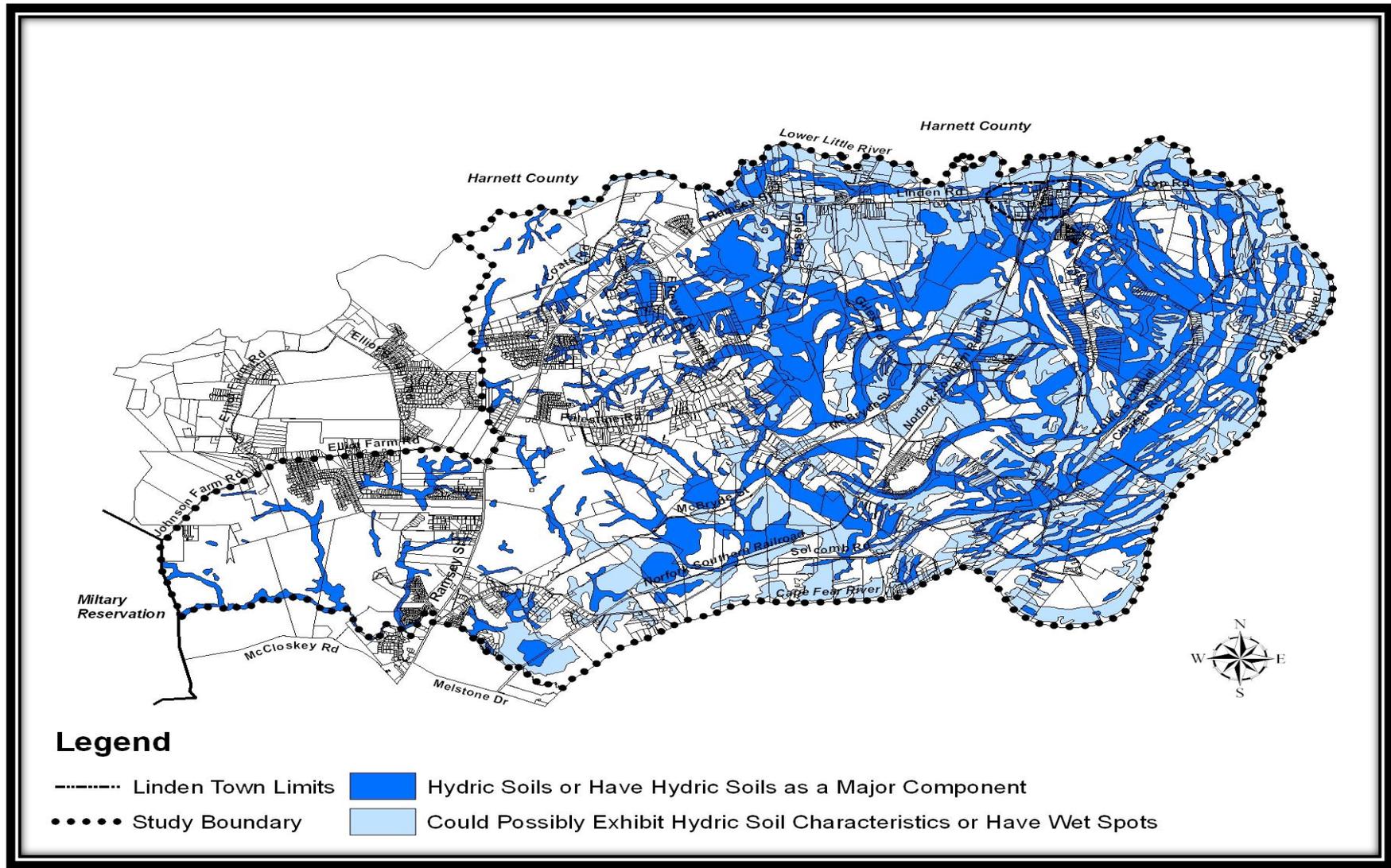


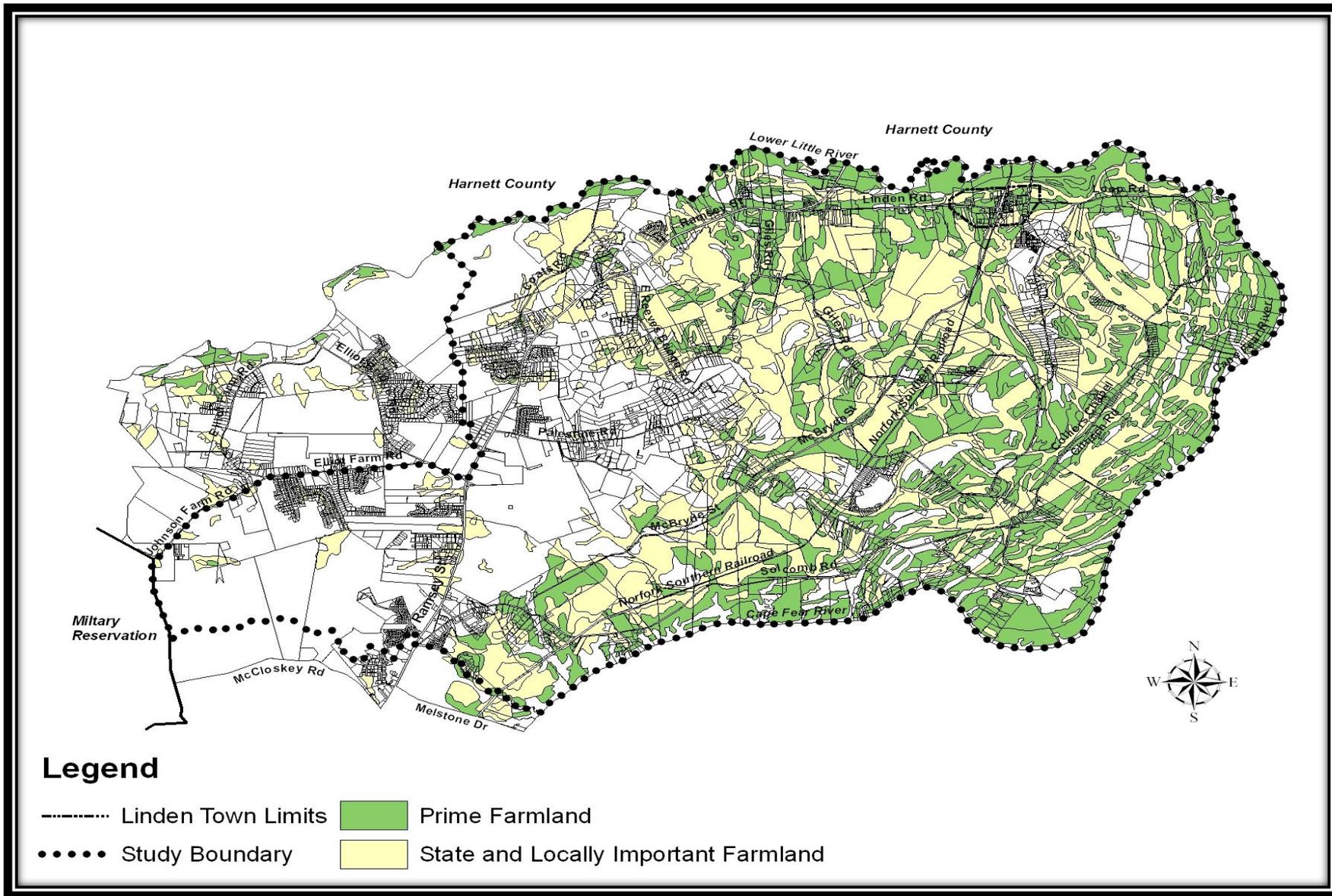
Cumberland County Board of Commissioners

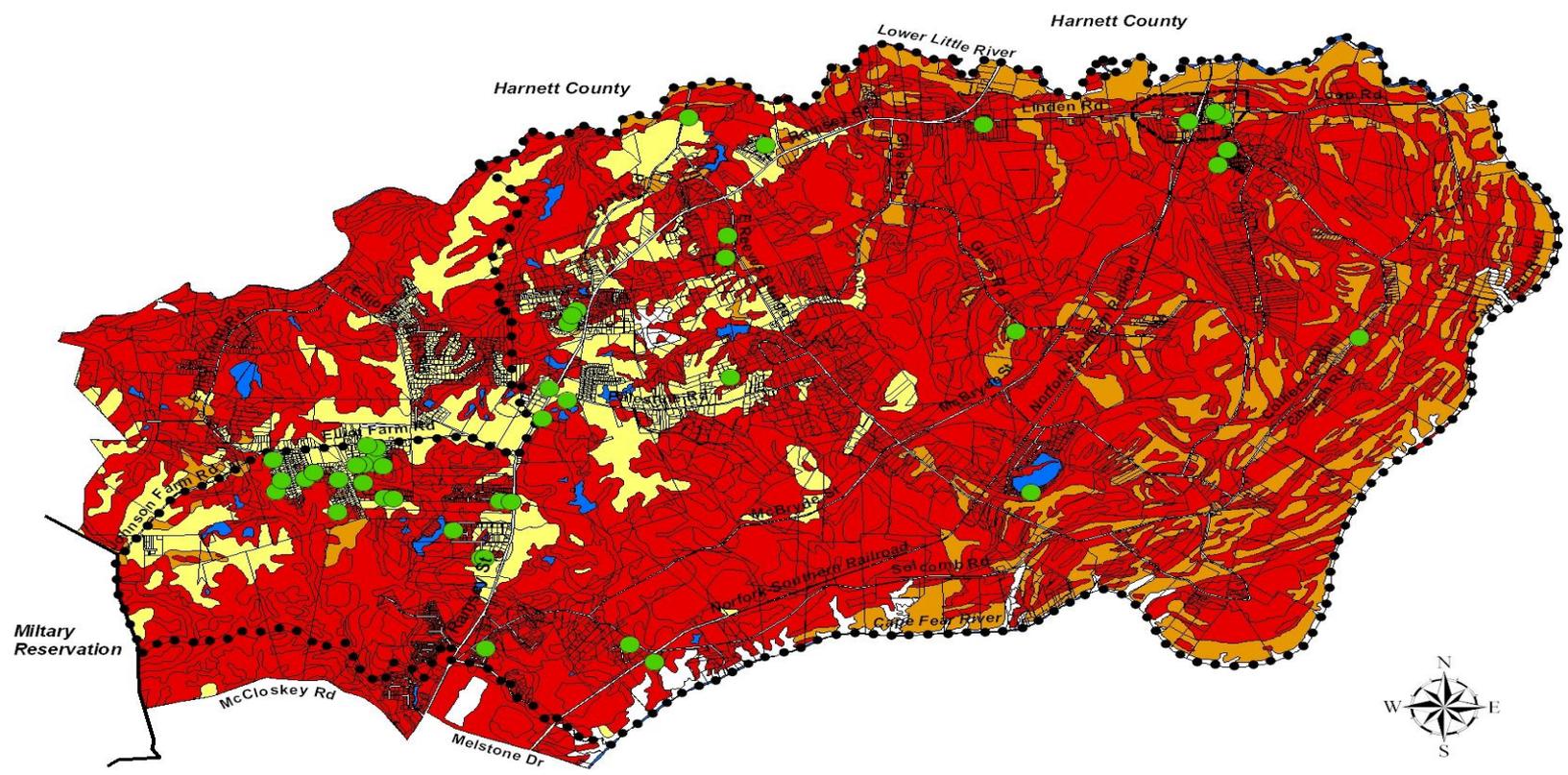
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- **CHANGE THE CURRENT LAND USE OF YOUR PROPERTY**
 - **CHANGE THE CURRENT ZONING OF YOUR PROPERTY**
 - **CHANGE THE AMOUNT OF PROPERTY TAX YOU PAY**

- **Research, Compile and Analyze Data**
- **Conduct Vision Session with Area Residents**
 1. Present data
 2. Gather community issues, needs & desires
 3. Establish Citizen Planning Committee
- **Develop Draft Plan Facilitated by Staff with the Planning Committee**
- **Present Draft Plan to Area Residents and Get Feedback**
- **Planning Committee Review Residents' Comments and Finalize the Draft Plan**
- **Present Plan to Planning Board at a Public Hearing**
- **Planning Board makes Recommendations to Governing Bodies of Cumberland County and Linden**
- **Governing Boards Hold Public Hearings and Adopt the Plan**

Date	Phase	Who
March - April	Collecting Data	Staff
June	Community Input	Public & Staff
June – October 2010	Creating Plan	NCCPC & Staff
January 2011	Public Feedback Meeting	NCCPC & Staff
February 2011	Final Recommended Plan	NCCPC & Staff
March 2011	Planning Board Public Hearing	Staff & NCCPC Spokesman
April 2011	Plan Adoption	Govt. Bodies

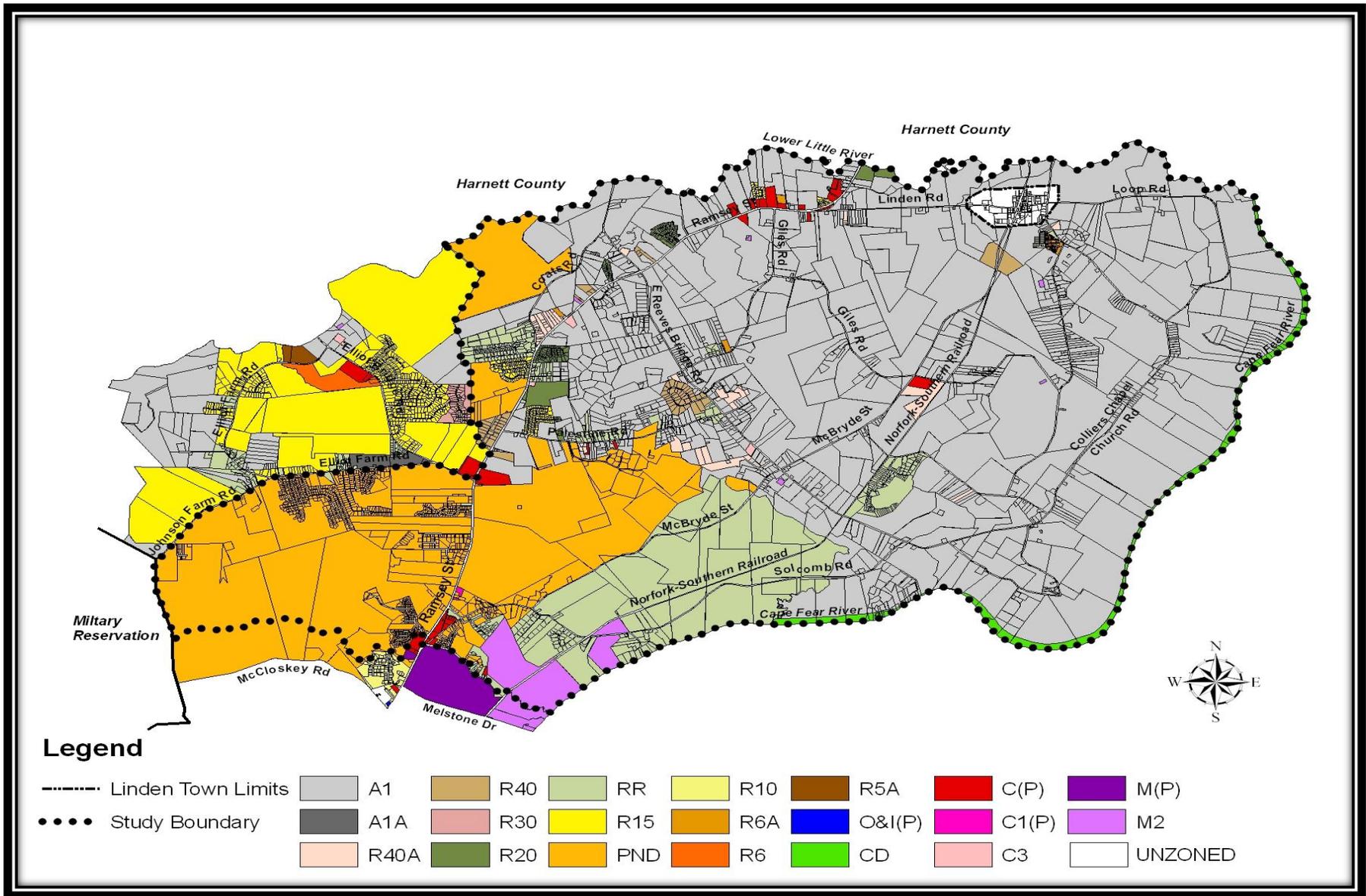


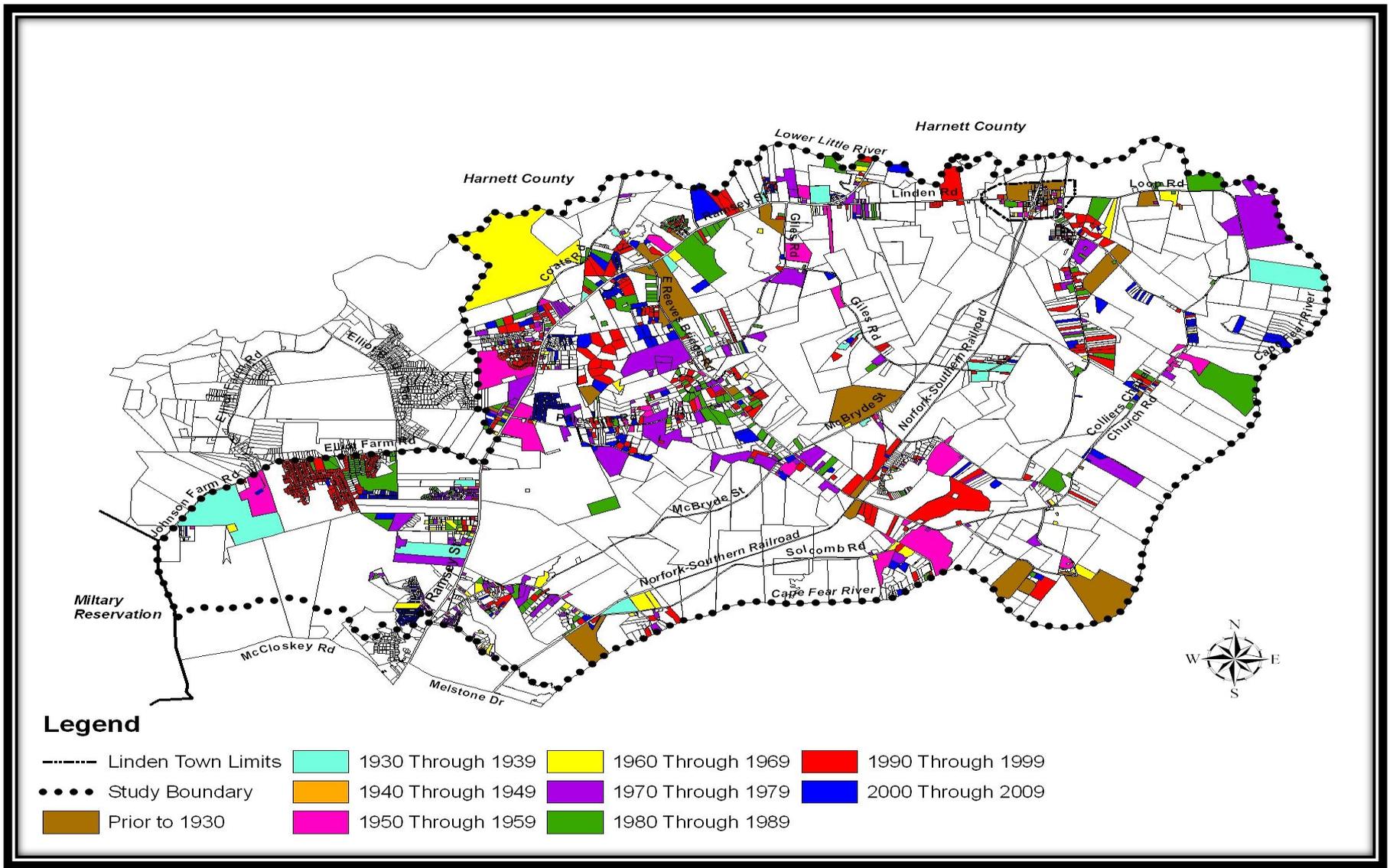


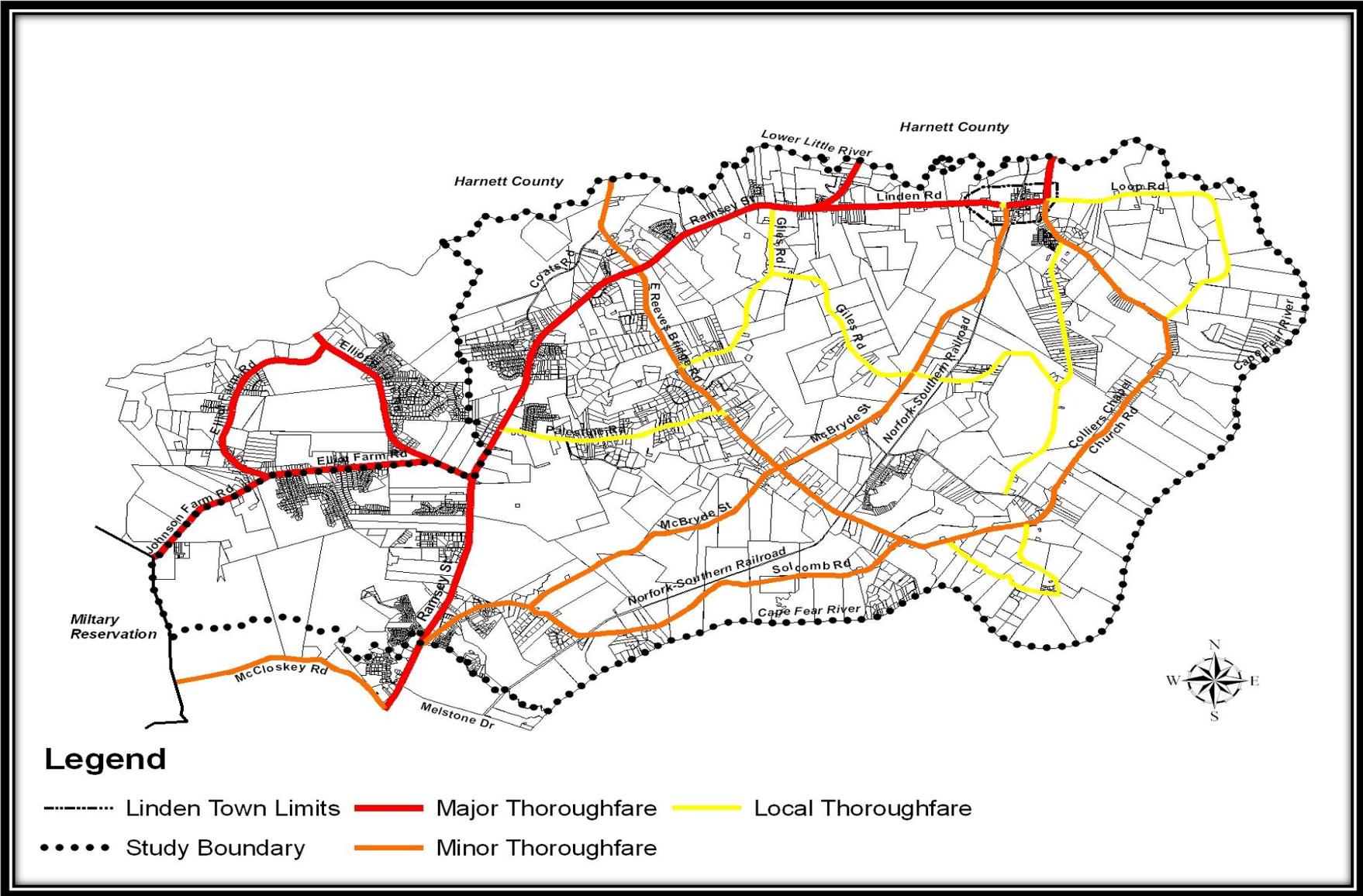


Legend

- Linden Town Limits
- Study Boundary
- Severe
- Slight
- Moderate
- Unclassified Soils
- Water
- Septic Tank Repairs



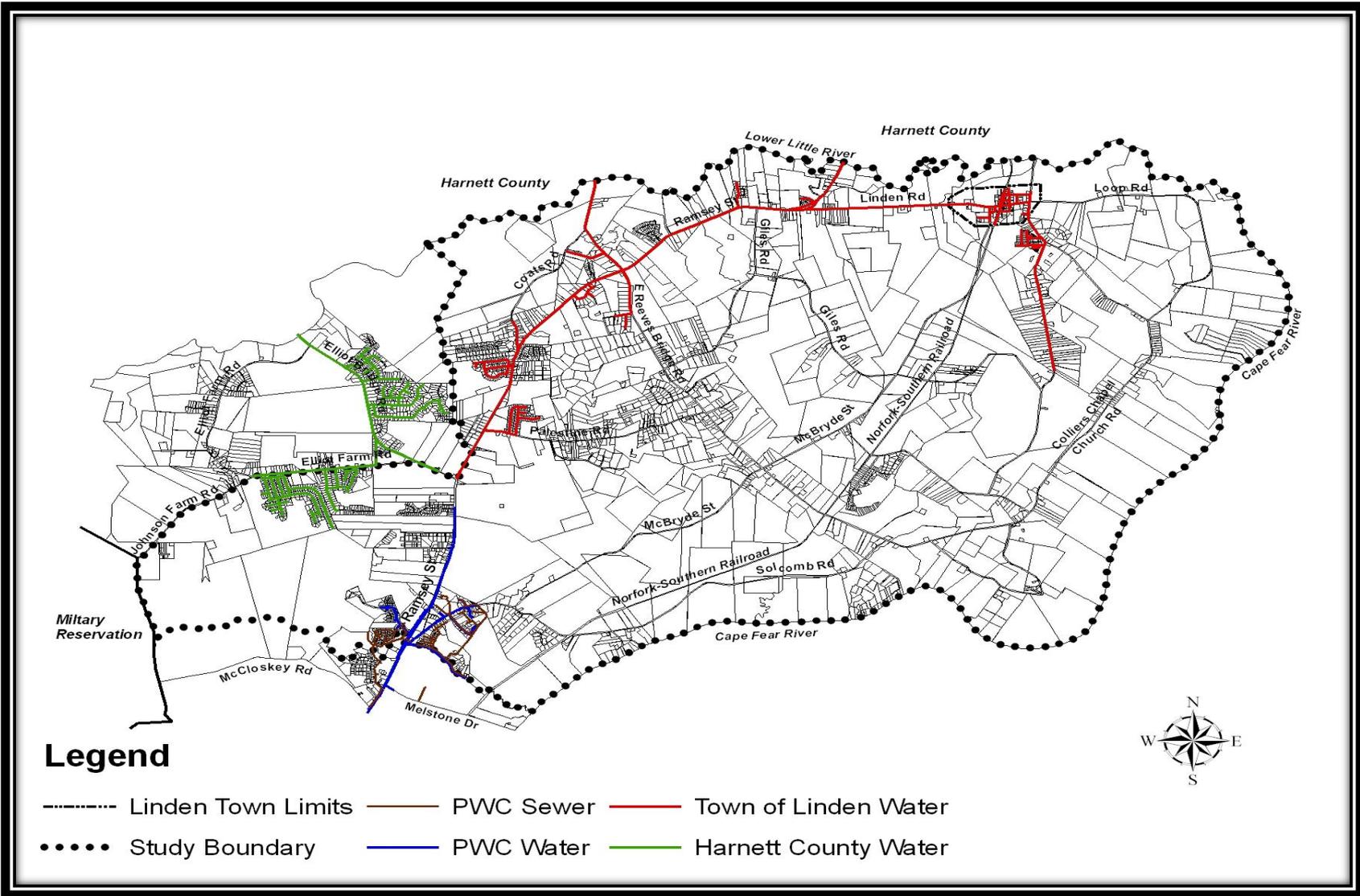


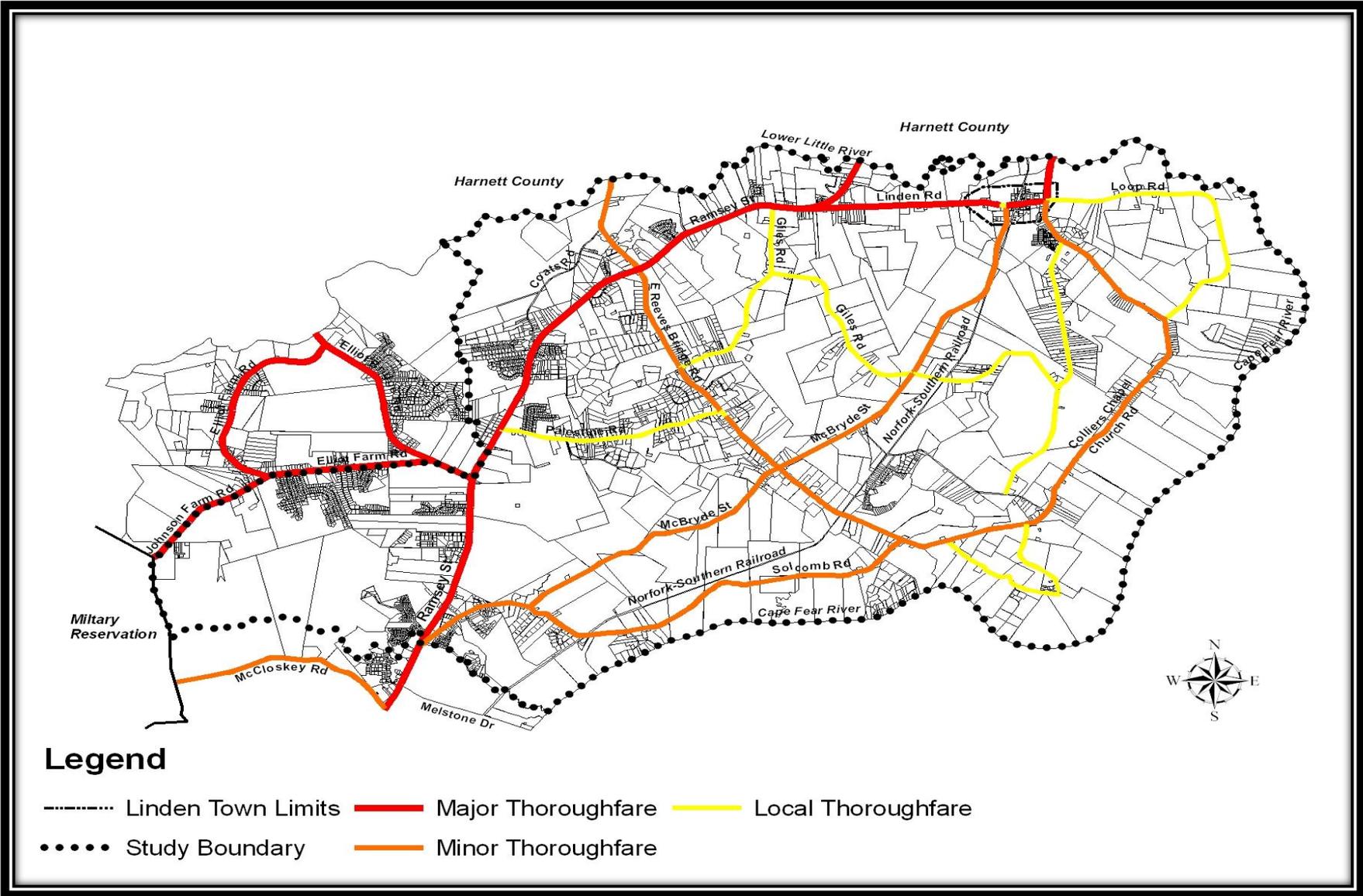


Legend

- Linden Town Limits
- Study Boundary
- Major Thoroughfare
- Minor Thoroughfare
- Local Thoroughfare



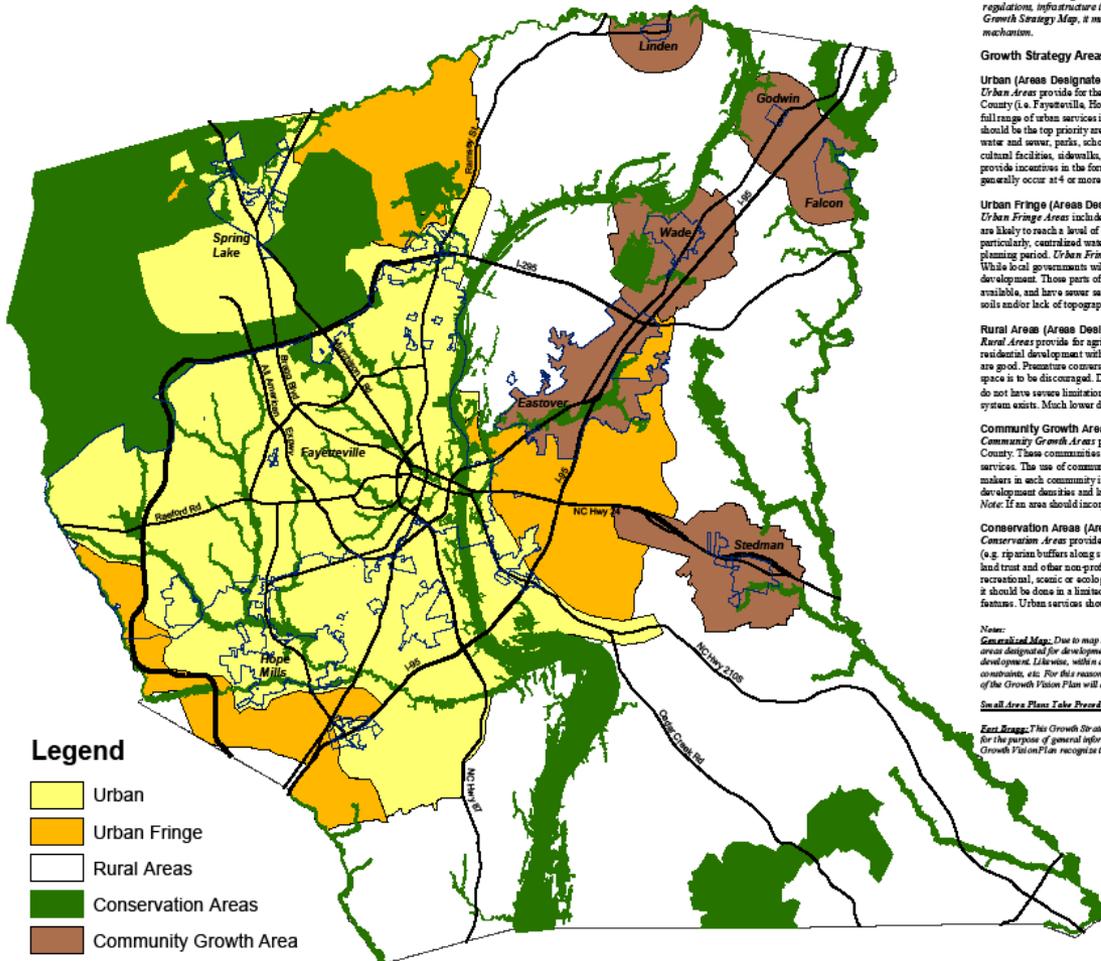




Legend

- Linden Town Limits
- Study Boundary
- Major Thoroughfare
- Minor Thoroughfare
- Local Thoroughfare

2030 GROWTH STRATEGY MAP



Legend

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

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

Growth Strategy Areas

Urban Areas (Areas Designated for Immediate Urban Level Development)

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

Urban Fringe (Areas Designated for Future Urban Level Development)

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

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

Rural Areas provide for agriculture, forestry, and other allied activities traditionally found in a rural setting. Very low intensity residential development with on-site waste disposal (i.e. septic systems) may be appropriate in Rural Areas where site conditions are good. Pressure conversion of Rural Areas to urban level development and the resulting loss of valuable farmland and open space is to be discouraged. Development densities as high as 2 units per acre may be permitted provided the soils and topography do not have severe limitations for development (i.e. hydric soils, unmet for septic tanks, poor drainage) and a centralized water system exists. Much lower densities and larger lot sizes are preferred in Rural Areas.

Community Growth Areas (Areas Designated for Small Town Development)

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

Conservation Areas (Areas Designated for Protection and Conservation)

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

Note:

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

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

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

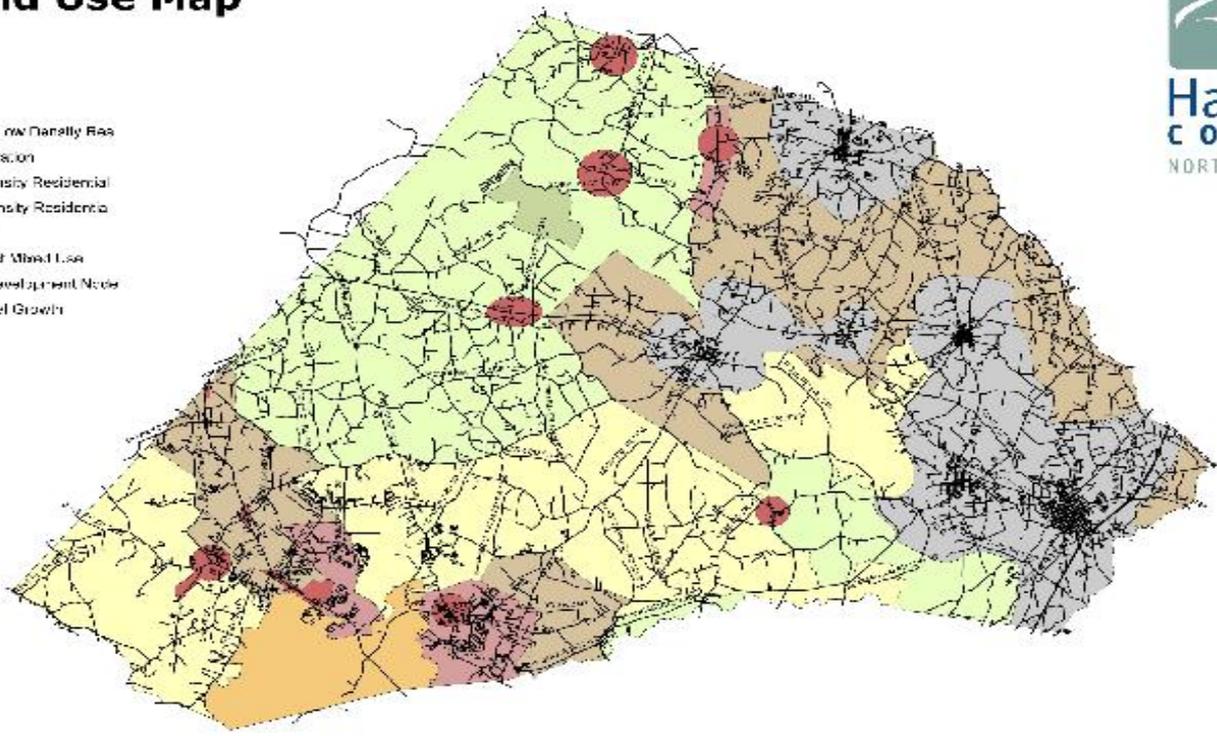
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Scale: Not to Scale

Land Use Map

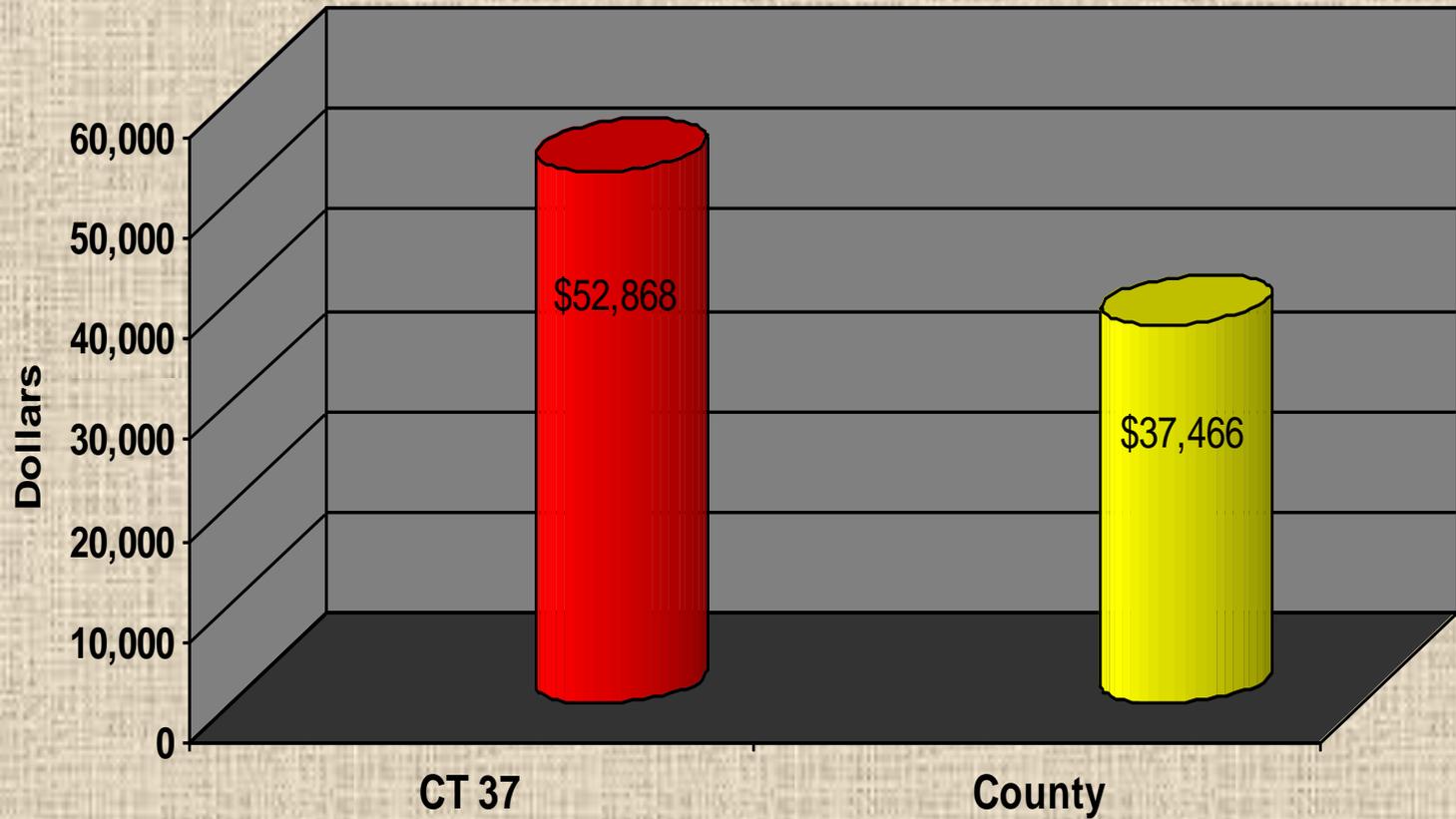
Legend

-  Ag and Low Density Res.
-  Conservation
-  Low Density Residential
-  Med Density Residential
-  Military
-  Compact Mixed Use
-  Rural Development Node
-  Municipal Growth

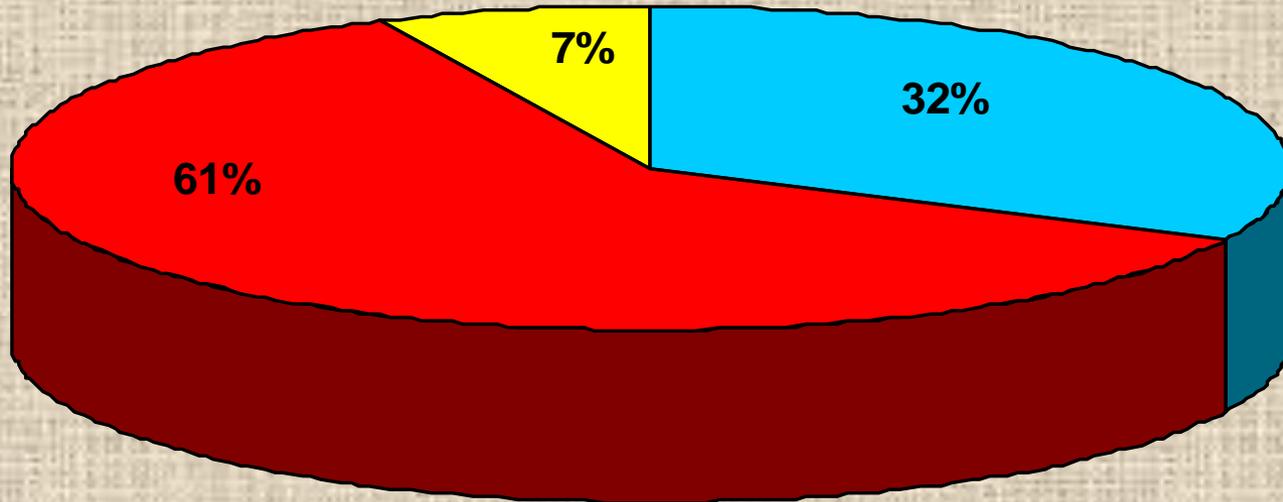


Prepared by Harnett County Planning Department
July 2006

Comparison of Median Household Income 2000



Study Area Population by Age Characteristics 2000



■ 0-19 ■ 20-64 ■ 65+



Recommendations





Recommendations

Residential Development Goal

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

Commercial Development Goal

Provide a limited amount, scale, and intensity of commercial development that meets the market demands and is harmonious with the character of the Area. This can be accomplished by concentrating commercial development in small clusters near major intersections with small buildings; providing adequate infrastructure; and promoting the most intensive commercial development (not to include large shopping malls) along the US 401 Corridor.

Community Facilities and Services Goal

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

Farmland Goal

Protect and preserve Prime farmland, the farming and agri-business industry, and sensitive natural areas that provide a critical mass for farming operations.



Recommendations

Industrial/Manufacturing Goal

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

Transportation Goal

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

Community Appearance Goal

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

Open Space Goal

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



Recommendations

- **Tie the Proposed Trail Network along the Cape Fear and Lower Little Rivers to the Future State Park**
- **Provide Deceleration Lanes, and Intersection Improvements at Key Intersections and Major Developments along Thoroughfares**
- **Provide Recreation Facilities More Centralized to the Area and Near the Town Of Linden**
- **Install Signals at all of the Railroad Crossings**
- **Develop a Zoning District Strictly for Single Family Development**
- **Co-locate Community Facilities Whenever Feasible**



Recommendations

- **All Low Density Development Areas Denoted on the Plan Must Have Public or Community Sewer in Order to be Developed at that Density**
- **Post Rezoning Requests Online on the County Website with the Recommended Land Use Plan Map**
- **Encourage Farmers to Participate in the Voluntary Agricultural District Program**
- **Protect Prime Farmland and the Overall Agricultural Industry**
- **Provide a Municipal Influence Area for the Town of Linden**
- **Encourage the Use of Cluster Development and any Other Methods to Maintain the Rural Character of the Area**



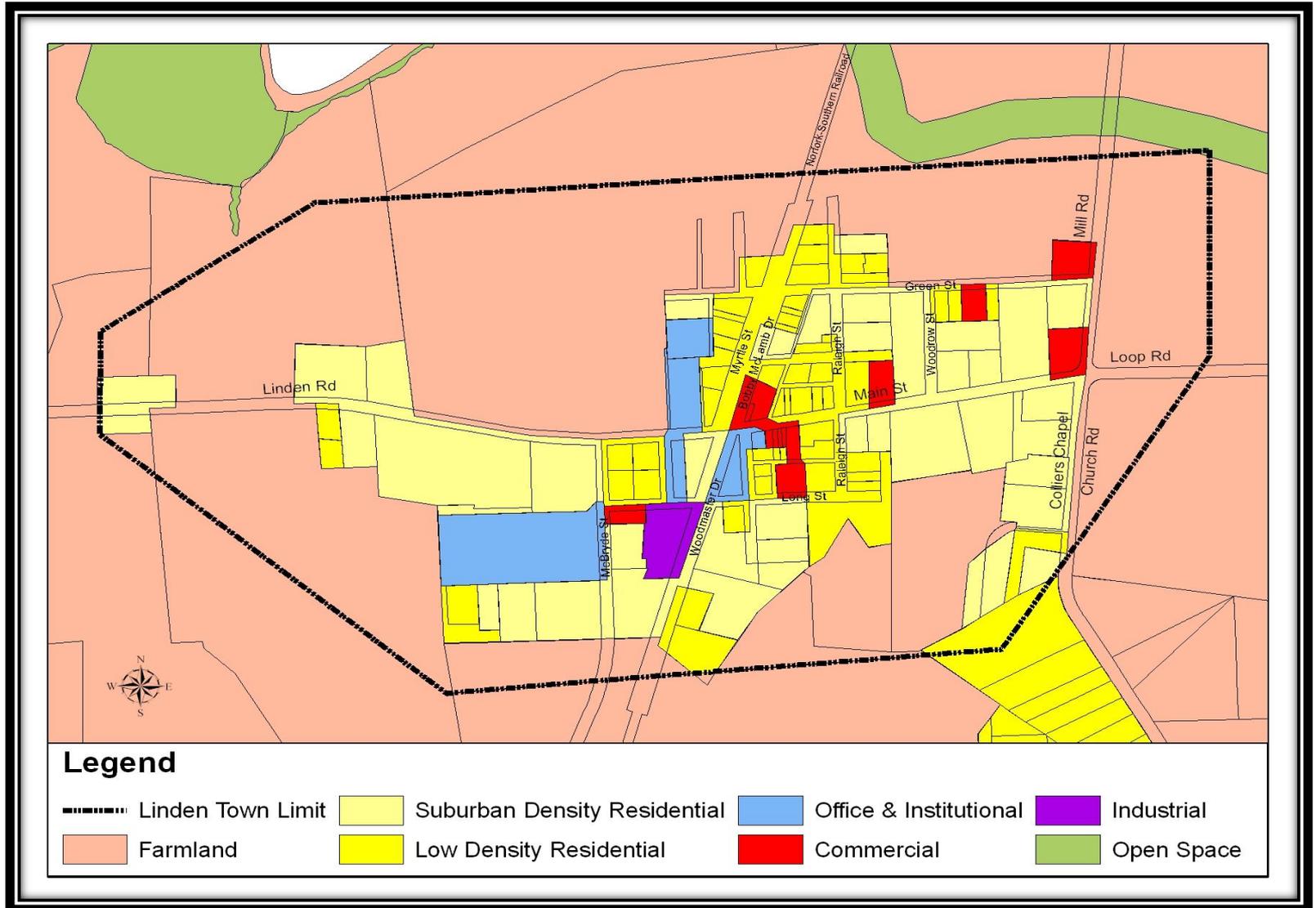
Recommendations

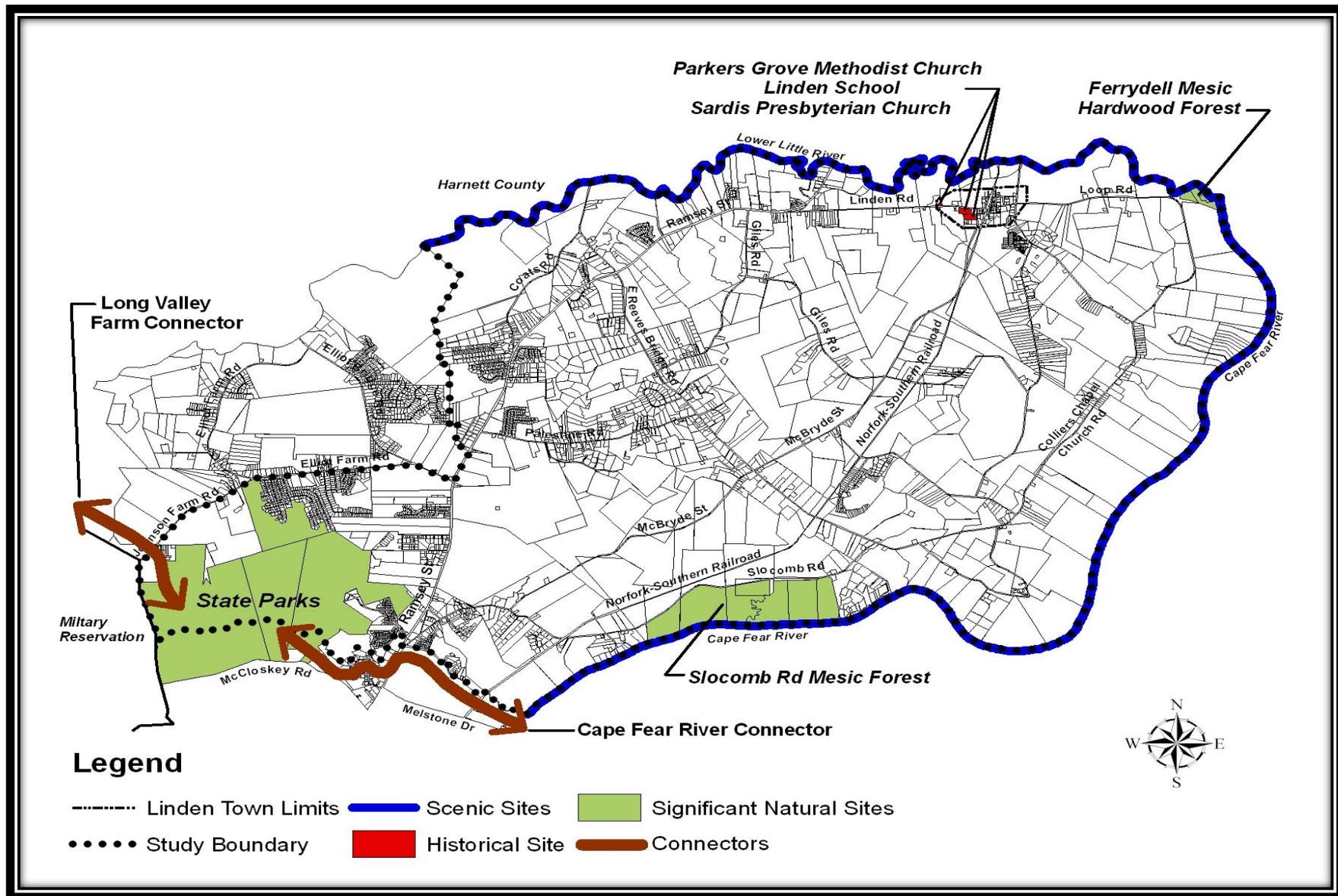
- **Utilize the Existing Utility Providers to Extend Water and/or Sewer in the Area**
- **Adopt the Proposed North Central Cumberland Land Use Plan**
- **Protect All Natural, Historic and Scenic Sites in the Area and Utilize their Economic Potential**
- **Develop Stronger Ties and Greater Cooperation between the Town of Linden Board and the Board of County Commissioners**
- **Provide a Limited Number of Access Points on the Proposed 401 Widening Project**
- **Provide Attractive Entrance Signs for the County and the Town of Linden at all Entrances & Improve the Visual Quality of Future Development in the Area**

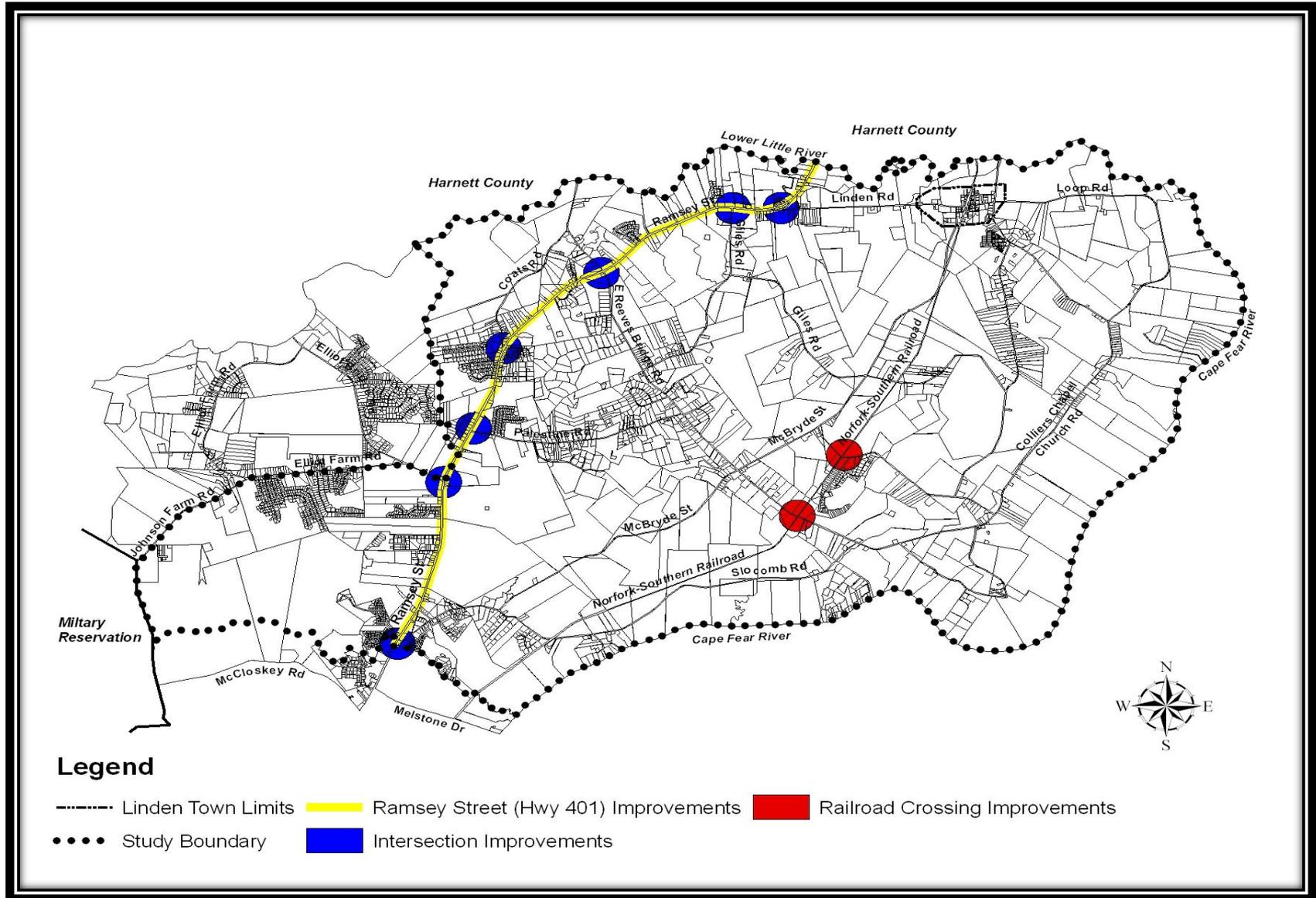


Projects

- **Restore the Old Linden School**
- **Upgrade Dirt Roads**
- **Locate an Emergency Shelter Somewhere Central in the Area**
- **Extend Broadband Service in the Area**
- **Develop a Noise Ordinance for Shooting Ranges**
- **Rid the Area of Dilapidated Structures and Manufactured Homes**
- **Install Signals at Railroad Crossings**
- **Create a Single-family Residential District only**
- **Upgrade the County's Landscape Ordinance Requirements for the Area**
- **County Entrance Signs**



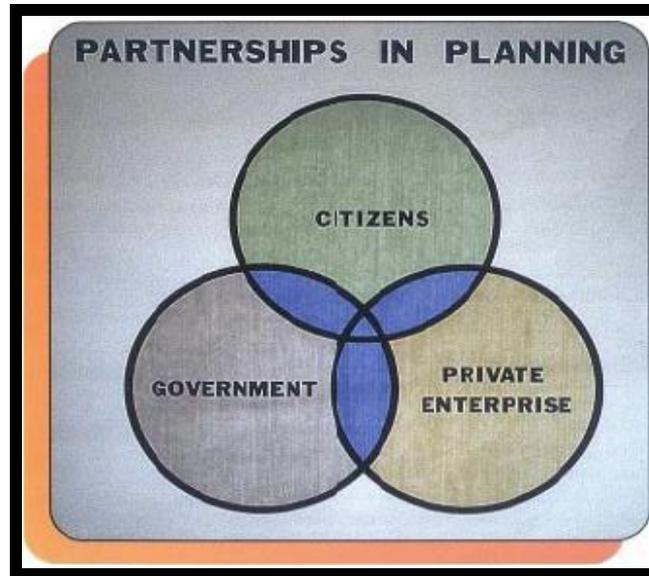
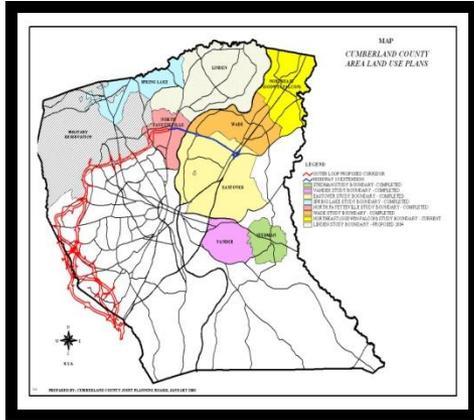




comments



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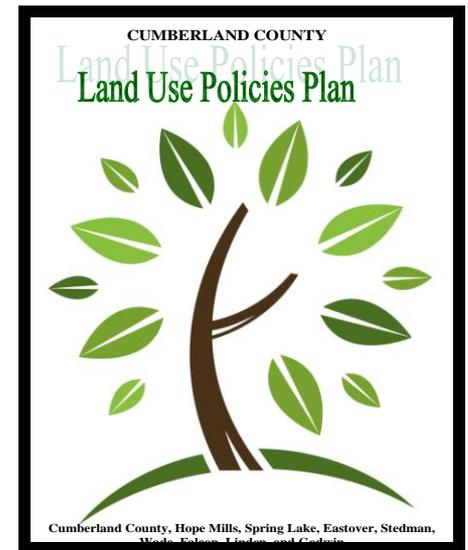


CUMBERLAND COUNTY PLANNING & INSPECTIONS DEPARTMENT

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www.co.cumberland.nc.us/planning.aspx



Cumberland County, Hope Mills, Spring Lake, Eastover, Stedman, Wade, Faison, Linden, and Coatsville