

Lori Epler,  
Chair  
Cumberland County

Roy Turner,  
Vice-Chair  
Cumberland County

Garland C. Hostetter,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman  
Patricia Hall,  
Town of Hope Mills  
Charles C. Morris,  
Town of Linden



## COUNTY of CUMBERLAND

### *Planning & Inspections Department*

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Walter Clark,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

Donovan McLaurin  
Wade, Falcon, & Godwin

January 12, 2010

### **MEMORANDUM**

**TO:** Cumberland County Joint Planning Board

**FROM:** Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for January 19, 2010 Board Meeting

**P10-05:** REZONING OF 1.89+/- ACRES FROM A1 AGRICULTURAL AND R10 RESIDENTIAL/CONDITIONAL USE TO C(P) PLANNED COMMERCIAL/CONDITIONAL USE DISTRICT AND PERMIT OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF SR 3947 (CELEBRATION DRIVE), EAST OF SR 2252 (CHICKEN FOOT ROAD); SUBMITTED BY THOMAS R. AND WILLIAM E. PREWITT ON BEHALF OF PREWITT LAND COMPANY, LLC AND JAMES M. KIZER, OF MOORMAN, KIZER & REITZEL, INC., OWNED BY PREWITT LAND COMPANY, LLC.

The Planning & Inspections Staff recommends approval of the requested rezoning to C(P) Planned Commercial/CUD Conditional Use District to shift the commercial zoning line and approval of the Permit, provided that the following conditions, which the property owner has verbally agreed, are adhered to:

1. Prior to any permits being applied for on any portion of the subject properties, the developer must submit detailed site plan(s) of staff review and approval; and
2. All related conditions of approval from Case No. P02-04 are complied with.

The staff recommendation for approval of the C(P) Planned Commercial/CUD Conditional Use District is based on the following:

1. The district requested is consistent with the location criteria for "heavy commercial" as listed in the Land Use Policies Plan of the 2030 Land Use Plan;
2. The uses allowed in the district requested are consistent with existing and approved but not constructed uses in this general area; and

3. The request for the C(P) Planned Commercial District is reasonable because it will ensure the zoning line follows existing property line boundaries.

The Planning & Inspections Staff also recommends approval of the Conditional Use Permit, based on the following:

1. The use will not materially endanger the public health or safety if located according to the plan submitted and submission of the individual site plans for each lot prior to development allowing for staff review and approval will help ensure the public safety is protected;
2. The use will meet all required conditions and specifications if developed according to the site plan, application and the attached "Ordinance Related Conditions";
3. The use will maintain or enhance the value of adjoining or abutting properties in that the property owner/developer has a vested interest in protecting the value and marketability of lots within this ongoing development and zoning measures intended (buffers, etc.) will be put in place to protect adjacent properties; and
4. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and in general will be brought into conformance with the development ordinances and adopted planning policies.

There are no other suitable zoning districts to be considered for this site.

Attachments:

- 1 – Site Profile
- 2 – Rezoning Sketch Map
- 3 – Site Plan
- 4 – Application

**P10-05**  
**SITE PROFILE**

**P10-05.** REZONING OF 1.89+/- ACRES FROM A1 AGRICULTURAL AND R10 RESIDENTIAL/CONDITIONAL USE TO C(P) PLANNED COMMERCIAL/CONDITIONAL USE DISTRICT AND PERMIT OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF SR 3947 (CELEBRATION DRIVE), EAST OF SR 2252 (CHICKEN FOOT ROAD); SUBMITTED BY THOMAS R. AND WILLIAM E. PREWITT ON BEHALF OF PREWITT LAND COMPANY, LLC AND JAMES M. KIZER, OF MOORMAN, KIZER & REITZEL, INC., OWNED BY PREWITT LAND COMPANY, LLC.

**Site Information:**

**Frontage & Location:** 115.00'+/- on SR 3947 (Celebration Drive)

**Depth:** 720.00'+/-

**Jurisdiction:** Cumberland County

**Adjacent Property:** Yes, west and north of subject properties

**Current Use:** Commercial and Vacant Residential

**Initial Zoning:** A1 – June 25, 1980 (Area 13); rezoned to C(P)/CU & R10/CU on February 25, 2002

**Nonconformities:** None

**Zoning Violation(s):** None

**Surrounding Zoning:** North: C(P)/CU (All uses), O&I(P)/CU (All uses), C(P), RR & A1; South: C(P)/CU (All uses), O&I(P)/CU (All uses), R6/CU (All uses), R10 & A1; East: R10/CU (All uses) & A1; West: C(P)/CU (All uses) & A1

**Surrounding Land Use:** Residential, restaurant, farmland and woodlands

**2030 Land Use Plan:** Urban

**Special Flood Hazard Area (SFHA):** No

**Army Corp:** Wetlands may be present and if so, Sec 404 permit required

**Water/Sewer Availability:** PWC/ PWC

**Soil Limitations:** Yes, hydric – JT Johnston loam and RA Rains sandy loam

**School Capacity/Enrolled:** Galberry Farm Elementary: 900/789; Gray's Creek Middle: 1,000/863; Gray's Creek High: 1,270/1,223

**Subdivision/Site Plan:** None; if approved, "Ordinance Related Conditions" apply

**Municipal Influence Area:** Sewer Service Area

**Average Daily Traffic Count (2006):** 10,000 on SR 2252 (Chicken Foot Road)

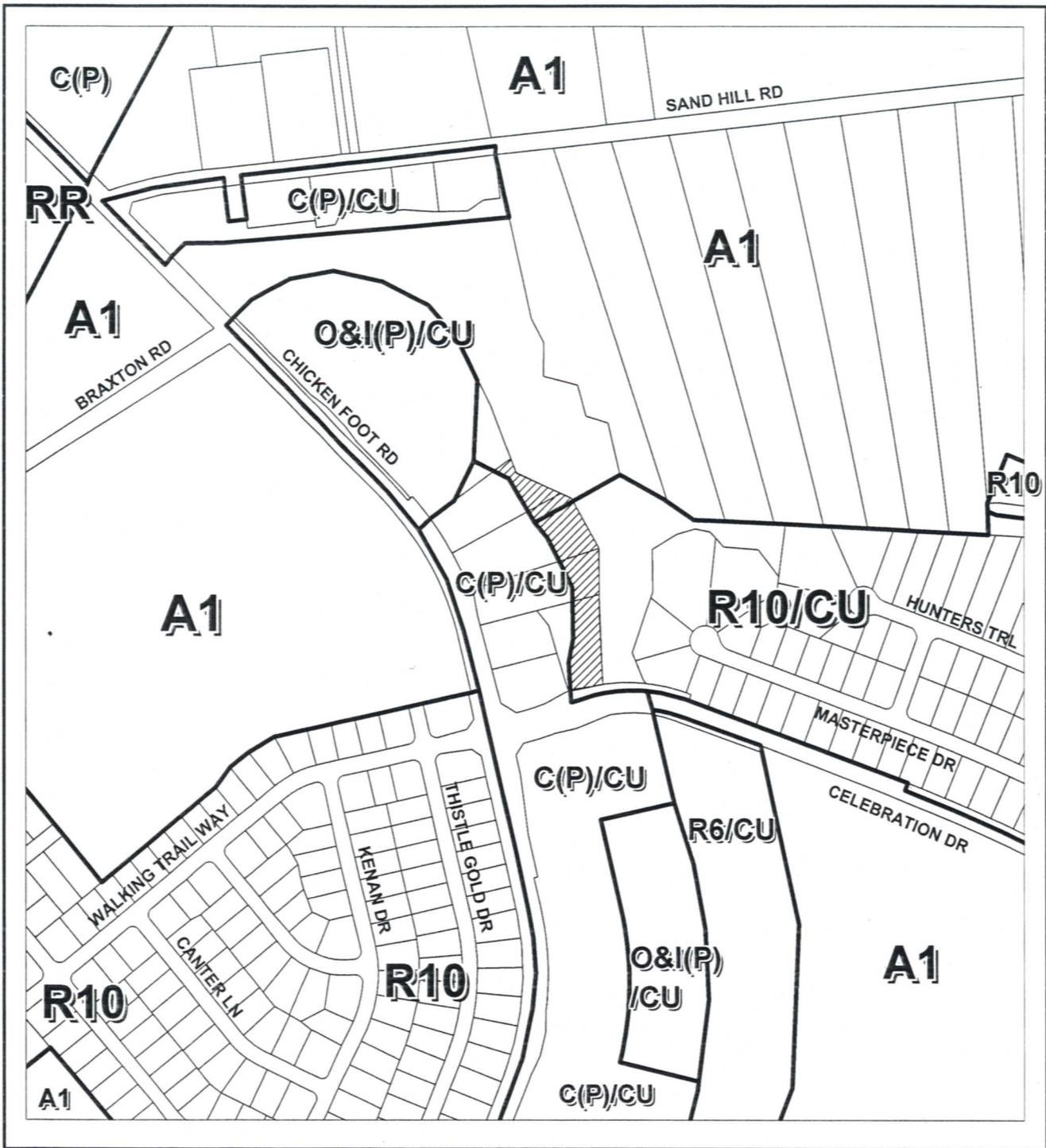
**Highway Plan:** There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

**Note:**

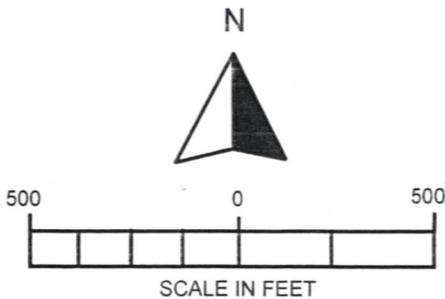
All related conditions of approval from Case No. P02-04 are applicable

**First Class and Record Owners' Mailed Notice Certification**

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' acknowledgement of notice is also included in the case file.*

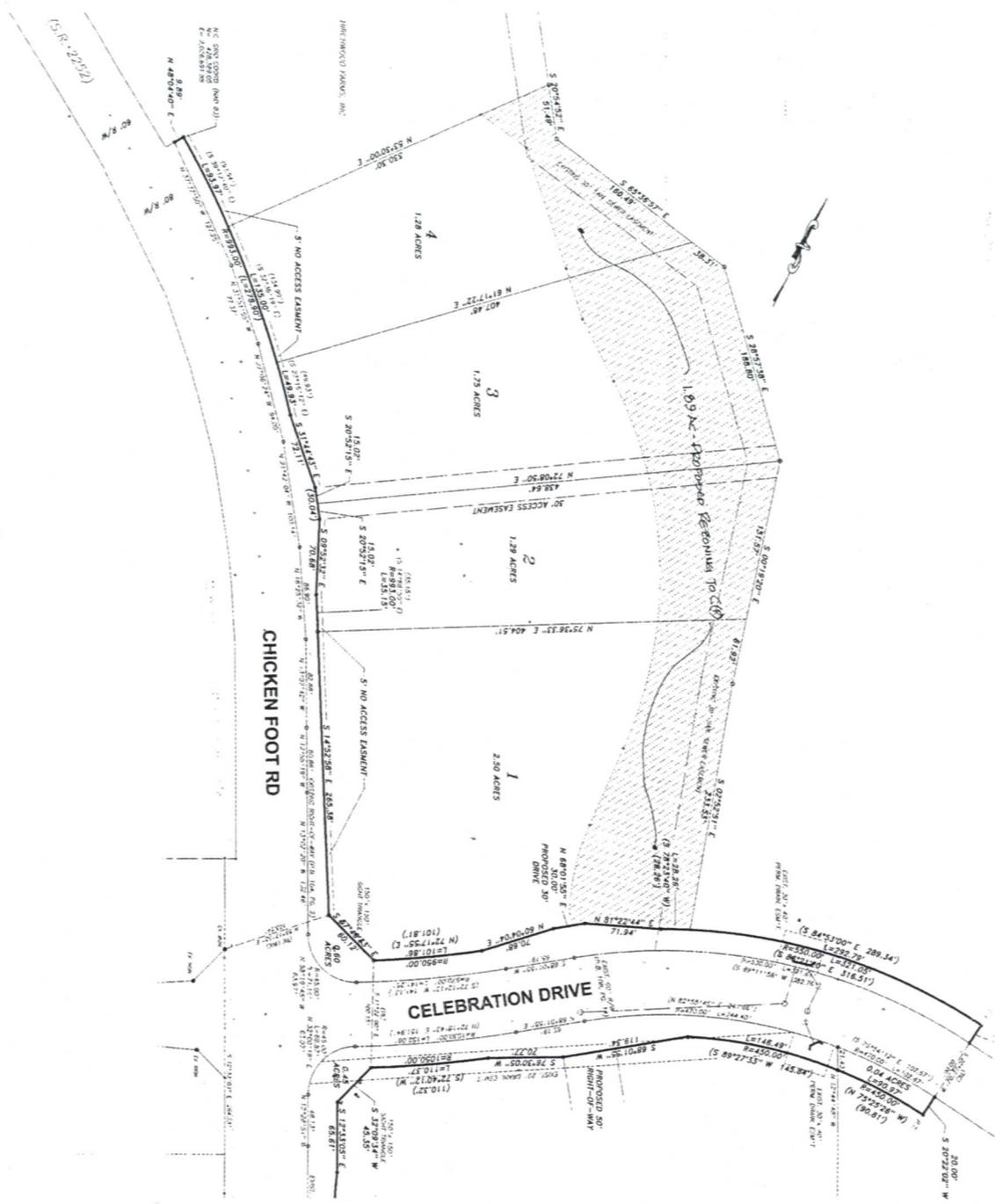


## REQUESTED REZONING A1 & R10/CU TO C(P)/CUD



<b>ACREAGE: 1.89 AC.+/-</b>		<b>HEARING NO: P10-05</b>	
<b>ORDINANCE: COUNTY</b>	<b>HEARING DATE</b>	<b>ACTION</b>	
<b>STAFF RECOMMENDATION</b>			
<b>PLANNING BOARD</b>			
<b>GOVERNING BOARD</b>			

PORT. OF PIN: 0422-68-9336  
 PORT. OF PIN: 0422-78-0253, 0098  
 PORT. OF PIN: 0422-77-2911



**CONDITIONAL USE DISTRICT AND PERMIT  
REQUEST: SHIFT COMMERCIAL ZONING LINE**

**CASE: P10-05 ACREAGE: 1.89+/-**

**PROPOSED ZONING: C(P)/CUD SCALE: NTS**

\*SCALED DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEST

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

1. APPLICANT/AGENT: Moorman, Kizer & Reitzel, Inc.
2. ADDRESS: PO Box 53774, Fayetteville, NC ZIP CODE: 28305
3. TELEPHONE: (Home) N/A (Work) 484-5191
4. Location of Property: Northeast quadrant of Chickenfoot Rd & Celebration Dr; being the eastern portion of Lot 1-4 as recorded in Plat Book 111, Page 161
5. Parcel Identification Number (PIN #) of subject property: A portion of 0422-68-9336; 0422-78-0253; 0422-78-0098; 0422-77-2911 (also known as Tax ID Number or Property Tax ID)
6. Acreage: 1.89 Frontage: +115' (on Celebration Drive) Depth: +720'
7. Water Provider: PWC
8. Septage Provider: PWC
9. Deed Book A portion of 7767 Page(s) 322, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
10. Existing use of property: Woodlands on Lots 1, 3 & 4, Commercial Restaurant on Lot 2
11. Proposed use(s) of the property: Proposed Commercial Development

**NOTE: Be specific and list all intended uses.**

12. It is requested that the foregoing property be rezoned FROM: R-10

TO: (select one)

- Conditional Use District, with an underlying zoning district of C(P)  
(Article V)
- Mixed Use/Conditional Use District (Article VI)
- Planned Neighborhood District/Conditional Use District (Article VII)
- Density Development/Conditional Use District, at the \_\_\_\_\_ Density  
(Article VIII)

APPLICATION FOR  
CONDITIONAL USE DISTRICT AND PERMIT

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Use District and Permit. (Use of the underlying district will be restricted only to the use(s) specified in this application.)

Those uses allowed in C(P) zone

- B. Density: List the amount of acreage that will be residential, commercial, and/or open space, and the number of lots and/or dwelling units proposed.  
An additional 1.89 acres of commercial

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks.

The dimensional requirements of the C(P) zone

- B. Off-street parking and loading, Sec. 1202: List the number of spaces, type of surfacing material and any other pertinent information.

Off street parking as required

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Sec. 1306.

Those signs as permitted in C(P) zone

4. LANDSCAPE AND BUFFER REQUIREMENTS:

- A. For all new non-residential and mixed use development abutting a public street, indicate the number of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number of shrubs (Sec. 1102N).

**NOTE: All required landscaping must be included on the site plan.**

A landscaping plan meeting the ordinance requirement will be submitted as site plans are submitted for review.

- B. Indicate the type of buffering and approximate location.  
300 - 400 feet of natural wood lands are planned to remain to the east of this proposed commercial.

5. MISCELLANEOUS:

List any information not set forth above, such as the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

Exterior lighting will be directed inward on the site. Obnoxious odors and smoke will not be allowed.

6. SITE PLAN REQUIREMENTS:

The application shall include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan shall be of sufficient detail to allow the Planning and Inspections Staff and the Planning Board to analyze the proposed uses and arrangement of uses on the site. It shall also include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7. ACKNOWLEDGEMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (change) rests with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request, not incompatible with existing neighborhood zoning patterns.

The undersigned hereby acknowledge the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Prewitt Land Co. LLC

NAME OF OWNERS (PRINT OR TYPE)

✓ 2126 Cypress Lakes Road, Hope Mills, NC 28348

ADDRESS OF OWNER(S)

N/A

HOME TELEPHONE #

624-1384 (Tom Prewitt)

WORK TELEPHONE #

Moorman, Kizer & Reitzel, Inc. (James M. Kizer)

NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

✓ PO Box 53774, Fayetteville, NC 28305

ADDRESS OF AGENT, ATTORNEY, APPLICANT

N/A

HOME TELEPHONE #

484-5191

WORK TELEPHONE #

Walter E. Smith

SIGNATURE OF OWNER(S)

[Signature]

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Thomas R. Prewitt

SIGNATURE OF OWNER(S)

- \* **ALL record property owners must sign this petition.**
- \* **The contents of this application, upon submission, becomes "public record."**

Lori Epler,  
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Cumberland County

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## COUNTY of CUMBERLAND

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January 12, 2010

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### **MEMORANDUM**

**TO:** Cumberland County Joint Planning Board

**FROM:** Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for January 19, 2010 Board Meeting

**P10-01:** REZONING OF 2.01+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2290 TOM GEDDIE ROAD; SUBMITTED AND OWNED BY ALONZA C. AND GWENDOLYN M. EDWARDS. (EASTOVER)

The Planning & Inspections Staff recommends approval of the R40A Residential district for this request based on the following:

1. The district requested is consistent with the 2030 Comprehensive Plan, which calls for "rural" and "community growth areas" at this location, as well as meeting the location criteria for rural density residential development as listed in the Land Use Policies Plan; and
2. The request will ensure comparable lot sizes with the one acre lots currently recommended for this area in the Eastover Land Use Policies Plan and the pending Northeastern Cumberland Study.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

**P10-01**  
**SITE PROFILE**

**P10-01:** REZONING OF 2.01+/- ACRES FROM A1 AGRICULTURAL TO R40A RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 2290 TOM GEDDIE ROAD; SUBMITTED AND OWNED BY ALONZA C. AND GWENDOLYN M. EDWARDS. (EASTOVER)

**Site Information:**

**Frontage & Location:** 248.18'+/- on SR 1721 (Tom Geddie Road)

**Depth:** 344.47'+/-

**Jurisdiction:** Town of Eastover

**Adjacent Property:** No

**Current Use:** Residential

**Initial Zoning:** A1 – December 14, 1979 (Area 10)

**Nonconformities:** None

**Zoning Violation(s):** None

**Surrounding Zoning:** North: RR & A1(Eastover/County); South: RR, R40 & A1(Eastover/County); East: A1; West: A1

**Surrounding Land Use:** Residential (including manufactured homes), trade contractor, religious worship, farmland and woodlands

**Eastover Area Detailed Land Use Plan:** One acre residential lots

**Special Flood Hazard Area (SFHA):** None

**Water/Sewer Availability:** ESD/Septic

**Soil Limitations:** Yes, hydric – RO Roanoke

**School Capacity/Enrolled:** Armstrong Elementary: 450/434; Mac Williams Middle 1,270/1,229; Cape Fear High 1,425/1,522

**Subdivision/Site Plan:** Recombination plat recorded in PB 125, PG 132, 11-17-09

**Average Daily Traffic Count (2006):** 290 on SR 1721 (Tom Geddie Road)

**Highway Plan:** There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

**Note:**

1. Minimum Yard Setback Regulations:

**A1**

Front yard: 50'

Side yard: 20'

Rear yard: 50'

**R40A**

Front yard: 30'

Side yard: 15'

Rear yard: 35'

2. Density:

**A1**

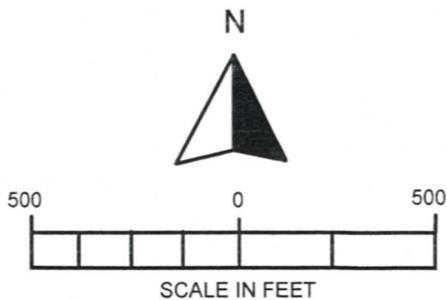
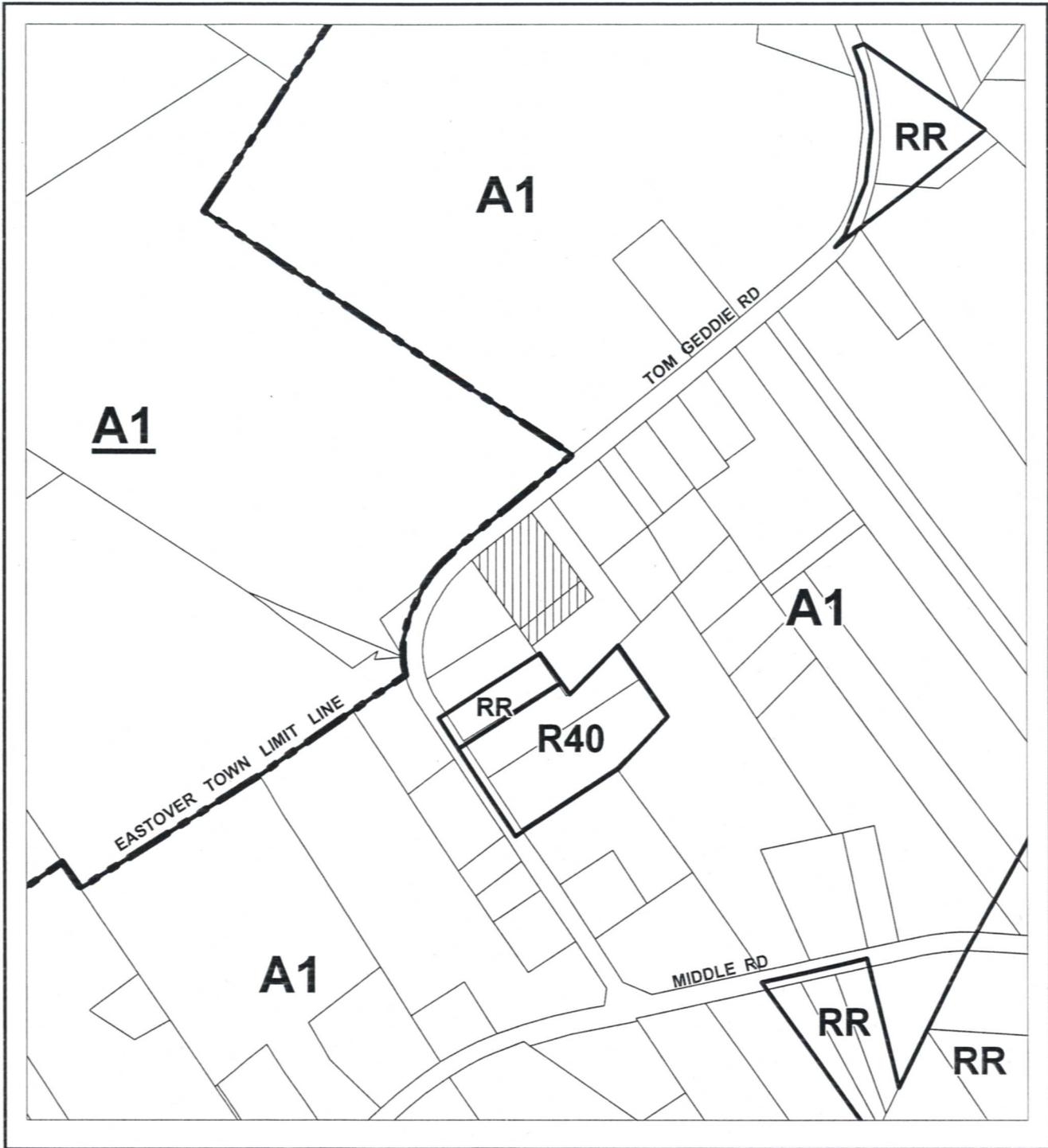
1 lot

**R40A**

2 lots

**First Class and Record Owners' Mailed Notice Certification**

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' acknowledgement of notice is also included in the case file.*



## REQUESTED REZONING A1 TO R40A

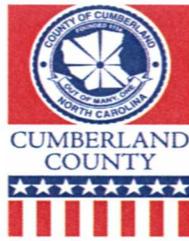
<b>ACREAGE: 2.01 AC.+/-</b>		<b>HEARING NO: P10-01</b>	
<b>ORDINANCE: EASTOVER</b>	<b>HEARING DATE</b>	<b>ACTION</b>	
<b>STAFF RECOMMENDATION</b>			
<b>PLANNING BOARD</b>			
<b>GOVERNING BOARD</b>			

PIN: 0469-00-1109  
 PORT. OF 0469-00-2077

Lori Epler,  
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**MEMORANDUM**

**TO:** Cumberland County Joint Planning Board  
**FROM:** Planning & Inspections Staff  
**SUBJECT:** Staff Recommendation for January 19, 2010 Board Meeting

**P10-02:** REZONING OF 1.23+/- ACRES FROM C(P) PLANNED COMMERCIAL TO R5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF SR 1344 (BLACK & DECKER ROAD), EAST OF SR 1132 (LEGION ROAD); SUBMITTED BY 4D SITE SOLUTIONS INC. AND WILLIAM H. THORNE; OWNED BY ATLANTIC MULTIFAMILY, LLC.

The Planning & Inspections Staff recommends approval of the R5 Residential district for this request based on the following:

1. The request is consistent with the 2030 Comprehensive Plan, which calls for “urban” development at this location, and is consistent with the location criteria for “high density residential”;
2. The request for the residential zoning district is a logical extension of the R5 district; and
3. Public utilities are available to the subject property.

There are no other districts considered suitable for this request.

Attachments:  
1 – Site Profile  
2 – Sketch Map

**P10-02**  
**SITE PROFILE**

**P10-02:** REZONING OF 1.23+/- ACRES FROM C(P) PLANNED COMMERCIAL TO R5 RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE NORTH SIDE OF SR 1344 (BLACK & DECKER ROAD), EAST OF SR 1132 (LEGION ROAD); SUBMITTED BY 4D SITE SOLUTIONS INC. AND WILLIAM H. THORNE; OWNED BY ATLANTIC MULTIFAMILY, LLC.

**Site Information:**

**Frontage & Location:** None, site is north of SR 1344 (Black & Decker Road)

**Depth:** 540.14'+/-

**Jurisdiction:** Cumberland County

**Adjacent Property:** Yes, south & east (remainder of tract)

**Current Use:** Vacant

**Initial Zoning:** R10 – November 17, 1975 (Area 4); rezoned to C(P) on June 19, 2000

**Nonconformities:** None

**Zoning Violation(s):** None

**Surrounding Zoning:** North: M(P), C3 (Fayetteville), M2, C(P), C1(P) (Fayetteville), R10 (Fayetteville/County) & R6A; South: C(P)/CUD (Icehouse), M(P), C(P) & R10; East: M(P) & R5; West: M(P), C(P) & R10

**Surrounding Land Use:** Residential, religious worship, recreation/amusement, shopping center, retail or servicing, day care and woodlands

**2030 Land Use Plan:** Urban

**Special Flood Hazard Area (SFHA):** No

**Water/Sewer Availability:** PWC/ PWC

**Soil Limitations:** Yes, hydric – RA Rains sandy loam

**School Capacity/Enrolled:** Elizabeth Cashwell Elementary: 675/766; South View Middle: 900/724; South View High: 1,800/1,842

**Subdivision/Site Plan:** If approved, recombination required

**Municipal Influence Area:** City of Fayetteville

**Average Daily Traffic Count (2006):** 16,000 on SR 1344 (Black & Decker Road)

**Highway Plan:** There are no road improvements/constructions specified for this area. This case has no impact on the current Highway Plan or Transportation Improvement Program

**Note:**

1. Minimum Yard Setback Regulations:

<b><u>C(P)</u></b>	<b><u>R5</u></b>
Front yard: 50'	Front yard: 25'
Side yard: 30'	Side yard: 10'
Rear yard: 30'	Rear yard: 30'
  
2. Density:  
**R5:** 30 lots

**First Class and Record Owners' Mailed Notice Certification**

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' acknowledgement of notice is also included in the case file.*



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**MEMORANDUM**

**TO:** Cumberland County Joint Planning Board  
**FROM:** Planning & Inspections Staff  
**SUBJECT:** Staff Recommendation for January 19, 2010 Board Meeting

**P10-03:** REZONING OF 13.64+/- ACRES FROM RR RURAL RESIDENTIAL TO C2(P) PLANNED SERVICE & RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF SR 1112 (ROCKFISH ROAD), WEST OF SR 3039 (WHIPPERWILL DRIVE); SUBMITTED BY BARBARA JOHNSON AND GARRIS NEIL YARBOROUGH ATTORNEY AND OWNED BY BARBARA M. JOHNSON.

The Planning & Inspections Staff recommends approval of the request for C2(P) Planned Service & Retail District based on the following:

1. The request is consistent with the location criteria for "light commercial" as listed in the Land Use Policies Plan of the 2030 Growth Vision Plan;
2. The request is reasonable due to the immediate area transitioning to primarily non-residential and high density residential uses at this location; and
3. Public utilities are available to the subject property.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

**P10-03**  
**SITE PROFILE**

**P10-03:** REZONING OF 13.64+/- ACRES FROM RR RURAL RESIDENTIAL TO C2(P) PLANNED SERVICE & RETAIL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF SR 1112 (ROCKFISH ROAD), WEST OF SR 3039 (WHIPPERWILL DRIVE); SUBMITTED BY BARBARA JOHNSON AND GARRIS NEIL YARBOROUGH ATTORNEY AND OWNED BY BARBARA M. JOHNSON.

**Site Information:**

**Frontage & Location:** 1285.14'+/- on SR 1112 (Rockfish Road)

**Depth:** 798.63'+/-

**Jurisdiction:** Cumberland County

**Adjacent Property:** Yes – south of subject property

**Current Use:** Vacant

**Initial Zoning:** RR – February 6, 1976 (Area 5)

**Nonconformities:** None

**Zoning Violation(s):** None

**Surrounding Zoning:** North: MXD/CUD, R20 & R10; South: RR & R10; East: RR; West: RR

**Surrounding Land Use:** Residential (including manufactured dwellings), school, public recreation center, substation, farmland and woodlands

**2030 Land Use Plan:** Urban

**Special Flood Hazard Area (SFHA):** No; however, an existing stream dictates that new development must remain 20 feet from each side of the top bank or 5 times the width of the stream, whichever is greater.

**Army Corp:** Wetlands may be present and if so, Sec 404 permit required

**Water/Sewer Availability:** PWC/ PWC

**Soil Limitations:** Yes, hydric – WO Woodington loamy sand and RA Rains sandy loam

**School Capacity/Enrolled:** Stoney Point Elementary: 900/969; John Griffin Middle: 1340/1298; Jack Britt High: 1870/1870

**Subdivision/Site Plan:** If approved, recombination and site plan review required.

**Municipal Influence Area:** Town of Hope Mills

**Average Daily Traffic Count (2006):** 9,300 on Rockfish Road (SR 1112)

**Highway Plan:** Rockfish Road is identified in the Highway Plan as a major thoroughfare. This proposal calls for a multi-lane facility with a right-of-way of 90 feet. Road Improvements are not included in the 2009-2015 MTIP

**Note:**

**C2(P) Minimum Yard Setback Regulations**

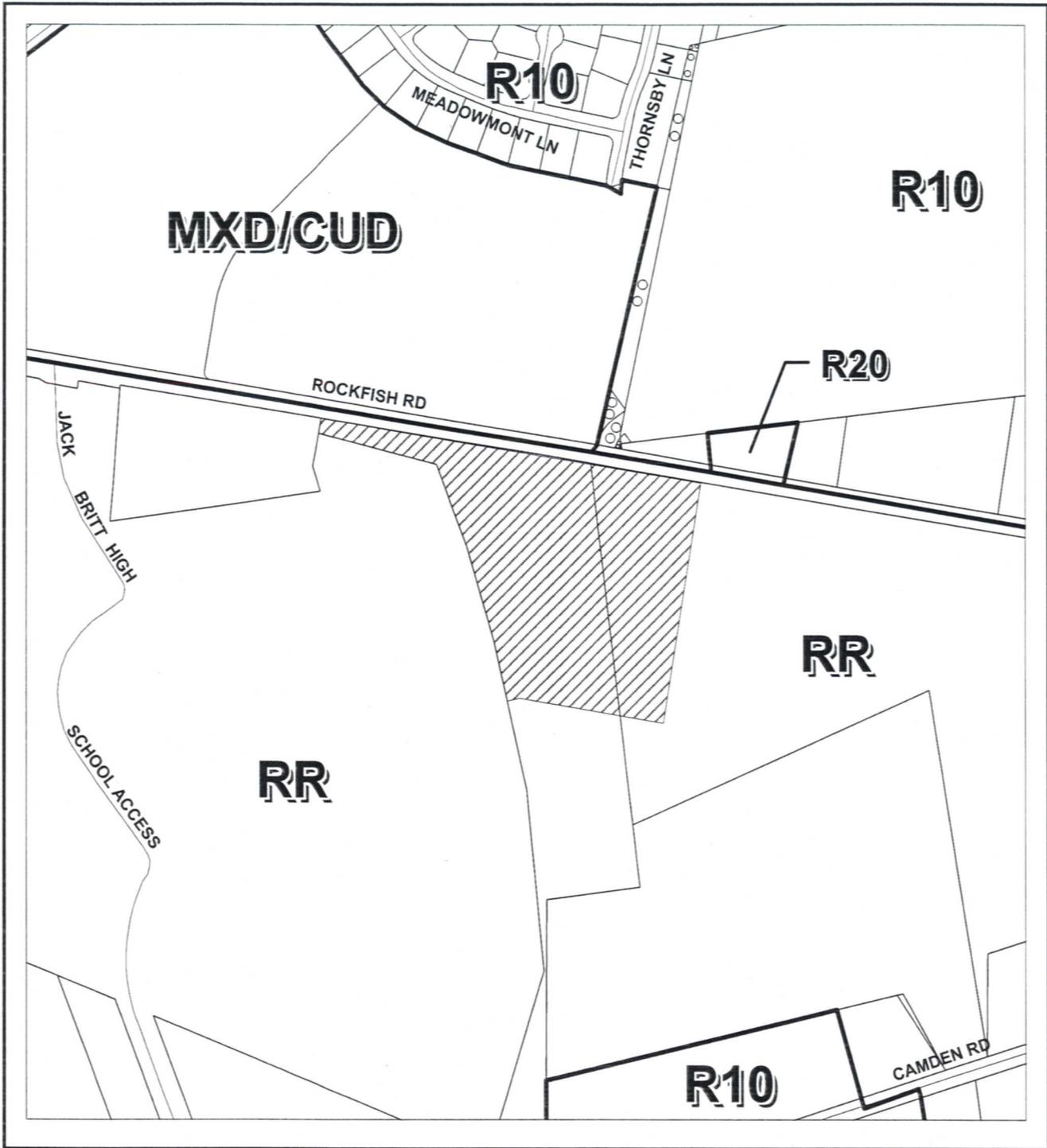
Front yard: 50'

Side yard: 30'

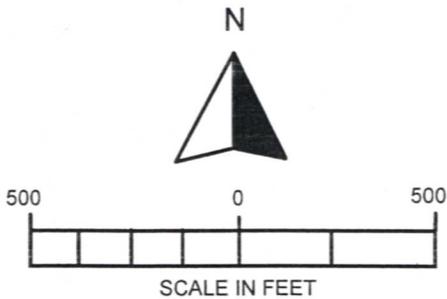
Rear yard: 30'

**First Class and Record Owners' Mailed Notice Certification**

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' acknowledgement of notice is also included in the case file.*



## REQUESTED REZONING RR TO C2(P)



**ACREAGE: 13.64 AC.+/-**

**HEARING NO: P10-03**

**ORDINANCE: COUNTY**

**HEARING DATE**

**ACTION**

**STAFF RECOMMENDATION**

**PLANNING BOARD**

**GOVERNING BOARD**

PORT. OF PIN: 9494-76-5995  
PORT. OF PIN: 9494-96-1873

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Roy Turner,  
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**COUNTY of CUMBERLAND**  
*Planning & Inspections Department*

January 12, 2010

Thomas J. Lloyd,  
Director

Cecil P. Combs,  
Deputy Director

Walter Clark,  
Sara E. Piland,  
Cumberland County

Benny Pearce,  
Town of Eastover

Donovan McLaurin  
Wade, Falcon, & Godwin

**MEMORANDUM**

**TO:** Cumberland County Joint Planning Board

**FROM:** Planning & Inspections Staff

**SUBJECT:** Staff Recommendation for January 19, 2010 Board Meeting

**P10-04:** REZONING OF 1.31+/- ACRES FROM C1 LOCAL BUSINESS, C1(P) PLANNED LOCAL BUSINESS AND RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2240, 2254 AND 2258 NORTH BRAGG BOULEVARD AND THE EAST SIDE OF NORTH BRAGG BOULEVARD NORTH OF MARANATHA CIRCLE; SUBMITTED BY QUALITY OIL COMPANY, LLC. AND OWNED BY JAMES C. AND NOLA L. CATOE AND MARGO PROPERTIES.

The Planning & Inspections Staff recommends approval of the request for C(P) Planned Commercial District based on the following:

1. Although the request is not consistent with the Spring Lake Area Detailed Use Plan, it is consistent with the location criteria for "heavy commercial" as listed in the recently adopted Land Use Policies Plan;
2. This portion of Hwy 210 is designated as an expressway within the NC Strategic Highway Corridor network, with limited access in the future. The C(P) district is desirable in regulating lateral access as well as limited access with turn lanes; and
3. The Town of Spring Lake supports this request.

There are no other districts considered suitable for this request.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map

**P10-04**  
**SITE PROFILE**

**P10-04:** REZONING OF 1.31+/- ACRES FROM C1 LOCAL BUSINESS, C1(P) PLANNED LOCAL BUSINESS AND RR RURAL RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED AT 2240, 2254 AND 2258 NORTH BRAGG BOULEVARD AND THE EAST SIDE OF NORTH BRAGG BOULEVARD NORTH OF MARANATHA CIRCLE; SUBMITTED BY QUALITY OIL COMPANY, LLC. AND OWNED BY JAMES C. AND NOLA L. CATOE AND MARGO PROPERTIES. (SPRING LAKE, COUNTY) (MILITARY)

**Site Information:**

**Frontage:** 390.00'+/- on North Bragg Boulevard (NC HWY 87)

**Depth:** 210.00'+/-

**Jurisdiction:** Spring Lake and Cumberland County

**Adjacent Property:** Yes, north of subject property

**Current Use:** Commercial structure (vacant) and Woodlands

**Initial Zoning:** RR – January 7, 1977 (Area 11)

**Nonconformities:** Existing commercial structure does not meet side yard setback, nonconformity will be increased if approved

**Zoning Violation(s):** None

**Surrounding Zoning:** North: C1(P) (County), RR (County), R6A (County) & Fort Bragg Military Reservation; South: C(P), C1, R10, R6, R5 & Fort Bragg Military Reservation; East: RR (County) & R10; West: Fort Bragg Military Reservation

**Surrounding Land Use:** Residential, vacant commercial & Fort Bragg Military Reservation

**Spring Lake Area Detailed Land Use Plan:** Low density residential

**Special Flood Hazard Area (SFHA):** No

**Water/Sewer Availability:** Spring Lake/Spring Lake

**Soil Limitations:** Yes, hydric – TR Torhunta

**School Capacity/Enrolled:** Manchester Elementary: 340/331; Spring Lake Middle: 700/430; Pine Forest High: 1,750/1,503

**Subdivision/Site Plan:** If approved, recombination and site plan approval required

**Average Daily Traffic Count (2006):** 24,000 on North Bragg Boulevard (NC HWY 87)

**POPE AFB:** No objection, property not located within an Accident Potential Zone (APZ) or critical noise area.

**US Fish & Wildlife:** No objection to rezoning; however, concerned about loss of trees for dispersal corridor for red-cockaded woodpeckers

**Highway Plan:** This portion of Bragg Blvd. is identified as an existing expressway that needs improvements. It is part of the NC Strategic Highway Corridors network. The corridor is not included in the Transportation Improvement Program

**Note:**

**Minimum Yard Setback Regulations:**

**C1(P)**

Front yard: 45'

Side yard: 15'

Rear yard: 20'

**C(P)**

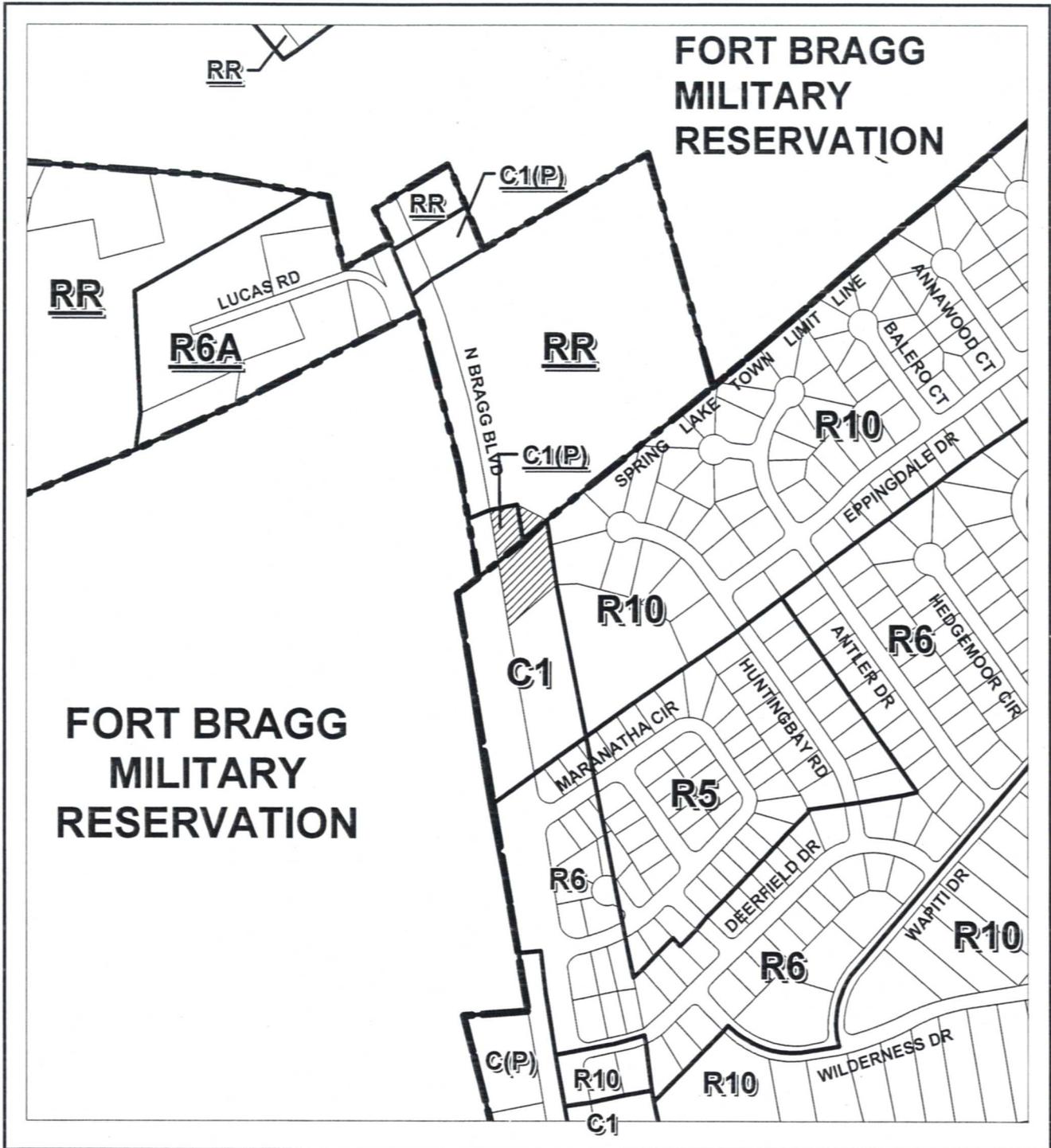
Front yard: 50'

Side yard: 30'

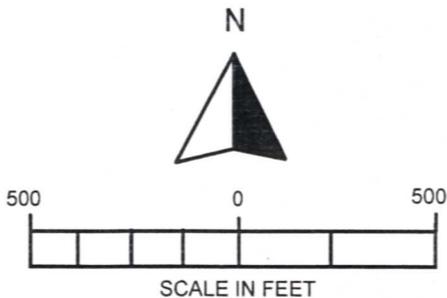
Rear yard: 30'

**First Class and Record Owners' Mailed Notice Certification**

*A certified copy of the tax record owner(s) of the subject and adjacent properties and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith. The record owners' acknowledgement of notice is also included in the case file.*



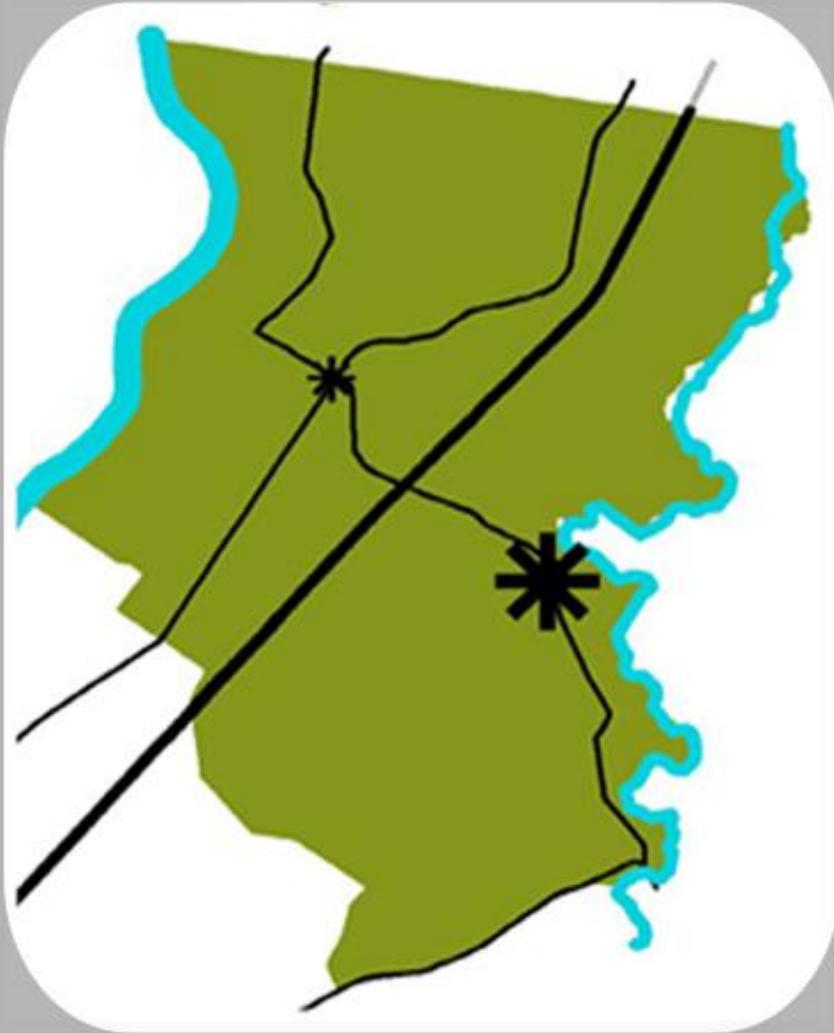
**REQUESTED REZONING  
C1, C1(P) & RR TO C(P)**



ACREAGE: 1.31 AC.+/-		HEARING NO: P10-04
ORDINANCE: COUNTY/SPRING LAKE	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		

PIN: 0502-29-8483  
 PIN: 0502-29-8528  
 PORT. OF PIN: 0503-30-0138

VISION



NORTHEAST

DRAFT

# PREFACE

This document is organized into three parts: The first part addresses the Overall Study Area. It will contain information on the entire Study Area as a whole. The second and third parts focus on the Towns of Falcon and Godwin respectively. Information in the second part will pertain only to the Town of Falcon. The third part will contain information on the Town of Godwin. This is an attempt to make the document more user friendly with the various jurisdictions and its residents. Each of the involved governing bodies will be able to access the portion of the Plan of its interest without having to review the entire document. The document will be adopted by the County, and the Towns of Falcon and Godwin in its entirety.

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# INTRODUCTION

The Cumberland County 2030 Growth Vision Plan is a “generalized” land use plan and is considered the first phase of the land use planning process. The second phase consisted of developing a Land Use Policies Plan. The Land Use Policies Plan addresses the specific location criteria for the various land uses and their relationships. The third phase is the “detailed” plan for the area. During this phase, factors will be identified such as: development trends, characteristics and projections; factors affecting development; problems and opportunities; unique features and identity of the area; future visions of the area residents; and goals and objectives of the Plan. After these factors are studied, a Plan will be developed to address the goals and visions identified by the residents along with a strategy for implementation once the Plan is adopted. The Plan is not meant to be a rigid solution for the area, but rather a guiding policy. Government officials use community plans to establish priorities for major capital investments such as roads, schools, and recreational facilities. In addition, land use decisions are based on community plans. Community plans also help private businesses and developers make decisions about where to renovate buildings, open new stores, establish offices or factories, and build new homes.

The Study Area is located in the northeastern portion of Cumberland County, sandwiched between the Cape Fear River on the west and the South River to the east “Land between Two Rivers”. Its north border is Harnett County and the southern border is the Wade Study Area’s northern boundary. It consists of approximately 17, 503 acres and includes the Towns of Godwin and Falcon. It is bisected by Interstate 95, a major north-south route from New England to Florida. Specific data and Plans are included for the each of the Towns.

The objective of the Plan is to develop a plan that respects the character of the Area; accommodates the anticipated growth; preserves and protects the natural features, historic and scenic sites, rural farm stead, and farmland; maintains the uniqueness of the Towns of Falcon and Godwin; and creates opportunities for the provision of public and commercial services which will enhance the quality of life in the Area.

# PUBLIC PARTICIPATION

## COMMUNITY VISION SESSIONS

The key cornerstone in developing the Plan in community input in the process. This process began with notifying all property owners in the area by direct mail and posting Hispanic posters in key locations. Approximately 758 notice letters were mailed.



The first Community Meeting was held April 28, 2009 at the Falcon Town Hall. A total of 49 residents attended the meeting. At this meeting a brief overview of the Area was presented by the Staff, a vision session was conducted, and questionnaires were completed. The vision session consisted of asking residents the following questions. What would they like to see in the future for the area? What are the liabilities that would hinder this future? What assets are there in the area now that can aid in obtaining this future? Another Community Meeting was held on April 30, 2009 specifically for Spanish speaking residents. There were no attendees at this meeting.

## Residents Vision Session Results

### Future Visions

- ❖ Keep as is (no change)
- ❖ Water & sewer (before 20 years)
- ❖ Better maintained roads & ditches
- ❖ More safe areas to enjoy (recreational)
- ❖ EMS service (faster)
- ❖ Middle & high school closer
- ❖ Law enforcement service
- ❖ Hwy 82 (currently has no shoulders)
- ❖ More sidewalks
- ❖ Lower speed limits
- ❖ Preserve agricultural land
- ❖ Preserve way of life & identity of area
- ❖ Preserve Cape Fear River
- ❖ Utilize & preserve natural areas (ponds, dam, rivers)
- ❖ Non-commercialization
- ❖ No motels



- ❖ Keep commercial near interstate
- ❖ Rhodes Pond ideal for park
- ❖ Dam for Rhodes Pond

Liabilities:

- ❖ Zoning (Subdivision process)
- ❖ Road maintenance (secondary roads)
- ❖ Drainage
- ❖ Septic tank limitations
- ❖ Water & sewer service
- ❖ Distance from EMS service & law enforcement
- ❖ Type of interstate traffic
- ❖ Lack of public transportation (called into office 5-12-09)

Assets:

- ❖ Quiet & peaceful
- ❖ Residential
- ❖ Nice as is
- ❖ Churches
- ❖ Places to walk & ride
- ❖ Down home atmosphere
- ❖ No high-rises
- ❖ Single family homes
- ❖ Wildlife
- ❖ River
- ❖ Obscurity
- ❖ Retreat
- ❖ Small local businesses
- ❖ Great Fire Department
- ❖ Community event (New Years)



## Falcon Town Board Vision

Public Participation consists of not only involvement from all citizens in the community but also it should include Town officials. The Planning Staff conducted a Vision Session during the Falcon Board of Commissioners meeting on April 6, 2009. The results of the Session are as follows:

Future Visions

- ❖ More commercial
- ❖ Stay as is
- ❖ Larger park (Recreation Center)
- ❖ More residential activity
- ❖ Larger town hall
- ❖ Updated water system
- ❖ Recycling center
- ❖ Recreation center with new fire station

- ❖ Golf course
- ❖ Curb & gutter on streets
- ❖ Underground power
- ❖ Storm drainage system
- ❖ Industrial facilities
- ❖ Annex surrounding area
- ❖ Better police protection
- ❖ Better EMS service

Liabilities:

- ❖ Money for each vision
- ❖ Low air quality
- ❖ Crime rate

Assets:

- ❖ Great people
- ❖ Community spirit
- ❖ Town Board
- ❖ Churches
- ❖ Frugal Town
- ❖ 2 county Town
- ❖ Good fire department

## Godwin Town Board Vision

In an effort to involve Town officials in all municipalities in the Area, the Planning Staff conducted a Vision Session during the Godwin Board of Commissioners meeting on April 20, 2009. The results of the Session are as follows:

Future Visions

- ❖ Additional housing
- ❖ Meals on Wheels program
- ❖ Park
- ❖ Extension classes from FTCC – Satellite Campus
- ❖ Children stay within Godwin
- ❖ Daycare facilities (children & adults)

Liabilities:

- ❖ Money
- ❖ Participation
- ❖ Not realizing the needs (needs assessment)

Assets:

- ❖ Town Hall
- ❖ Citizens
- ❖ Location to historical area & Interstate

## Questionnaire

The Planning Staff also conducted a survey of the attendees to gather more of the residents' insights into the desires and present assessment of conditions in the Study Area. The Staff handed out questionnaires at the first community meeting held at Falcon Town Hall on April 28, 2009. A total of 33 questionnaires, including those from the Town Boards, were completed. All information was summarized and documented.

On the questionnaire, citizens were asked to indicate the importance of various issues as it relates to their quality of life. According to the results, in the "Very Important" category, property tax and protected farmland tied in first place with 26 votes (79%) each; fire protection came in second place with 24 votes (73%); and education came in third place with 23 votes (70%). In the "Somewhat Important" category, recreation & park facilities came in first place with 15 votes (46%); cultural opportunities, housing, and streets & roads tied for second place with 13 votes (39%) each; and social service programs, air & water quality, and community appearance tied in third place with 12 votes (36%) each. In the "Not Important" category, auditorium/arena came in first place with 18 votes (55%); mass transit came in second place with 17 votes (52%); and downtown came in third place with 15 votes (45%).

On the questionnaire, citizens were asked to indicate the quality of each listed item in their neighborhood today. According to the results, in the "Good" category, fire protection came in first place with 25 votes (76%); schools came in second place with 21 votes (64%); and water system came in third place with 13 votes (39%). In the "Fair" category, streets & roads came in first place with 20 votes (61%); income level came in second place with 18 votes (55%); and air & water quality came in third place with 16 votes (49%). In the "Poor" category, mass transit came in first place with 16 votes (49%); shopping facilities came in second place with 15 votes (46%); and job opportunities came in third place with 12 votes (36%).

On the questionnaire, citizens were asked what they most disliked and liked about Northeast Cumberland County. The following are the actual answers given. The digit beside the answer indicates the number of times that answer was given.

### Things you DISLIKE most about Northeast Cumberland County and why:

Government pushing personal rights away  
Taxes too high (2)  
Very poor/not enough police protection/enforcement (3)  
County always trying to take away style of living people in our area are used to  
Taxes too high  
Continued rezoning for residential  
No growth  
Opportunities are limited  
Certain parts of county government refuse to help or cooperate  
No EMS close by  
Misrepresentation of the area around I-95, exit 65  
About 1 mile down Hwy 82, no water or sewage line & don't have cable (2)  
Hwy 301 needs paving from Cumberland/Harnett line all the way to Fayetteville  
Total lack of water & sewer  
Haven't found anything as long as able to continue rural lifestyle  
Quality of grocery stores & gas stations  
Godwin/Falcon does not have its own police agency (relies on County)

Response time (police) can be lengthy

Things you LIKE most about Northeast Cumberland County and why:

Pace of life (slow) (2)

Peaceful/quiet (neighborhood) (7)

Good people/neighbors (3)

Able to see crops planted and see them grow

Able to sit outside without traffic screaming by the front of my house

Rural area/atmosphere (3)

Small town atmosphere (3)

Safe feeling

Not cluttered, but close enough to Fayetteville & Dunn

Family environment

Small community church

Historical heritage

People close/close knit community (2)

Very good fire protection

Not far from shopping centers & grocery stores

The privacy of the community

Not a large influx of people

Do not want an explosion of growth

Population

## Demographics of Questionnaires

(Answers with the highest majority responses are shown. The percentages are not totally accurate because some participants did not answer every question.)

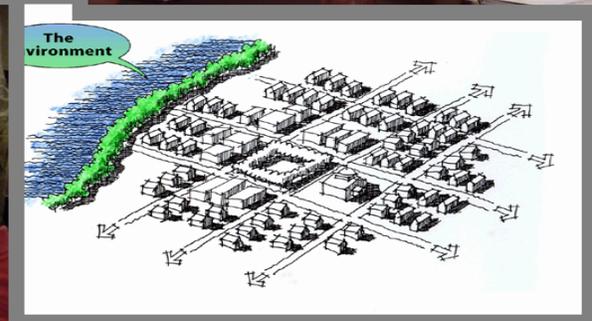
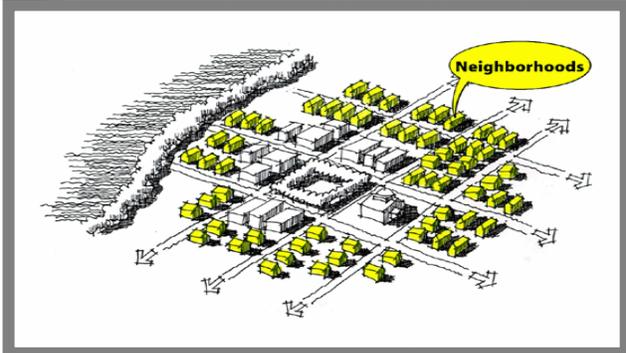
Demographics of the questionnaire show that 55% are Male; 67% are White; 39% are age 35-54; 82% live in a single family home; 97% own their home; 42% have completed 10-12 years of school; 46% are employed full-time; 36% work in Cumberland County; 36% live in the unincorporated area of Cumberland County; 21% live in Town of Godwin; 18% live in Town of Falcon; 42% have lived in the Northeast Area over 20 years; and 64% expect to live in Northeast Area another 20 or more years.

The responses from the Godwin Board of Commissioners, the Falcon Board of Commissioners, and the Northeast Area Community Meeting were compared to notate similarities regarding the future visions, current assets, and current liabilities of the Northeast Cumberland County Area. One of the future visions mentioned in all three responses was the need for a park in Godwin and a larger park in Falcon. The groups had other common future visions such as the need for an updated water and sewer system, faster and better Emergency Medical Services (EMS), better law enforcement service and protection, and preserving the way of life in the Area. These groups shared common assets about the Area such as the people that live there and the fire department. The two Town Boards of Commissioners shared a common liability, which was the shortage of funds.

# Northeast Cumberland Citizen's Planning Committee

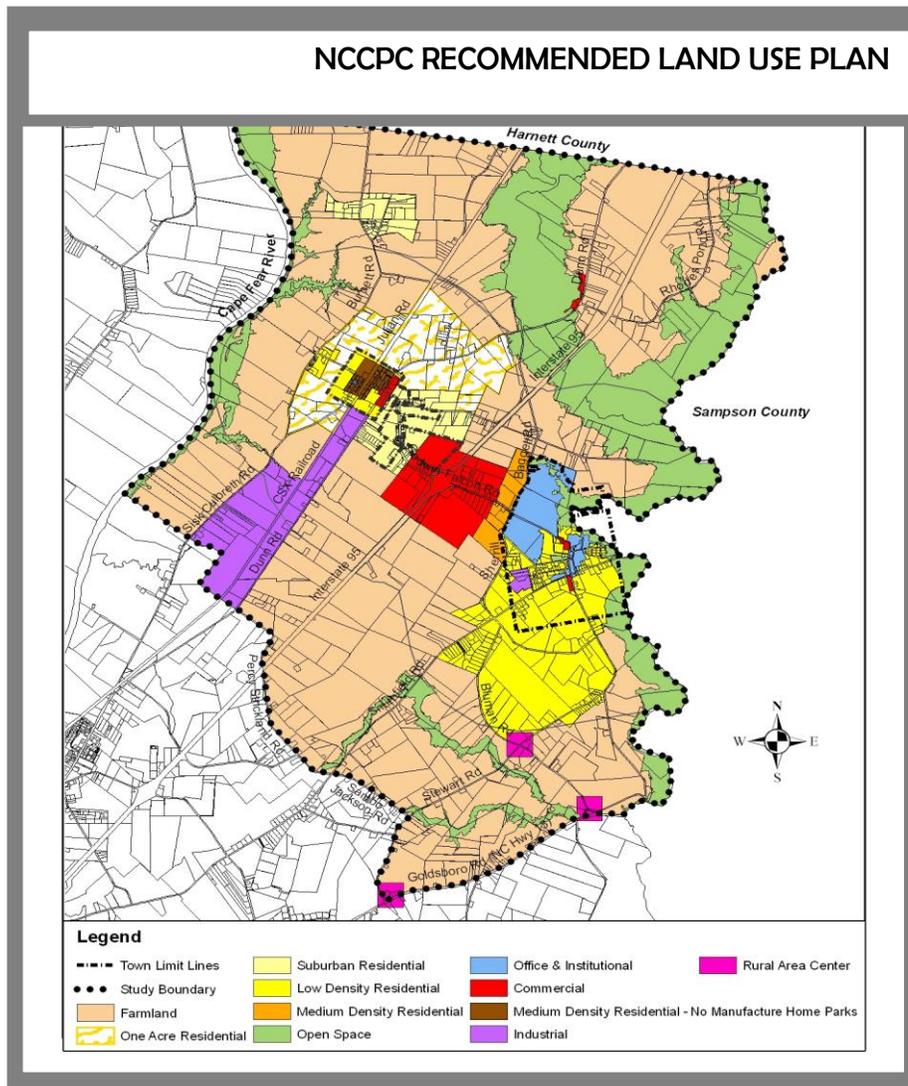
The final ingredient from the first community meeting was to establish a Citizens Planning Committee to develop the Plan with Planning Staff facilitation. Citizens interested in forming a Citizen's Planning Committee were asked to meet immediately following the meeting. The Northeast Cumberland Citizen's Planning Committee (NCCPC) was created. There were 27 residents that signed up to participate. The Committee scheduled its first meeting for May 12, 2009 at 7:00 at Falcon Town Hall. There were 16 members in attendance at that meeting, including one new member.

The NCCPC convened and the agenda was to introduce the members to each other and the Planning Staff, for the Staff to teach a land use planning short course, present more in depth demographic information, present the initial survey results, explain the process to be utilized in developing the Plan, starting with developing Goals and Objectives for the Plan. The Committee held numerous planning sessions in the Godwin Town Hall to develop the Plan for presentation to Area residents for consideration. The Plan was presented to the residents at a community meeting on October 29, 2009.



## COMMUNITY MEETING - PROPOSED PLAN PRESENTATION

A second Community Meeting was held on October 29, 2009, at Falcon Town Hall. There were 35 residents in attendance. The Planning Staff distributed handouts of the Northeast Cumberland Citizen's Planning Committee's recommended Plan *Goals and Objectives* and *Recommendations*. The Planning Staff presented the Committee's Recommendations to the Area residents. The Committee spokesperson presented the Proposed Detailed Land Use map to the community. The response to the proposed Recommendations was relatively good (see response below). Some of the residents had issues with the proposed industrial location near Godwin and the extension of the One Acre Lot designation along the McClellan Road area. These comments were noted and considered by the Northeast Cumberland Citizen's Planning Committee at their meeting on December 1, 2009.



The Planning Staff also prepared a resident Plan Assessment Survey after the meeting for the residents to assess whether the Plan addressed all their concerns. Approximately 74% of the 35 residents in attendance completed the survey. The survey results revealed that 15 (58%) respondents felt “good” – “excellent” about the Proposed Plan, 2 (8%) were “neutral,” 4 (15%) felt “fair” about it, 2 (8%) felt “poor,” and 3 (12%) did not answer. There were 17 (65%) respondents that believed the major issues were addressed in the Plan. The following comments were made:

- Major issues addressed, but not resolved.
- Would like to have heard other options about industrial. Felt like it was pushed on us based on Wade’s bumping up to the planning line.
- Proposed land use zoning of my property.
- Too much new information. Need time to research. Feel a “Bulls eye” effect on the industrial area.
- No apartments, no trailer parks, no rural area centers, lots no smaller than 2 acres, lowering traffic, no forced water/sewer, no development!!

There were 10 (39%) respondents that thought the Proposed Plan should be different and 13 (50%) that did not think it should be different. The following comments were made:

- Control location and appearance on manufactured homes in Godwin and Falcon. Specify – open up Black River to drain and flow better in a clearly defined channel.
- Hiking trails should be in better areas knowing the land personally.
- Disagreement over industrial area (size, location).
- Industrials possibly smaller area.
- There are communities that have been able to continue to grow and thrive without the industry. Wade is set up and it could also attach Edgerton industrial.
- Purple (Industrial) area.
- Proposed land use zoning of my property.
- Feel a “Bulls eye” effect on the industrial area.
- No apartments, no trailer parks, no rural area centers, lots no smaller than 2 acres, lowering traffic, no forced water/sewer, no development!!
- More residential areas along Sherrill Baggett & McClellan Rd as opposed to farmland.
- Leave it the way it is now!
- Industrial Area – No industrial area necessary in Godwin area.

What did respondents like most about the Plan? The comments are as follows:

- Thoughtful, thorough, relevant pictures in presentation helped citizens connect. Good maps, clearly defined goals.
- Parks, recreation.
- Trying to keep the area as close to the way it is now.
- A good start.
- Everything neutral I think. Good plan.
- Keeping rural areas.
- The industrial site.
- Seems to me very good judgment was used to come up with the plan.
- I-95 commercial.
- Little change.
- I like the planned residential the developer proposed.

- Presentation.
- Most land left as before.
- It hasn't been implemented.
- Mostly well thought out.
- No mobile home park in core of Godwin.

The following were additional comments from the respondents:

- Citizens from the area proposed for industrial use are not pleased with the decision to designate it for such use. However, logic is good for placement there.
- People having disagreements should have attended planning meetings.
- This is obviously not a 20 year from now plan. It's coming in near future. – The schools are max plus now. How are we going to address that? We have several developers interested – clearly – Res./industry etc.
- I prefer the land use for my property to be changed from office institutional to medium density residential.
- I plan to have more specific views at next meeting!
- This is obviously a surreptitious effort by the County to raise taxes – which will lead to even more waste – more traffic – and more money for friends of government officials.
- We are most likely to develop residential as opposed to commercial.

General information about the respondents showed that 22 (85%) lived in Cumberland County; 17 (65%) respondents lived in the Northeast Study Area; 24 (92%) respondents owned property within the Study Area; The number of years respondents lived in Cumberland County ranged from 3 – 77 years. The number of years respondents lived in the Northeast Study Area ranged from 6 months – 70 years.

# GOALS AND OBJECTIVES

The Northeast Cumberland Citizen's Planning Committee was charged with the responsibility of developing Goals and Objectives based upon the input gathered through the Community meetings presented in the section above. Goals serve as a collective expression of the desires of the Study Area residents. Objectives are specific actions designed to achieve a goal. The following section contains the Goals and Objectives developed by the NCCPC for this Plan.

## Residential Goal

*Provide a wide variety of safe, accessible and affordable residential types that accommodate the needs of present and future residents, while maintaining the unique residential character of the area.*

### Objectives

- Promote large lot residential developments outside the municipalities' Municipal Influence Area.
- Promote higher density residential developments within the Town Limits or areas with public utilities.
- Promote higher density residential development in conjunction with the commercial development at I-95/NC Highway 82 interchange.
- Plan and design future residential development to protect natural features, environmental sensitive areas, and protect and improve transportation corridors.
- Locate residential development in areas with compatible land uses.



## Commercial Goals

*Provide commercial development that is market driven, socially and environmentally sensitive and convenient that meets the needs of the area.*

### Objectives

- Provide sufficient land area at specific locations that support new light commercial development.
- Promote a concentration of commercial activities at I-95 and Godwin-Falcon Road interchange.
- Create an atmosphere that supports existing and future small businesses.

## Industrial Goals

*Provide industrial areas that utilize unique resources of the area, while providing an atmosphere that is orderly, clean, safe and environmentally friendly.*

### Objectives

- Concentrate the location of industrial development.
- Towns of Falcon and Godwin should partner with other entities in the creation of development opportunities.
- Locate industrial development so that it will not have an adverse effect on residential areas and other land uses.



## Community Facilities Goal

*Establish a system of community facilities and services that are intentionally designed to meet specific needs of the community for public protection, safety, health, recreation and sanitation that will preserve community identity and enhance the beauty and function of the area.*

### Objectives

- Promote the location of a middle and high school in the area.
- Development of a park within the Town of Godwin.
- Develop a multi-purpose center to include satellite law enforcement, EMS, senior center, recreation center, and other compatible services.
- Prepare and implement a drainage plan for the area.
- Develop long range water plan for the area.
- Plastic recycle center implemented.



## Open Space Goal

*Protect, maintain and preserve natural areas (swamps, marshlands, creeks, streams, wetlands, bodies of water (Rhodes Pond), smaller existing ponds, South River, and Cape Fear River), historic sites and other natural resources from urban encroachment while providing limited access and/or utilization of these features.*

### Objectives

- Develop and expand parks and recreational areas within the Study Area.
- Implement and expand the Falcon Open Space Master Plan.
- Develop an Open Space Master Plan for the Town of Godwin.
- Develop pedestrian linkages between Falcon and Godwin Open Space Master Plans and to other natural, historic and scenic features.
- Develop parks around natural resources (Rhodes Pond) to be used for fishing, camping, canoeing, and hunting.



## Transportation Goal

*Provide a network of safe streets and highways; rural transit service (small buses and vans); and bicycle and pedestrian facilities that meet the needs of the residents.*

### Objectives

- Develop urban street standards within the Town Limits.
- Improve pedestrian safety along the existing road network to include either wider shoulders and/or sidewalks.
- Require sidewalks within the Town Limits for all new developments.
- Develop a Bicycle and Pedestrian Circulation Plan for the Towns.
- Control street and driveway access along major thoroughfares to enhance their efficiency.



## Farmland Goal

*Enhance and protect farming and the agricultural industry.*

### Objectives

- Protect classified Prime, State and Locally Important farmland soils.
- Implement and promote the Cumberland County Voluntary Agricultural Program.
- Protect farmland and farming operations from urban encroachment.
- Local governments should consult with the Cumberland County Farm Advisory Board on all planning related matters affecting farmland.
- Protect agri-businesses that are vital to farming operations in the region.
- Promote efforts that protect rural family homesteads.
- Provide incentives that encourage farming and farmland protection.



## Appearance Goal

*Enhance the Visual Appearance of the Entrance Corridors for Falcon and Godwin.*

### Objectives

- Develop landscape ordinances for new development in the Towns of Falcon and Godwin.
- Develop entrance corridor treatment plans for Falcon and Godwin.
- Maintain the Scenic by-way along NC Highway 82 to the Aversboro Battlefield.
- Encourage the preservation of as much natural vegetation along the roadways in the Area as possible.
- Seek funding from grants, foundations, etc. to enhance the appearance of the Towns.



# OVERALL AREA

As stated in the Preface, the document is broken into three sections. The first section is the Overall Area. This section provides a capsule of the Area as a whole. In order to develop any type of land use plan for an area, it is imperative that the existing conditions are considered. These conditions provide a snapshot into the present state of the area, and provide a starting point for planning. Existing conditions in the area consists of demographic data, land use, zoning, environmental features, building conditions, housing characteristics, utilities, transportation, community assets, public safety, development trends, past plans, community drivers and economic characteristics.

## Existing Conditions

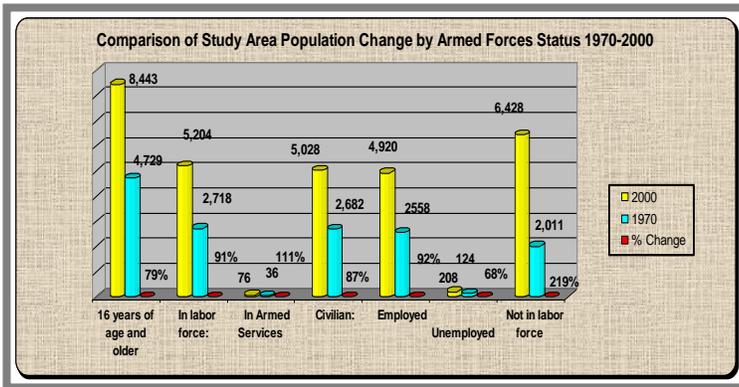
Development of a long range land use plan includes examining various types of data and information in order to create a foundation upon which a Plan is developed. Examining the existing conditions within the Study Area provides a wealth of information and data that is used to formulate goals, objectives and recommendations. This section presents detailed information on the existing conditions within the Study Area.

## Economic Conditions

The Study Area has a number of assets which make it an ideal place to live. Located in the northeastern portion of Cumberland County, the Study Area is in close proximity to communities in both Harnett and Sampson Counties as well as communities within Cumberland County. The Area is easily accessed by vehicle through Interstate 95, US Highway 301, US Highway 13, NC Highway 82 and other secondary roads and rail via the CSX line through Godwin. Utilities, such as water, sewer and natural gas are available in portions of the Study Area. The Area is primarily rural in character, having a significant amount of soils classified as prime farmland and a number of active farm operations. Additionally, there are a number of significant natural and historic resources within the Area.

Economic conditions play a significant role in the viability of a given area in terms of growth and development. As noted previously, the Study Area is located in the northeastern portion of Cumberland County, bordered by Harnett County to the North and Sampson County to the East. Geographically, Study Area residents are able to take advantage of two trade areas: Fayetteville and Dunn. The City of Fayetteville (population 210,000) serves as a regional trade center for southeastern North Carolina as well as northeastern South Carolina. Employment opportunities include the military (active duty and Civil service), education, healthcare, local government, manufacturing and higher education. The trade area provides wholesale and retail trade, healthcare, services, lodging, restaurants and entertainment. Fayetteville is easily accessed by Interstate 95 and US Highway 301. The City of Dunn, serves as a smaller trade area to the northeastern portion of Cumberland County. Having a population of approximately 9, 136, it is located in the southeastern portion of Harnett County at the convergence of US Highways 301 and

421, and Interstate 95. This location supports an economy rooted in agriculture, manufacturing and distribution and also provides retail trade, services, restaurants and lodging. The lack of businesses providing goods and services within the Study Area allows future economic opportunities such as a grocery store, drug store, cleaners/laundromat, restaurant, etc.



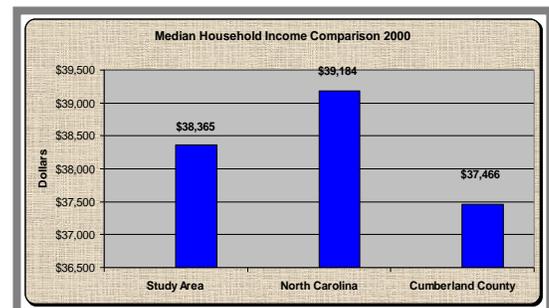
Information is available for labor force characteristics. Trends indicate that the number of persons considered eligible for the labor force (16 years of age and older) increased approximately 79% between 1970 and 2000, as shown in *Comparison of Study Area Population Change by Armed Forces Status 1990-2000*. The number of persons actually in the labor force increased 91%; the number of persons in the Armed Services increased

at least 111%; the number of Civilians increased 87%, of this number, those Employed increased 92%, while the number of Unemployed rose 68%; and the number of persons not in the labor force increased 219%.

Data is also available to illustrate the types of industry represented by the employed population within the Study Area. Educational, Health and Social Services employs the largest number of persons within the Study Area. Wholesale and Retail Trade employs the second largest number of persons in the Study Area. The third largest employment category for the Study Area population is manufacturing. Construction is the fourth largest employer for the Study Area. Sales are the fifth largest employer for the Study Area. The types of industry represented by the employed population have shifted since 1990. Decreases were experienced in the categories of Agriculture, Fishing & Forestry; Manufacturing; and Wholesale and Retail Trade. Increases were experienced in Educational, Health and Social Services; and Sales. Transportation, Warehousing and Utilities remained unchanged during this period.

Census data is available to illustrate place of work. Approximately 81% of Study Area residents in the workforce work in Cumberland County and 19% work outside the County.

Income characteristics also provide a glimpse of the economic health of an area. *Median Household Income Characteristics* shown below, illustrate this type of information. The median household income of the Study Area is approximately \$38,365 dollars per year, which is slightly higher than the median household income for Cumberland County. The median household income statewide is slightly higher than that within the Study Area. The Study Area experienced a 60% increase in the median income since 1990 while both the Study Area and Cumberland County experienced a 47% increase during the same period.



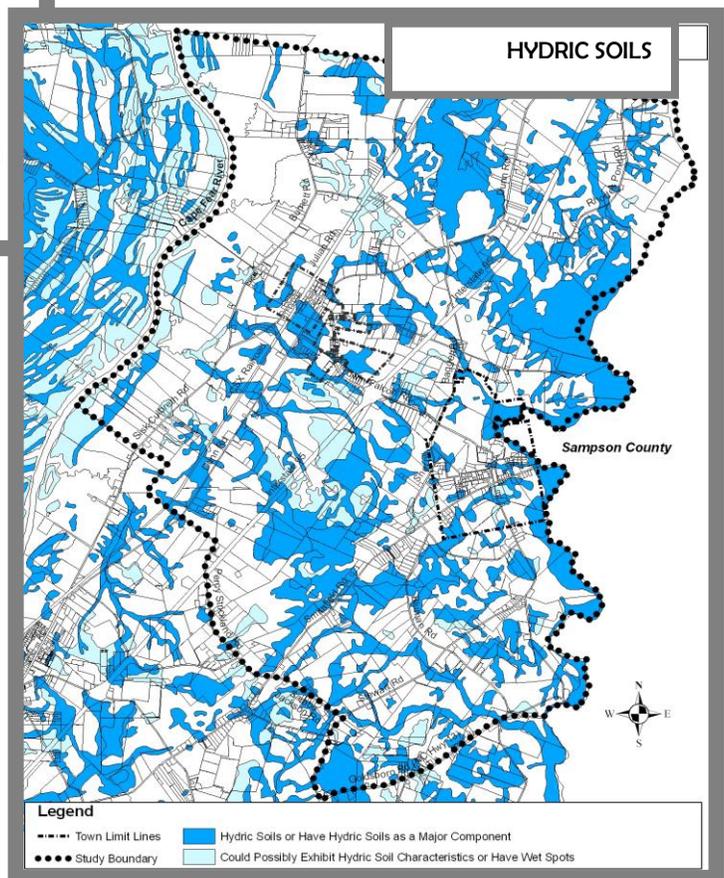
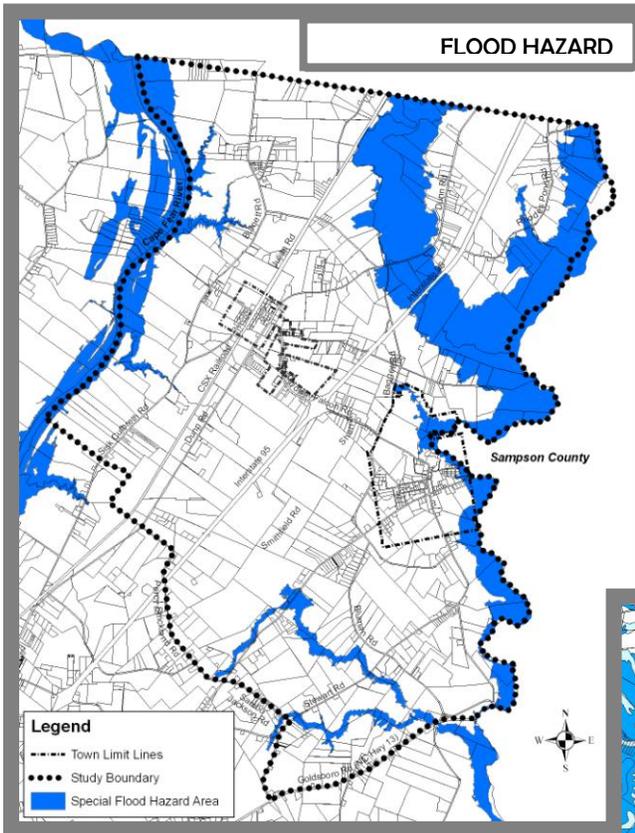
Even though the Census data does not list farming as one of the top five industries in the Study Area, a large portion of the Study Area is considered agricultural in nature, either supporting active farm operations, agricultural related industries, or lands conducive to agricultural operations. Although detailed information regarding agriculture is not available specifically within the boundaries of the Study Area, the US Department of Agriculture has detailed information on the County, State and National level to illustrate trends that have occurred within this industry.

According to the USDA Census of Agriculture, the total number of farms in Cumberland County has increased approximately 15% between 1997 and 2007, compared to a 7% increase Statewide. Even though the total number of farms has increased, the total number of acres in farmland has decreased (14% in the County and 7% in the State). Additionally, the average farm size has decreased at least 26% in Cumberland County compared to a 13% decrease in size on the State level. Most of the decreases in farm size have occurred on farms having between 180 and 1,000+ acres, while farms having sizes ranging from 1 to 179 acres actually increased at the County level. These figures are similar to those on the State level, except there was a 2% decrease in the number of farms within the 50 to 179 acres range and a 3% increase in the number of farms having 1,000+ acres statewide.

The Census of Agriculture also has data on farms by the value of sales. According to this information, there was a 96% increase in the number of farms having an annual sale of less than \$2,500 dollars compared to the State which experienced a 65% increase for the same category. The greatest decrease in annual sales for farms in Cumberland County was 33% for farms having annual sales between \$2,500 and \$4,999, while greatest decrease Statewide was the farms having annual sales between \$50,000 and \$99,999 (38%). Cumberland County experienced a 10% increase in the number of farms having annual sales of \$100,000 or more. The USDA information also reveals that the number of farms listing the principal occupation as farming increased at least 25% in the County, while the number of farms listing the principal occupation as other increased 8%. The State reflected a 1% decrease in the number of farms listing the principal occupation as farming and a 14% increase in the number of farms listing the principal occupation as other.

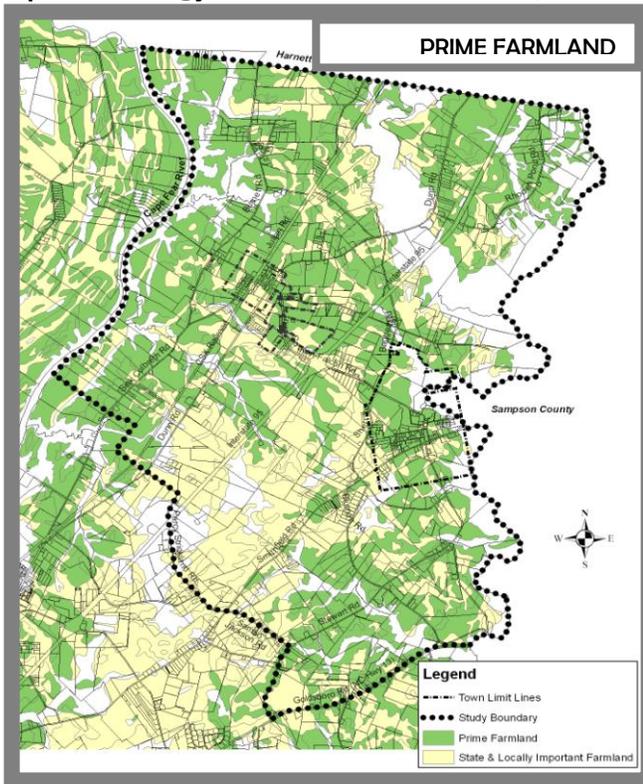
# Natural Environment

Flood hazard areas are located along the Cape Fear River and some tributaries in the western portion of the Study Area and along the South River and its tributaries with a major tributary that includes Rhodes Pond. In total, approximately 3,210 acres (18%) are in flood hazard area. The Cumberland County Flood Damage Prevention Ordinance regulates development within the Special Flood Hazard Area (the 100 year floodplain of creeks, streams and rivers). These areas are mapped for the unincorporated areas of the County and the towns of Falcon, Godwin, Linden, Stedman and Wade and are on file in the County Engineering Department. A Floodplain Development Permit is required before any construction or disturbance may begin within a Special Flood Hazard Area (SFHA).

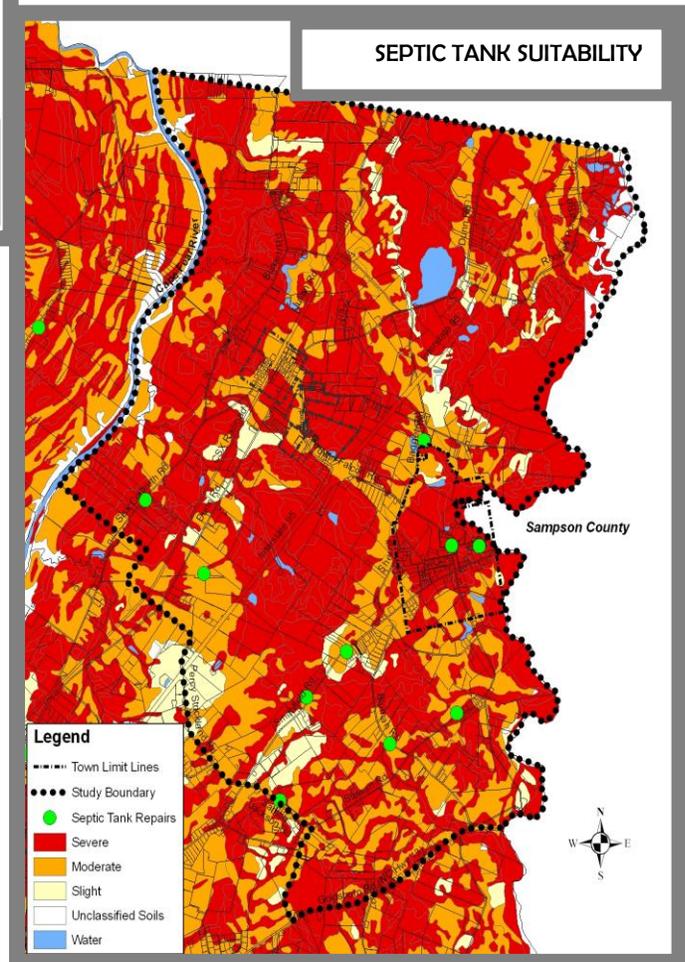


Hydric soils in the area consist of approximately 5,319 (30%) acres are hydric soils or have components of hydric soils; while an additional 1,005 (6%) acres could possibly exhibit hydric soils characteristics or have wet spots. These hydric soils are scattered throughout the Area with higher concentrations in the eastern most portion of the Study Area associated with the South River drainage basin. Very little hydric soils are located near the Cape Fear River because there are high bluffs along this segment of the River.

Prime Farmland and State and Locally Important Farmland are soils most suited to producing food, feed, fiber, forage, and oilseed crops. Prime farmland produces high yield with minimum input of energy and economic resources, and farming these soils results in the least damage to the environment. State and Locally Important farmland is suited for producing crops economically, however, when managed according to modern farming methods. A breakdown of these soils in the Study Area shows that approximately 7,945 acres (45%) is Prime Farmland and 5,433 acres (31%) is State and Locally Important Farmland. The preservation of these natural resources is vital to the stability of the agricultural industry and the economy within the Study Area and Cumberland County. The greatest concentration of Prime farmland is in the northern and southeastern portion of the Study Area.



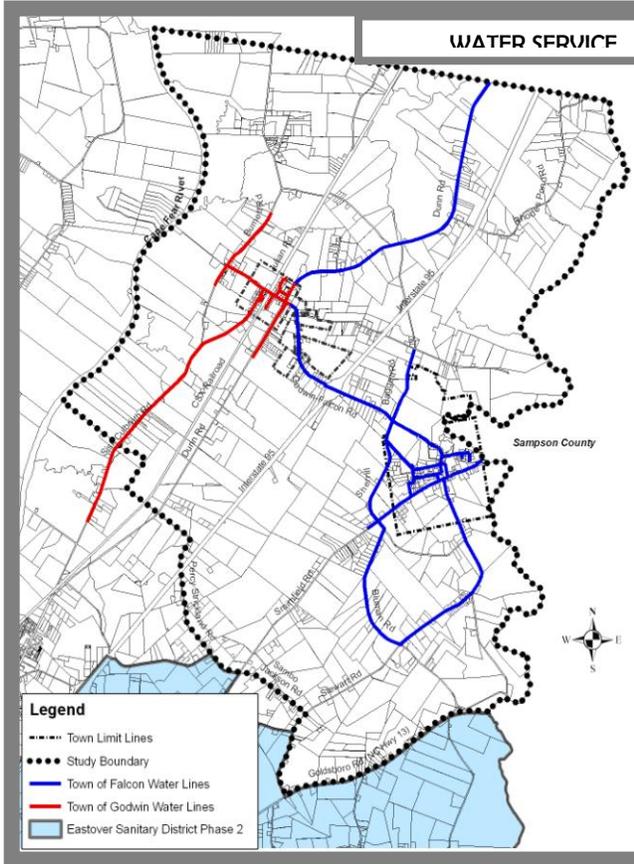
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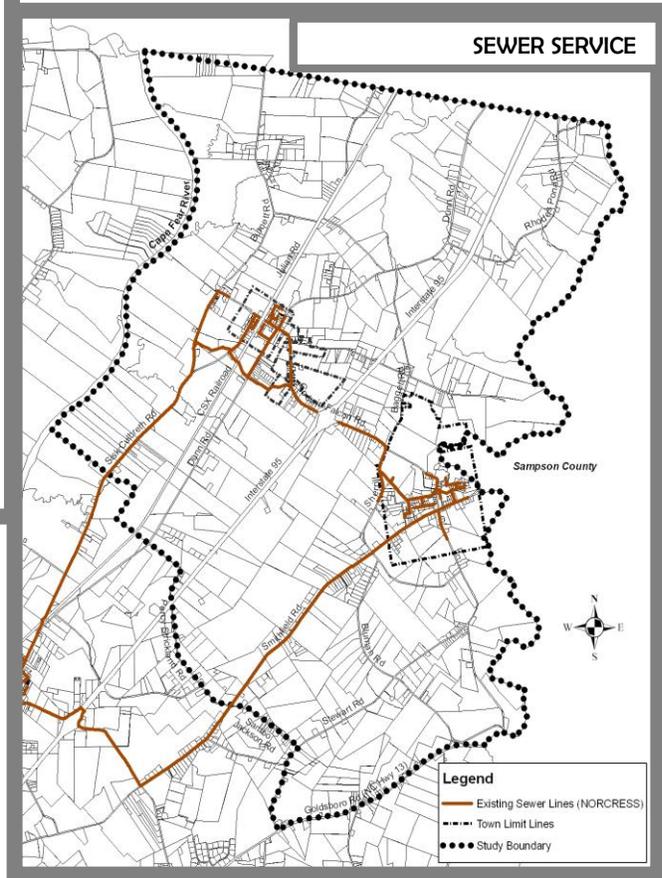
Septic tank soil suitability data indicates approximately 11,175 (64%) acres with severe limitations, 4,836 (28%) acres moderate, 897 (5%) acres slight, 396 (2%) acres unclassified and 199 (1%) acres of water surface. The soils with severe limitation are located throughout the Study Area, which means any type of urban development will require public sewer. There have been 10 septic repairs scattered throughout the Study Area. There are two gas contamination sites from old gas storage tanks at the Old Godwin Grocery Store on Godwin-Falcon Road and another east of Falcon on Godwin-Falcon Road.

# Infrastructure

Public water service is provided in the area by the Towns of Falcon and Godwin municipal systems. This service serves the area within their corporate limits and limited areas outside the towns. The source of this water is by an 8" line from the City of Dunn. The area in the unincorporated area is served by individual wells. Some wells in the area have experienced high levels of manganese and iron but seem to generally have an ample supply for the households. The Harnett County Water System has service to the County line along NC 82 and Julian Road north of Godwin.

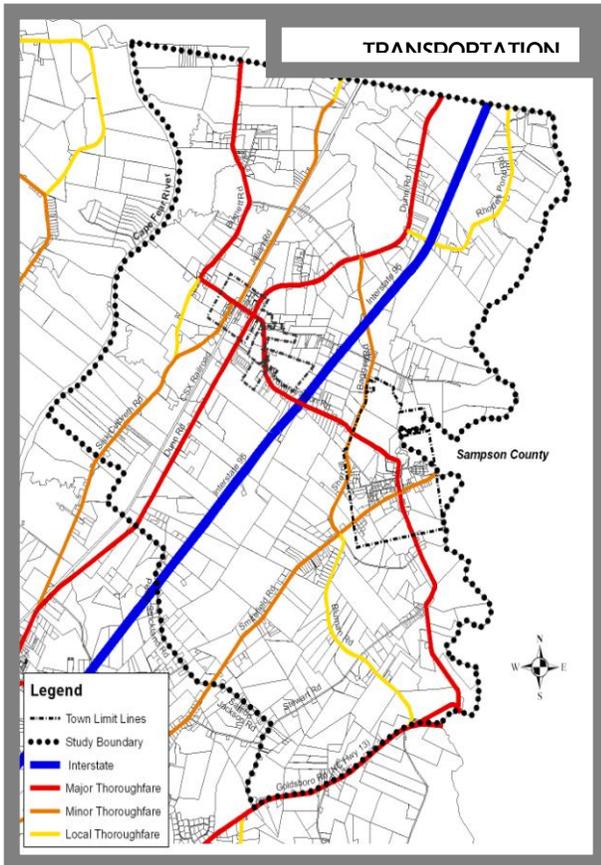


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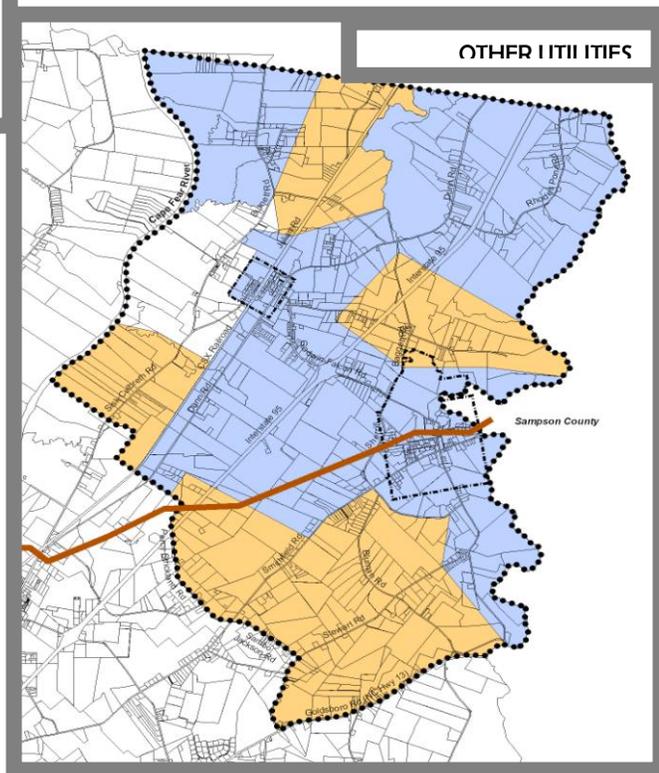


Sewer is provided to the Area by NORCRESS governed by the County Board of Commissioners with an advisory Board consisting of the Mayors of Falcon, Godwin and Wade. It was instituted in 2005. Presently, there are approximately 270 customers and approximately 23, 938 gallons per year of sewer is being treated. Lift stations are located on Lucas Street and Burnett Road. Future plans include a capacity of over 300, 000 gallons per day. Therefore there is great capacity to accommodate anticipated development in the Area.

Transportation in the Study Area consists of vehicular and bicycle modes. The roadway networks consist of Interstate 95, a major thoroughfare that traverses the area in a north-south direction. It is the primary route for traffic traveling north-south along the eastern seaboard with a traffic volume of approximately 43,000 vehicles per day. Other major roads in the area consist of US 301 (Dunn Road), US 13 (Goldsboro Highway), and NC 82. Rural Collector roads in the Area include Smithfield Road, Sisk Culbreth Road, Burnett Road, Stewart Road, and Bluman Road. Interstate 95 is scheduled to be widened to six lanes throughout North Carolina. US 13 is planned to be widened to multi-lanes around 2035. Due to the current traffic counts there are no short-term road improvements slated within the Area. State bike trails are denoted along Dunn Road, Sisk Culbreth Road, Burnett Road, and along the Cape Fear River. The Fayetteville Area Metropolitan Planning Organization (FAMPO) is currently in the process of preparing a Bicycle and Pedestrian Connectivity Report that will address the need for a connecting system of bicycle, transit and pedestrian facilities within the FAMPO metropolitan area (which includes parts of Harnett and Hoke Counties) as well as the remaining portion of Cumberland County, including this Study Area. This Report will identify and prioritize bicycle and pedestrian facilities needs and issues. Completion of the Bicycle and Pedestrian Connectivity Report is due in June, 2010.



Other utilities in the Study Area include a 6-inch major natural gas line that traverses the Area from the southwestern portion and runs northeast through the heart of the Town of Falcon into Sampson County. The major electrical providers in the Area are Progress Energy which is assigned approximately 9,816 acres (56%), and South River Electric Corporation 6,535 acres (37%). There is about 1,131 acres (7%) of the area is unassigned. Falcon and Godwin are assigned in the Progress Energy service area.

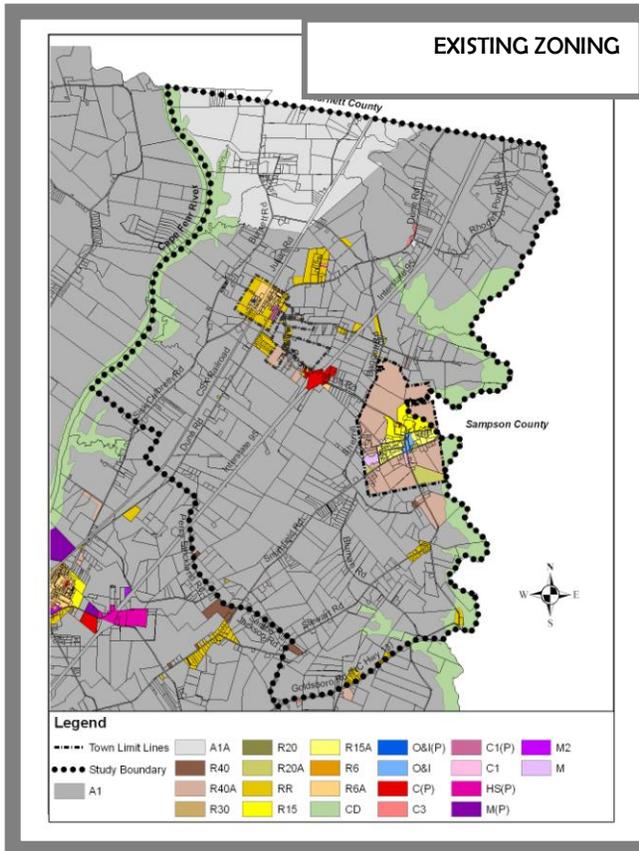


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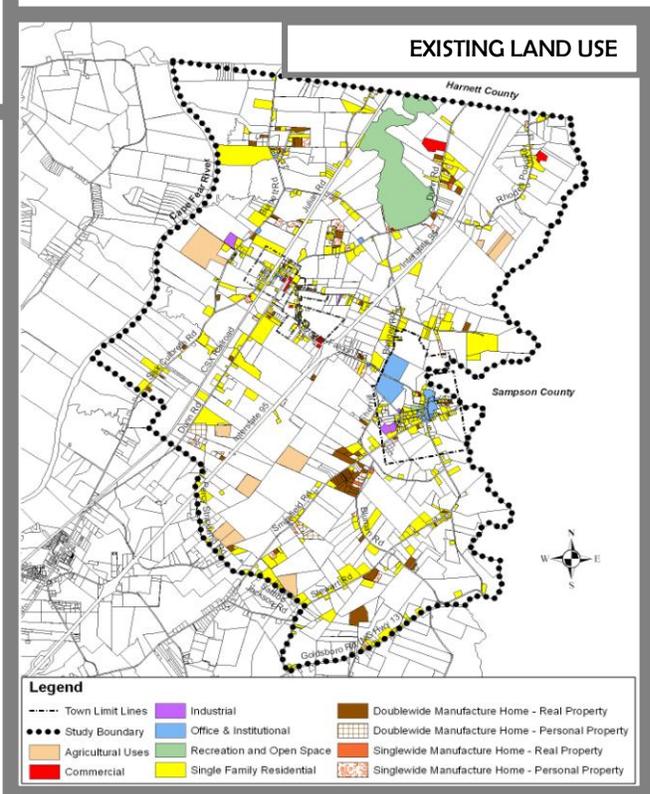
# Built Environment

Zoning in the area was completed in 1980 as part of the Area 14 Zoning (excluding the Town of Falcon, which was zoned in 1991). Zoning in the area consists of the A1- Agricultural District consisting

of 12, 596 (72%) acres, 2,031 (12%) acres of A1A- Agricultural District, 1,469 (8%) acres of CD-Conservation District, 663 (4%) acres of R40A- Residential District, 329 (2%) acres of RR- Rural Residential District, 89 (.5%) acres of R15A- Residential District, 87 (.4%) acres of R15- Residential District, 67 (.3%) acres of R6A- Residential District, 48 (.2%) acres of R20A- Residential District, 47 (.2%) acres of C(P) – Planned Heavy Commercial District, 19 (.1%) acres of R40- Residential District, 16 (.08%) acres of O&I-Office and Institutional District, 15 (.08%) acres of M-Manufacturing District, 10 (.05%) acres of C1P- Planned Light Commercial District, 10 (.05%) acres of C3-Heavy Commercial District, 4 (.02%) acres of C1-Light Commercial District, 2 (.01%) acres of O&I(P)-Planned Office and Institutional District, and 1 (.01%) acres of R20- Residential District. There seems to be a lack of sufficient commercial and manufacturing zoning in the Area.

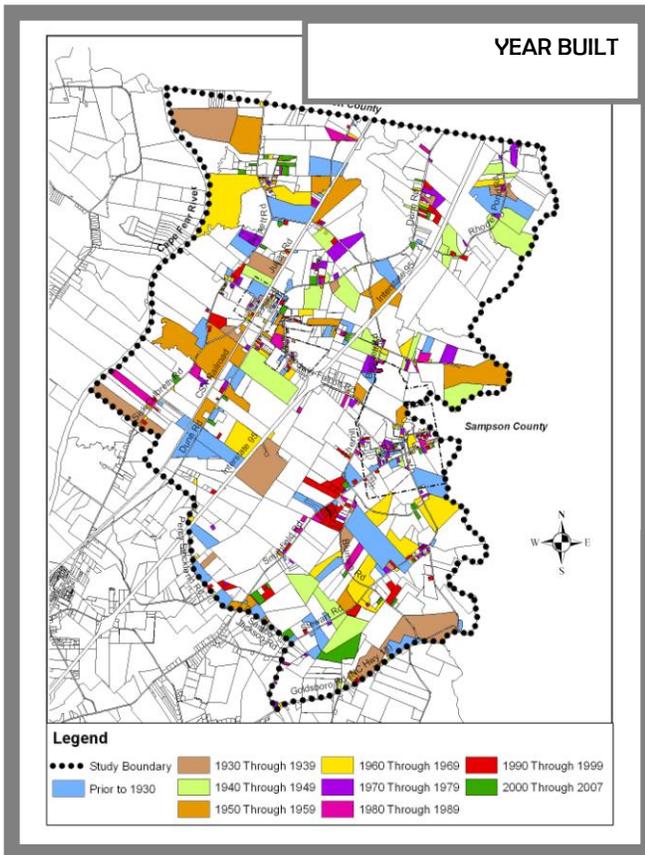


Land uses in the Area consist of single family dwellings, manufactured homes (both on individual lots and in manufactured home parks), farmland, timberland, turkey & hog farms, very few scattered commercial establishments, the Falcon Children’s Home, the Golden Years Rest Home, Draughorn’s abattoir, and a cotton gin.

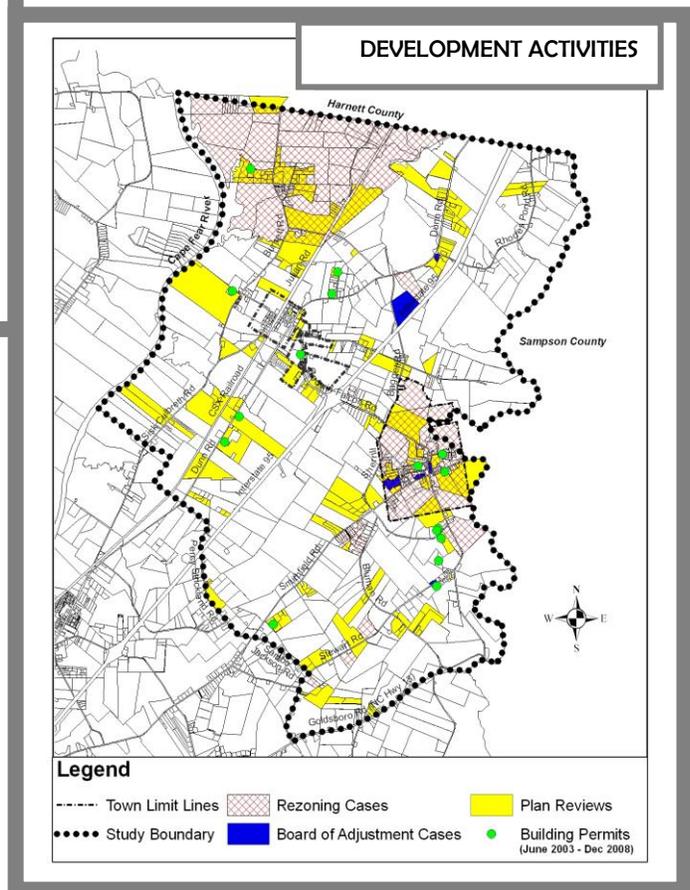


Year built information shows the timeframe that residential structures were built in the Area. There are 621 residential structures in the area. Breaking down this data by decade shows that 95 (16%) structures were built prior to 1930, 40 (7%) structures in the 1930's, 60 (9%) structures in the 1940's, 72 (11%) in the 1950's, 76 (12%) structures in the 1960's, 88 (14%) structures in the 1970's, 59 (9%) in the 1980's, 91 (15%) structures in the 1990's, and 40 (7%) between 2000 and 2007. About 31% of the structures were constructed in the last 27 years.

The single family dwelling can further be broken down into 72% stick-built homes and 28% manufactured homes.

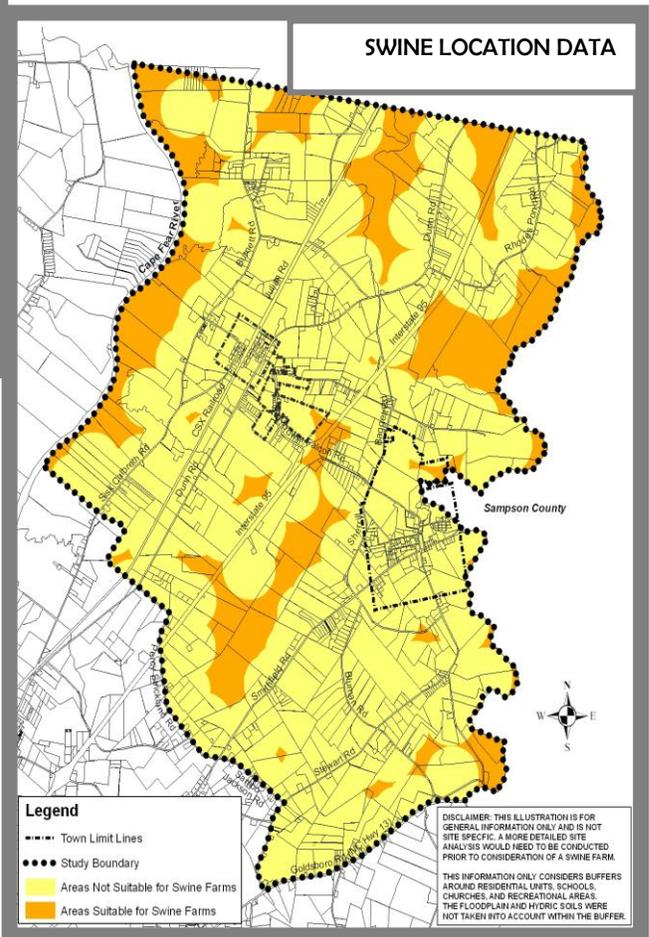
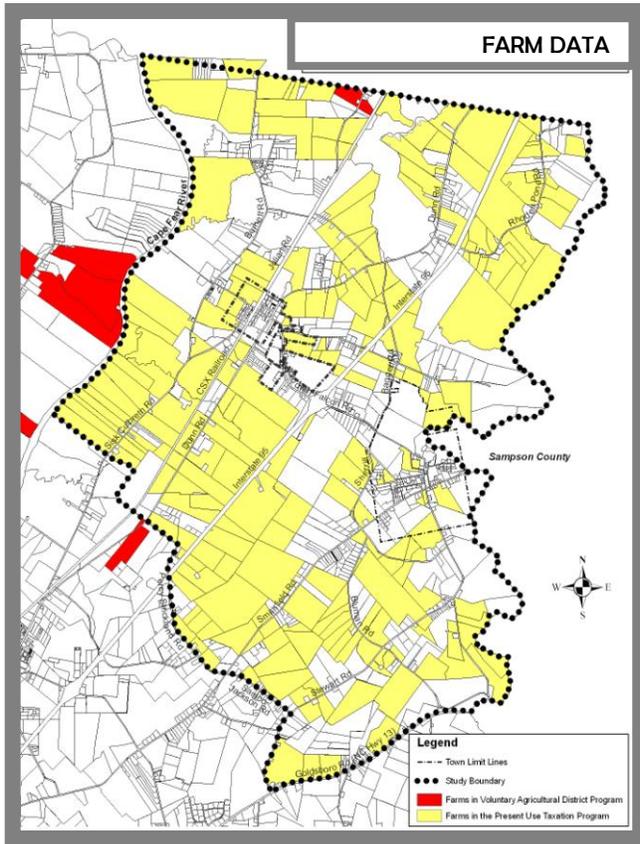


Development activities in the Area since 1980 shows that there have been 39 rezoning cases, of which 36 were approved, 258 plan review/subdivision, of which 222 were subdivisions, 26 were group developments, 8 were a combination of group developments and subdivisions, and 2 were site plans. There were 7 Board of Adjustment cases in which all were approved. Data between June 3, and December 31, 2008 shows that 16 building permits were issued.



There is a considerable amount of farmland in the Study Area. Approximately 245 of the 1,344 parcels in the Study Area are in the Present Use Value Taxation Program accounting for 18% of the total parcels. Approximately 12, 873 acres of the total 17, 503 acres in the Study Area are in the Present Use Value Taxation Program accounting for 74% of the land area. The average size of the parcels is approximately 13 acres; however the average size for parcels in the Present Use Value Taxation Program is approximately 53 acres. According to USDA information there were approximately 500 farms in Cumberland County, comprising approximately 88,353 acres of land. The average size farm is at least 177 acres.

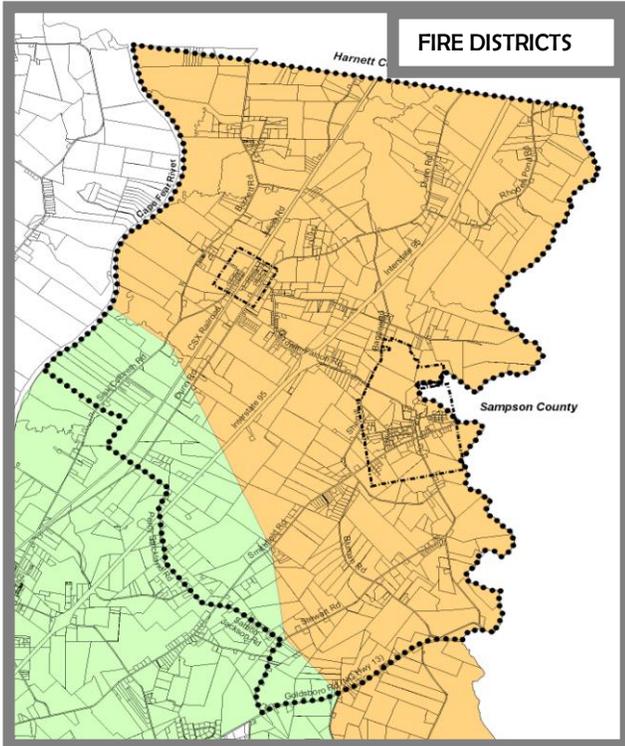
There are only 36 acres in the Study Area participating in the Voluntary Agricultural District Program.



In 2010, the State enacted moratorium regulating large scale swine farms will end. The legislation included site requirements for swine houses, lagoons and areas onto which waste is applied at swine farms. Based on the site criteria, there are very few locations that would allow large scale swine farms. The permitted locations are scattered throughout the Study Area with primary locations near the center of the Study Area, west of Godwin and northeast of Falcon. It should be noted that the outer perimeter must be a minimum of 75 feet from any perennial stream or river and an occupied residence property boundary. The moratorium is expected to be extended after 2010. There are limited locations in the Study Area that will allow large scale swine operations under the present law. The County has not enacted any ordinances pertaining to controlling large scale swine operations.

## Community Facilities and Services

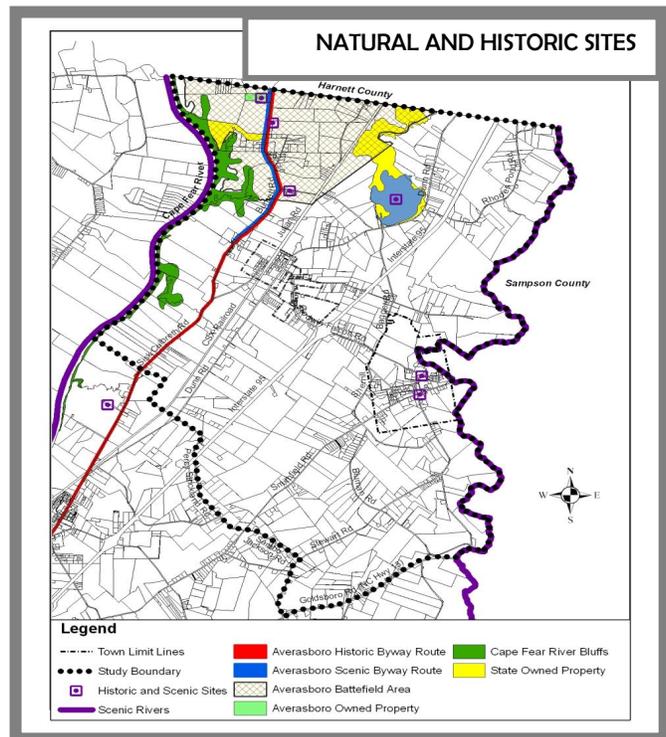
Fire service is provided by the Godwin-Falcon Volunteer Fire District and Wade Volunteer Fire District. The majority of the Area is served by the Godwin-Falcon District, which was organized in 1970. It operates out of a 3,600 square foot building (Station #17) located on NC Highway 82 midway between the towns of Falcon and Godwin. The District has 32 volunteer firefighters and 3 paid employees. The District's insurance rating is Class 7. The District is in the planning stages for a new fire station at the intersection of NC Highway 82 and Sherrill Baggett Road.



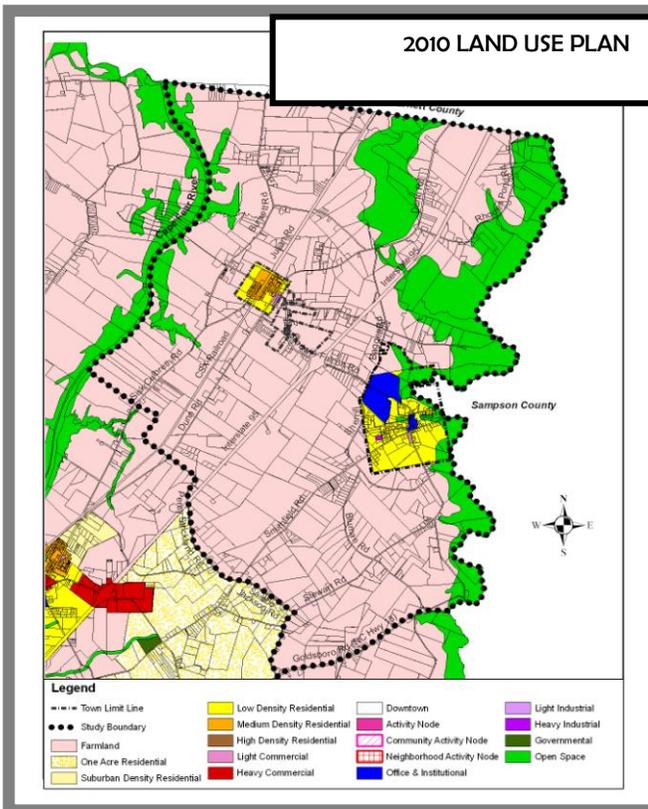
The Wade Volunteer Fire District serves a small portion of the southern part of the Study Area and was organized in 1976. It operates out of a new 8,680 square foot building (Station #16) located on Powell Street in Wade. The District's insurance rating is Class 5.

Police protection is provided by Cumberland County Sheriff's Department. EMS is provided though the Cape Fear Valley Health System.

There are numerous historic and scenic sites in and near the Study Area. Some of the historic sites are very significant in the history of Cumberland County and the region, including the Civil War Averasboro Battlefield, the Ross West House and Oak Grove; a designated and protected Scenic By-way along NC 82 into Harnett County; and Old Bluff Presbyterian Church which sits just outside the southern boundary of the Area. Other historic structures include the Octagon House and the Old Post Office in Falcon. The Cape Fear River Bluffs are unique geological and fauna features for this Region of the State. The South River is a black water river that has an abundance of swamps and bald cypress. Rhodes Pond, owned by the State in addition to being scenic provides a great opportunity for recreation and park activities. Other open space areas include the Falcon Town Park, and State owned conservation area of the Scenic By-way.



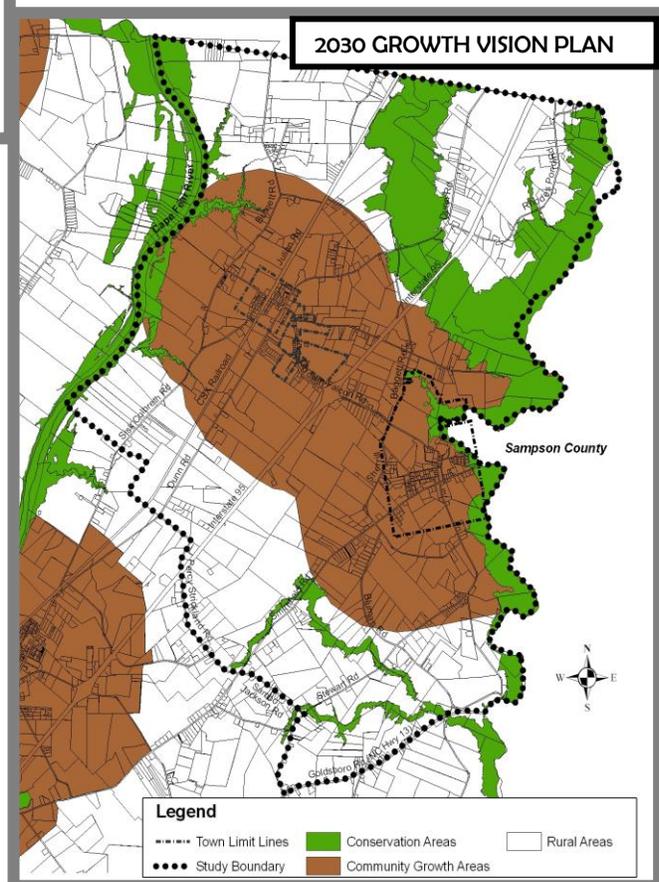
## Existing and Past Plans



Since the creation of the Cumberland County Joint Planning Board in the early 60's, six Plans have been prepared and adopted as guides for future growth and development affecting the Northeast Cumberland Study Area: the 1971 Cumberland County Land Use Plan, the 1977 Falcon Sketch Development Plan, the Godwin Sketch Development Plan, the Cumberland County 2010 Land Use Plan, the 2030 Growth Vision Plan, and the Land Use Policies Plan.

The 2010 Land Use Plan recognized the existing residential development within the Towns of Falcon and Godwin and the Falcon Children's Home. Most of the Study Area is designated as Farmland. The recently adopted Land Use Policies Plan establishes criteria for the location and development of various types of land uses.

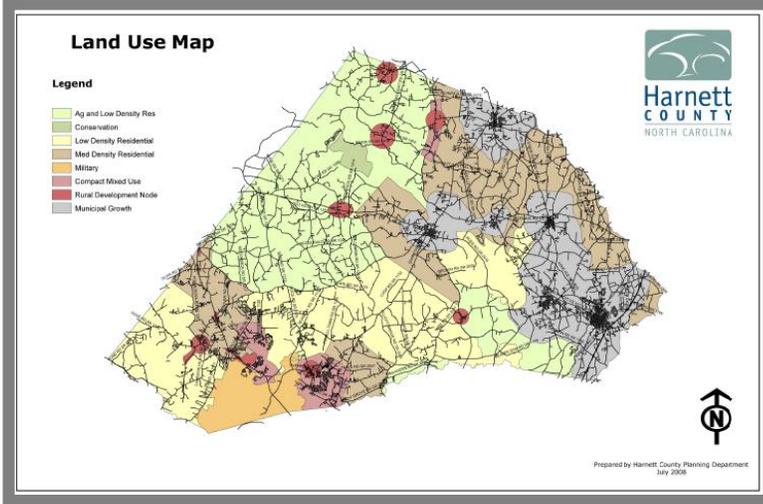
The Cumberland County 2030 Growth Vision Plan designated Falcon and Godwin Town Limits and their respective MIA areas as Community Growth Areas. According to the Plan, this designated classification area may be developed at a variety of densities and land use types to meet the housing, everyday shopping and employment needs of the residents. Areas along the Cape Fear River, South River and the 100 year flood areas were classified as Conservation. These areas require long term management and protection. The conservation of these natural, recreational, scenic and ecologically productive values of these area are preferred over development. The Rural Area designation was applied to the remaining areas. This area is primarily designated for agriculture, forestry, and other allied activities usually found in rural areas.



Development densities as high as two units per acre are recommended, provided soils and topography do not have severe limitations and a centralized water system exists. Much lower densities and larger lots are preferred in Rural Areas.

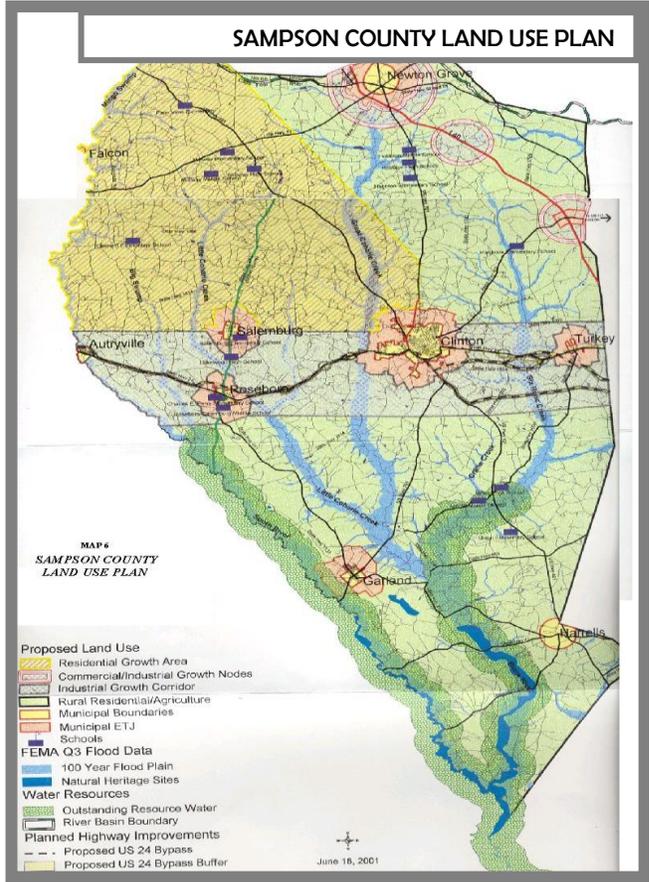
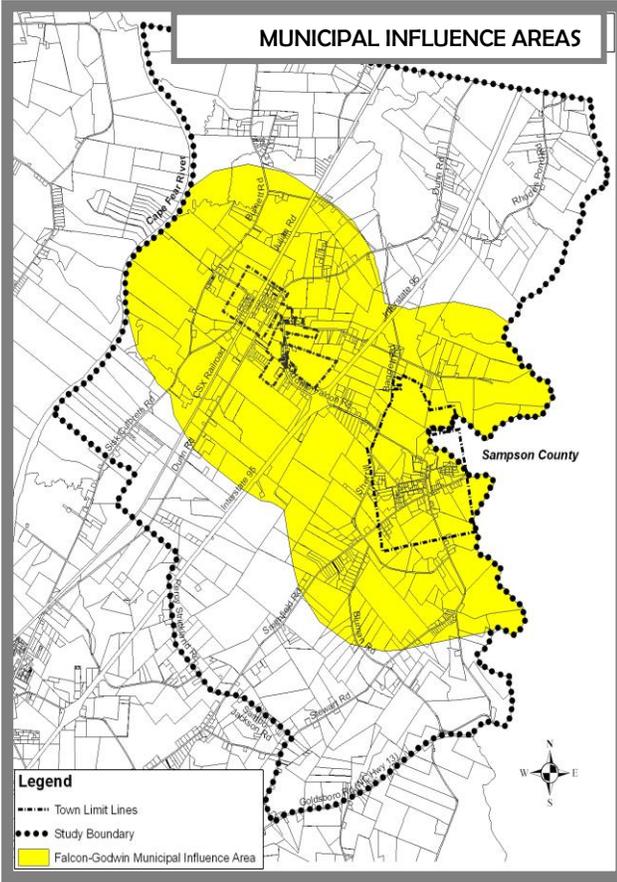
Other plans impacting the Area include the Municipal Influence Area Plan, the Harnett County Plan and the Sampson County Plan. The Board of County Commissioners granted municipalities in the County Municipal Influence Areas (MIA).

Under this agreement, a municipality's development standards would be enforced in this designated area which will most likely be annexed by the municipality. The Falcon and Godwin Municipal Influence Areas of approximately one mile from their present town limits. Since this one mile area overlaps, the designated dividing line must be determined. Interstate-95 seems to be the logical demarcation line.



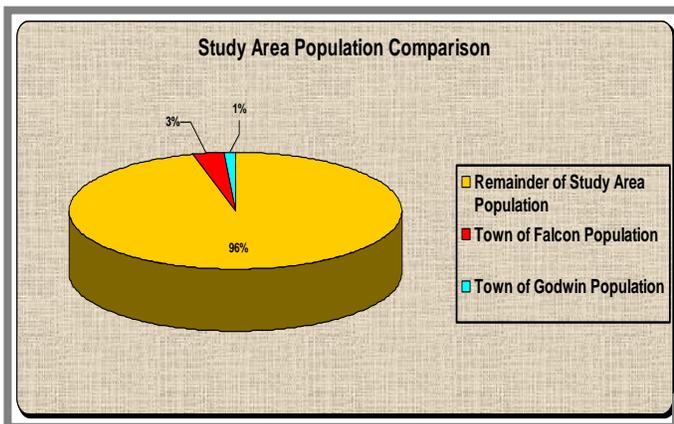
The Harnett County Plan, which adjoins the Study Area to the north, calls for a Municipal Growth Area for the City of Dunn along the I-95 corridor and for Agricultural-Low Density Development for areas west of the I-95 corridor.

The Sampson County Plan, which adjoins the Study Area to the east calls for a Residential Growth Area.



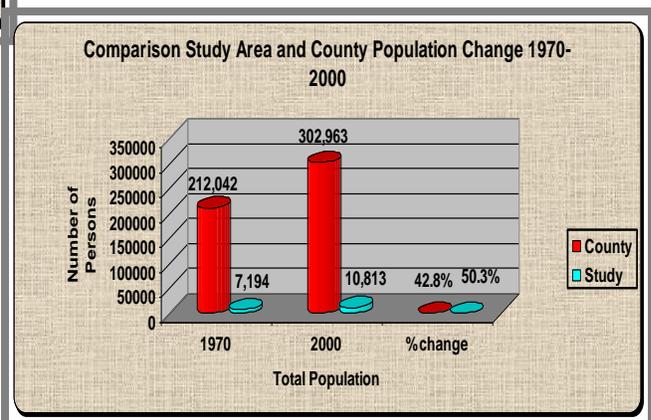
## Demographics

Population and economic characteristics are examined during the preparation of a detailed land use plan. The 2000 US Census data provides specific 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 ranked in order of descending size such as Nation, State County, Municipality, Census Tract and Block. For purposes of this Study, Census data will be examined by Census Tract, which oftentimes is larger than a study area of a detailed land use plan. Examination of the data by Census Tract will give a good representation of conditions and trends within a particular area. Census information will also be examined for the Towns of Falcon and Godwin within their respective municipal boundaries. Data is also available for Transportation Analysis Zones (TAZ) which can be tailored to match a study area and gives an actual account of demographic conditions and projections. Comparisons have been made between Census Tracts 26 and 27, which cover the entire Northeast Cumberland Study Area, and the County as a whole. Data including general population characteristics, labor force, income, and education cohorts and housing characteristics have been selected in order to present existing conditions and growth trends that have occurred within the Study Area since 1970. Census data for Cities and Towns can also be examined to determine trends; however, detailed Census information for Towns is not available prior to 1990. For purposes of this Study, 1990 Census data will be compared to 2000 Census data to show trends for the towns of Falcon and Godwin.



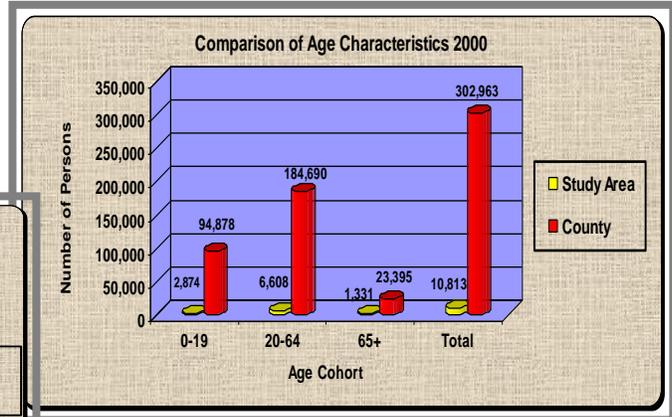
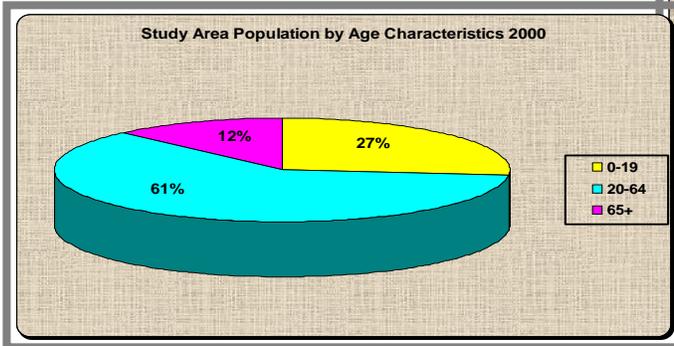
According to the 2000 Census data, the total population of Cumberland County is approximately 302,963 persons. The total population of the Town of Falcon is 346 persons; the total population of the Town of Godwin is 113 persons, while the population within the Study Area (minus the population of Falcon and Godwin) is 10,354 persons. *Study Area Population Comparison* illustrates the populations of Falcon and Godwin compared to the Study Area.

Growth has occurred within the Study Area as well as within both Towns. According to Census information, the total population within the Study Area increased approximately 50% between 1970 and 2000, as illustrated in *Comparison Study Area and County Population Change 1970-2000*. This is a slightly higher increase than the increase to the total population of the County for the same time period.



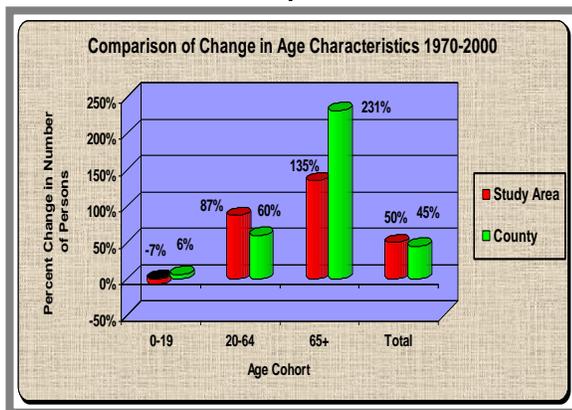
Detailed Census information reveals specific characteristics of a given population such as age, race, education attainment, labor force and income characteristics, as well as housing information. This type of information is used to help project future needs within a given area as well as show trends that have occurred. These types of population characteristics are presented below.

As illustrated in *Comparison of Age Characteristics 2000*, the total population of the combined Census Tracts that cover the Northeast Cumberland Study Area is at least 10,813 persons, which is approximately 3.5% of the total County population.



Examination of this data in further detail is illustrated in *Study Area Population by Age Characteristics 2000*. According to this illustration, approximately 61% of the total population within the Study Area is between 20 and 64 years of age; 27% of the total population is between 0 and 19 years of age; and 12% of the population is 65 years of age and older.

Age characteristics are also used to demonstrate trends that have occurred within a given population. According to *Comparison of Change in Age Characteristics 1970-2000*, the Northeast Cumberland Study Area experienced a 50% increase in total population between 1970 and 2000, compared to a 45% increase in population for the entire County during the same time period. Trends also indicate that the overall population within the Study Area aged significantly. The number of persons 65 years of age and older increased at least 135% within the Study Area between 1970 and 2000, compared to 231% for the total County population for the same time period.

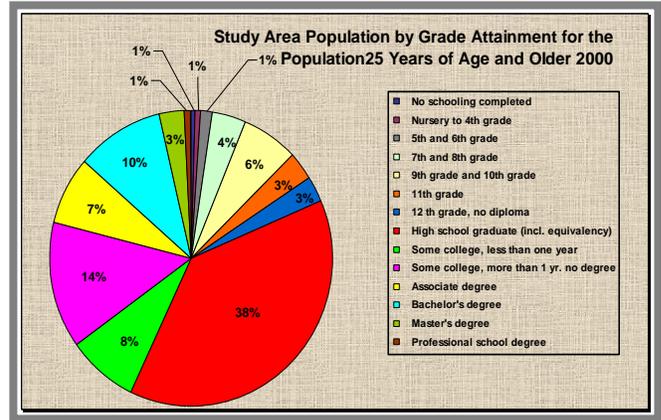


Concurrently, the total number of persons between the ages of 20 and 64 increased approximately 87% within the Study Area and 60% for the entire County. The Northeast Cumberland Study Area experienced a 7% decrease in the number of persons between the ages of 0 and 19, while the total County population experienced a 6% increase within the same category.

Data is also available to measure the amount of schooling a population has achieved. *Study Area Population by Grade Attainment for the Population 25 Years of Age and Older 2000* reveals that out of the total population that was 25 years of age and older, 19% did not receive a high school diploma; 38% received a high school diploma; 12% have attended some college; 21% have received either an Associate, Professional School or Bachelor's degree; and 3% have received a Master's degree.

Information is also available for the types of households found within the Study Area. At least 89% of the total Study Area population is living in family households, while 11% of the total Study Area population is in non-family households.

Housing information is available from the 2000 Census information. There are approximately 4,497 housing units within the Study Area. At least 91% of the total housing units in the Study Area are occupied and 9% are vacant.



Population projections are available for the Study Area through the *FAMPO Population and Economic Study 2006-2035, April 27, 2008* prepared by the Fayetteville Area Metropolitan Planning Organization. Within the Population and Economic Study (P&E) population and employment estimates and projections are given for the entire FAMPO Planning Area (Cumberland County as well as portions of Harnett and Hoke County). This Planning Area is divided into Planning Districts and each Planning District is subdivided into Transportation Analysis Zones (TAZ). The Northeast Cumberland Study Area falls within 9 TAZ (274 – 282), comprising portions of Census Tracts 26 and 27, mentioned previously. According to this data, the population within the Study Area is expected to increase approximately 54% between 2000 and 2030. Additionally, the number of single family dwelling units and group quarters is projected to increase during this time frame.

# FALCON

## Historic Overview

Falcon is a small, rural town established in the northeastern portion of Cumberland County. The area was first settled by immigrants from the Highlands of Scotland. The majority of land in the area was purchased from the state (patented) by Farquard, John and William Campbell; John and James McKethan; and John and James McNeill. The first recorded transfer of property was dated February 11, 1806. On that day, James McNeill sold 50 acres to Ann McDonald for \$40 and 100 acres to Neill McDonald for \$60.



The Town began as a small community at Starling's Bridge in the Black River Township. On March 27, 1878, Sampson County natives William Culbreth and his brother-in-law, James Lindsey Autry purchased 259 acres around Starling's Bridge from Daniel McDonald for \$1150. On April 15, 1880, Mr. Culbreth purchased an additional 270 acres adjacent to the first purchase for

\$1250. In 1882, he moved his family into the first known house in the area that later became the Town of Falcon. In December of the same year, he purchased another 287 acres along Fayetteville-Smithfield Road for \$1000 from the McDonald family.

William Culbreth owned and operated a naval store and mercantile business. The community post office was also located inside the store. On April 29, 1893, the post office was officially established and named "Falcon." The local community adopted the name as well, which derived from Mr. Culbreth's oldest son, Julius, after he noticed the name on a box of pens in his father's store. In 1913, the North Carolina General Assembly chartered the Town of Falcon.



Julius Culbreth was a man of strong religious values. His wife's survival following a critical illness helped to further strengthen his religious beliefs. Eventually, this led to the development of the Falcon Camp Meetings and Falcon Orphanage. The Camp Meetings began in July 1900 with the "primary purpose to promote holiness and sanctification." Mr. Culbreth and his wife started Cumberland County's first rural, private high school, Falcon Holiness School, in 1902. A plan for an orphanage was discussed and developed by Bishop Joseph H. King, Reverend Francis M. Britton, and Mr. Culbreth. In February 1909, the Falcon Orphanage opened and was incorporated on October 22, 1909. The future Town of Falcon became the birthplace and home of the Pentecostal Holiness Church on January 31, 1911.

Today, the Town of Falcon remains a small, rural community. It serves as home to the (Eastern) North Carolina Conference Headquarters for the Pentecostal Holiness Church; the tradition of the Falcon Camp Meetings continue to be annual event; and the Falcon Orphanage, now called the Falcon Children's Home, has 65 residents and 37 employees. The Town has a Mayor, a Board of Commissioners, an attorney, and clerk.

Source:

*A History of Falcon North Carolina*, edited by V. Mayo Bundy, 1980.

## Existing Conditions

Development of a long range land use plan includes examining various types of data and information in order to create a foundation upon which a Plan is developed. Examining the existing conditions within the Town of Falcon provides a wealth of information and data that is used to formulate goals, objectives and recommendations. This section presents detailed information on the existing conditions within Falcon.

## Economic Conditions

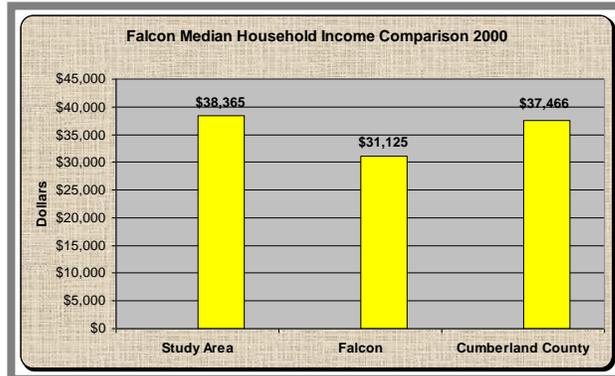
Economic conditions play a significant role in the viability of a given area in terms of growth and development. As noted previously, Falcon is a small rural community located in the northeastern portion of Cumberland County. Due to its rural character and geographic location the Town relies on the Cities of Dunn and Fayetteville as sources for wholesale and retail trade; services; healthcare; restaurants, lodging and entertainment. At the present time the only commercial businesses in the Town is a garage and an alternator repair shop.

Labor force characteristics indicate that the number of persons considered eligible for the labor force has increased approximately 16% between 1990 and 2000. The number of persons actually in the labor force decreased at least 8%; the number of persons in the Armed Forces decreased 100%; and the number of Civilians decreased 6%. The number of persons employed decreased 7%; the number of unemployed increased 100% and the number of persons not in the labor force increased 65%.

Data is also available to illustrate the types of industry represented by the employed population living within the Town of Falcon. Education, health and social services employ the largest number of persons within the Town of Falcon. Retail Trade employs the second largest number of persons within Falcon. The third largest category for Falcon is Other Services (except Public Administration). Public Administration is the fourth largest employer for Falcon. The fifth largest employer for Falcon is Finance, Insurance, Real Estate and Rental and Leasing.

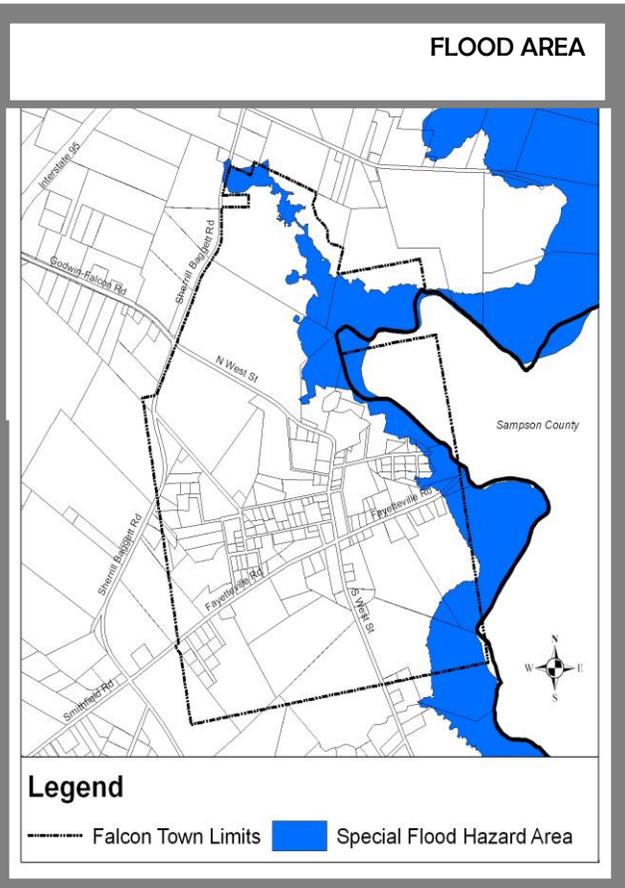
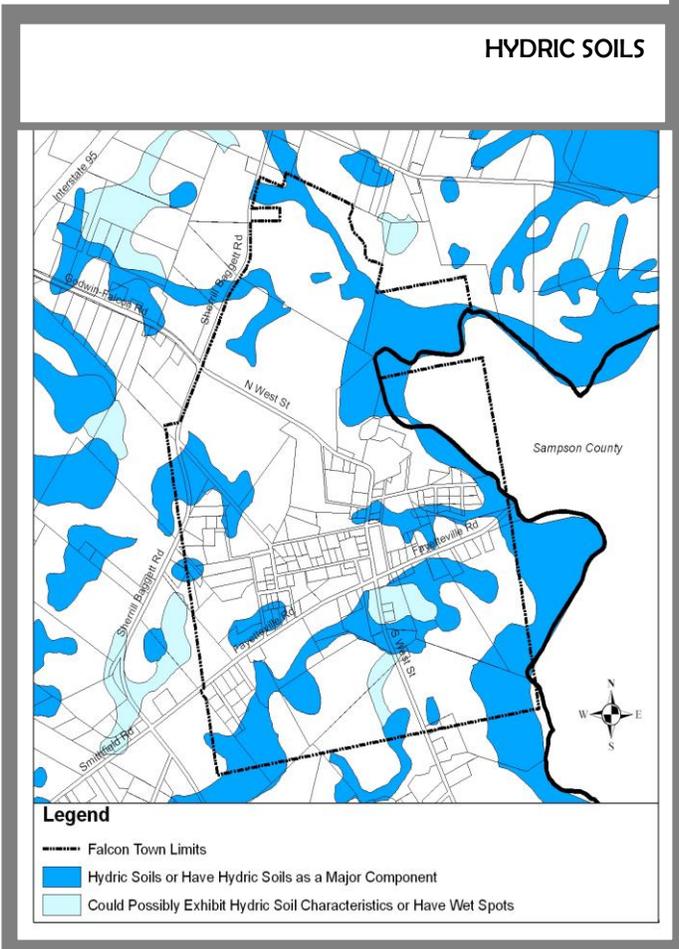
Census information is also available to show the relationship of where people live and work. At least 65% of the residents of Falcon in the workforce work in Cumberland County and 35% work in another county. Approximately 21% of the residents in the workforce work in the Town of Falcon and 79% work outside of the Town. The primary employers within the Town are the Falcon Children's Home, (Eastern) North Carolina Conference Headquarters for the Pentecostal Holiness Church and Draughorn's abattoir.

Income characteristics also provide a glimpse of the economic health of an area. *Median Household Income Characteristics* shown at right illustrates this type of information. The median household income for the Town of Falcon is \$31,125 dollars per year. This is significantly lower than the median household income of the Study Area, Cumberland County and North Carolina. The median income for Falcon increased approximately 1% since 1990.



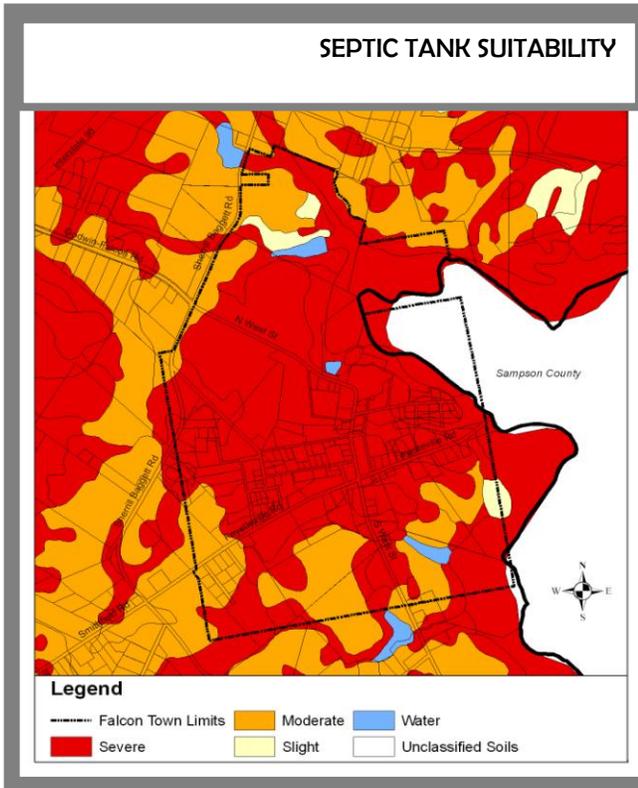
# Natural Environment

The Town is primarily situated on the west bank of the South River. The South River is approximately 39 miles long, averages about 56 feet in width and is the dividing line between Cumberland and Sampson Counties. It is a Class “D” river suitable for agricultural, industrial cooling and process water after treatment by user as may be required under each particular circumstance. The 100 year flood hazard area extends from north to south along the South River at the eastern boundary of the Town. Approximately 117 acres (14% of the total town acreage) within the Town is in the designated flood hazard area. The width of the flood hazard area varies from 34 feet to 946 feet. The majority of the flood area is natural swamp land that should be preserved and protected.

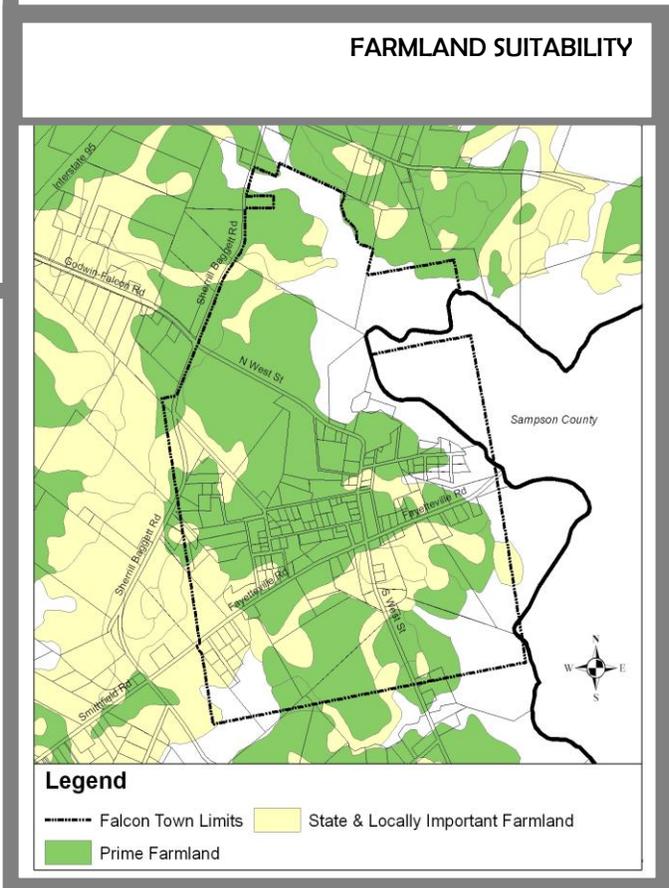


Hydric soils are characterized as soils having characteristics under certain conditions where soil oxygen is limited by water saturation for long periods of time on the site. Approximately 250 acres (31% of the total acreage in the Town) are classified as hydric soils. They are located on the eastern portion of the Town along the South River as well as some scattered locations in the southern portion of the Town.

Soils in the Area are generally not suitable for septic tank use. Data shows that approximately 632 acres (77%) have severe limitations, 159 acres (20%) have moderate limitations, 15 acres (2%) has slight limitations, and 10 acres (1%) is water. The severe limitation generally includes the core area of the Towns and along the South River and its tributaries. The moderate limitation is basically limited to the extreme northern and southern portions of the Town. Any development occurring in the area should be required to connect to the NORCRESS sewer system.



Any development occurring in the area should be required to connect to the NORCRESS sewer system.

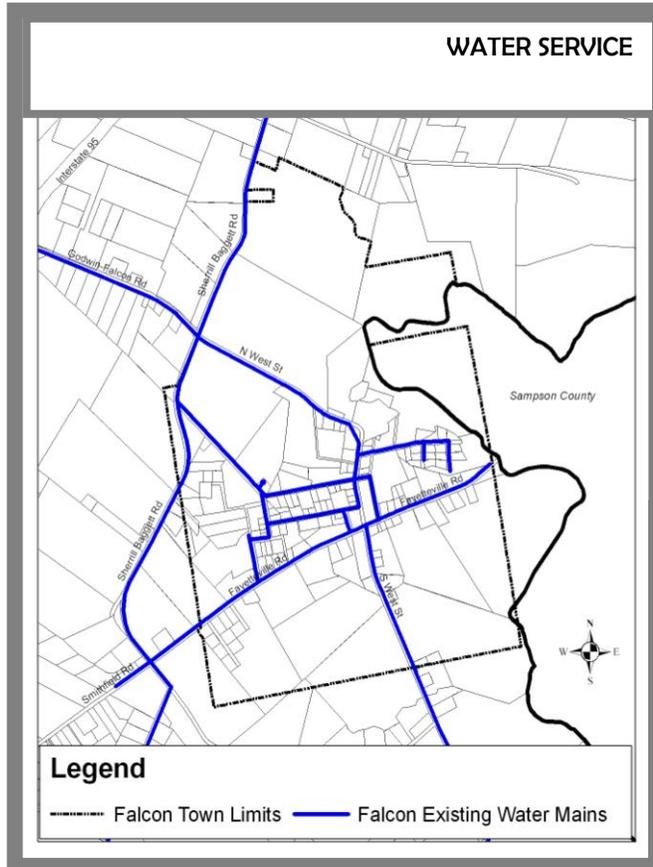


Falcon has approximately 437 acres (53%) of land that are designated as Prime Farmland and 124 acres (21%) designated as State and Locally Important Farmland. Prime Farmland consists of soils that are best suited for producing food, feed, forage, fiber and oilseed crops. These soils typically support high yields with minimum input of energy and resources. State and Locally Important Farmland consists of soils that need drainage to control excessive water and more fertilization.

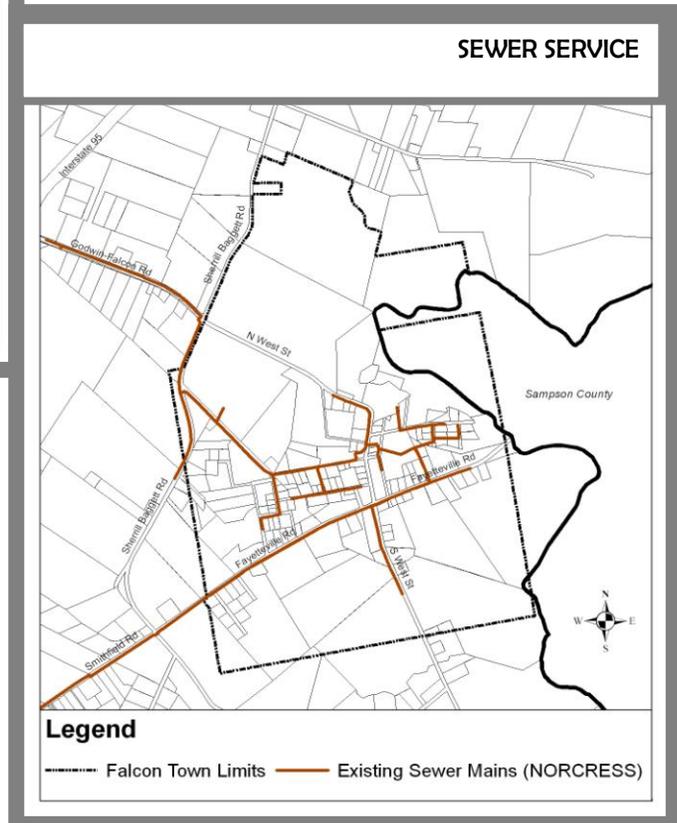
## Infrastructure

The Town of Falcon has provided public water to its residents since 1978. The system consists of approximately 15 miles of water lines serving all residents within the Town limits and areas outside the Town Limits. In the past the Town used deep wells as a source for its water. At that time the demand on the system was approximately 50,000 gallons per day. Statistical data at that time showed that the number of users was increasing, the consumption per user was increasing, water quality was deteriorating, and the well yield was decreasing. In light of this data, the Town tied to the City of Dunn's system in 1991. The Town also sells bulk water to the Town of Godwin. Currently, the Town serves 319 residents and approximately 250 customers.

Future plans for the Town include expanding the system to other unserved areas in the immediate area.

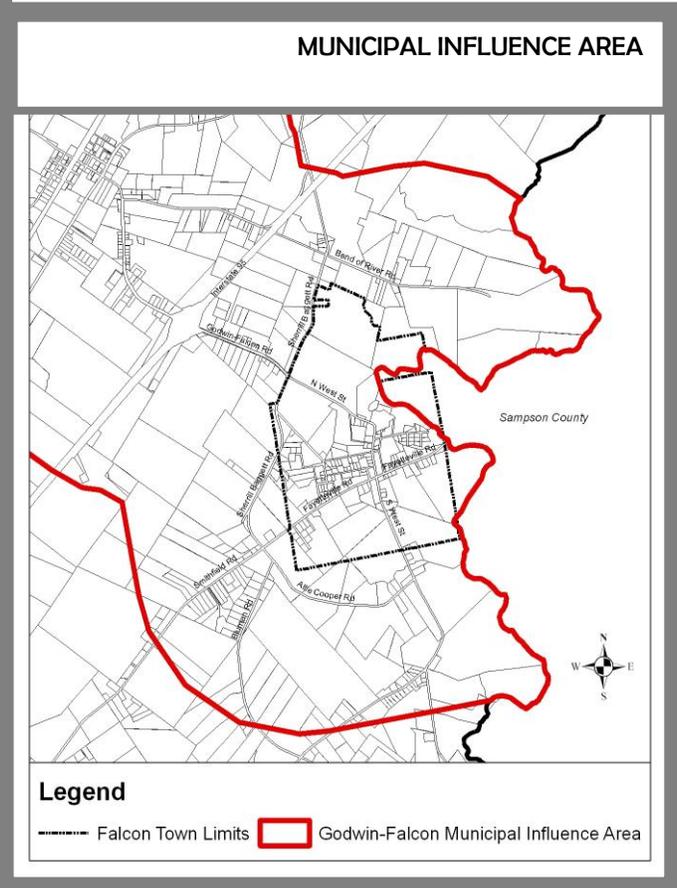
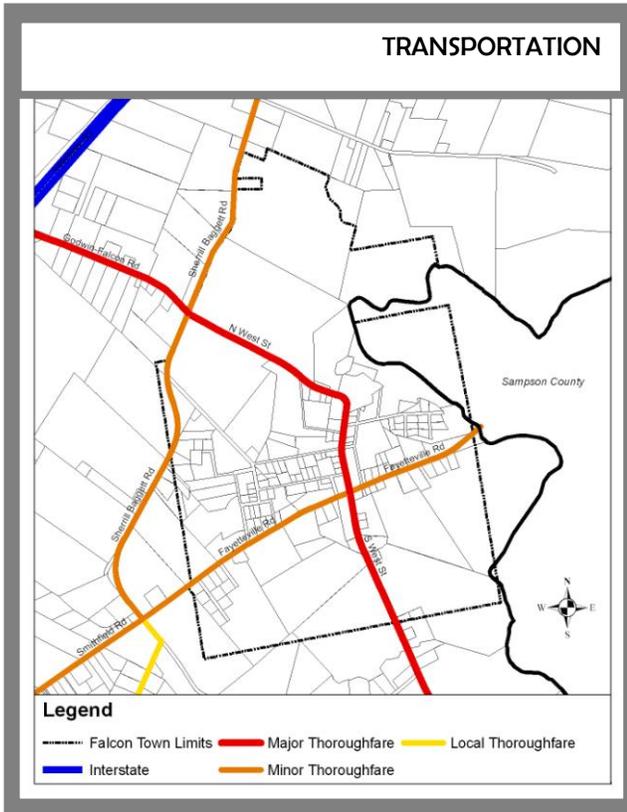


Sewer service in the Town is provided by NORCRESS. There are 97 actual connections to the system and the total amount of sewage being treated is 22,871 gallons per year. Future capacity for the Town of Falcon is 200,000 gallons per day. Many residents are still relying on septic tanks.



Transportation within the Town of Falcon consists of only one mode, vehicular. There are several types of highway classifications that are adjacent to or traverse the Town. Interstate 95 is located west of the Town and is scheduled to be widened to six lanes. N. West Street, also known as Godwin-Falcon Road outside of the Town limits, is classified as a Major Thoroughfare; and Sherrill Baggett Road and Fayetteville Road (also known as Smithfield Road outside the Town limits) are classified as Minor Thoroughfares. At this time there are no short-term road improvements scheduled within the Town. The Fayetteville Area Metropolitan Planning Organization (FAMPO) is currently in the

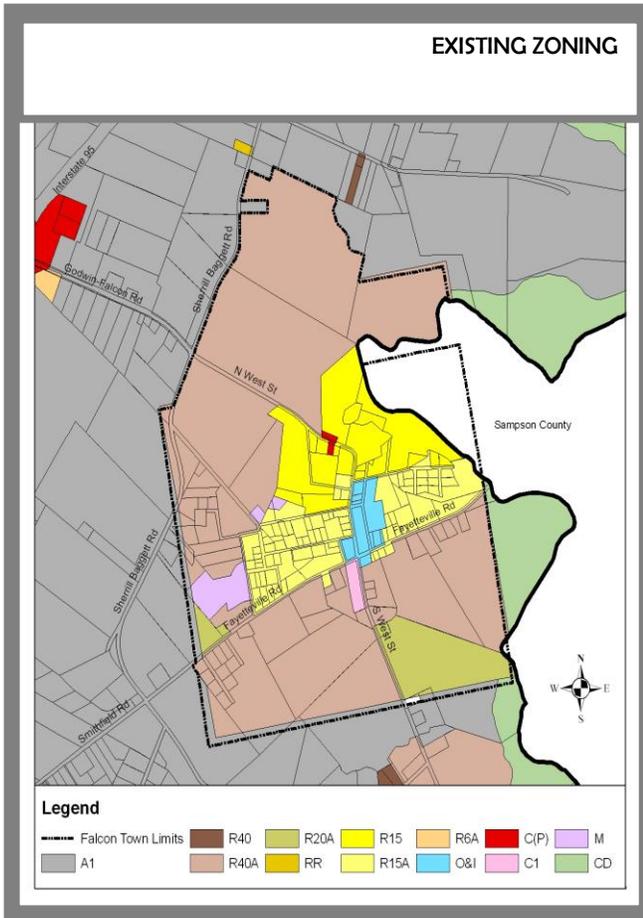
process of preparing a Bicycle and Pedestrian Connectivity Report that will address the need for a connecting system of bicycle, transit and pedestrian facilities within the FAMPO metropolitan area (which includes parts of Harnett and Hoke Counties) as well as the remaining portion of Cumberland County, including this Study Area. This Report will identify and prioritize bicycle and pedestrian facilities needs and issues. Completion of the Bicycle and Pedestrian Connectivity Report is due in June, 2010.



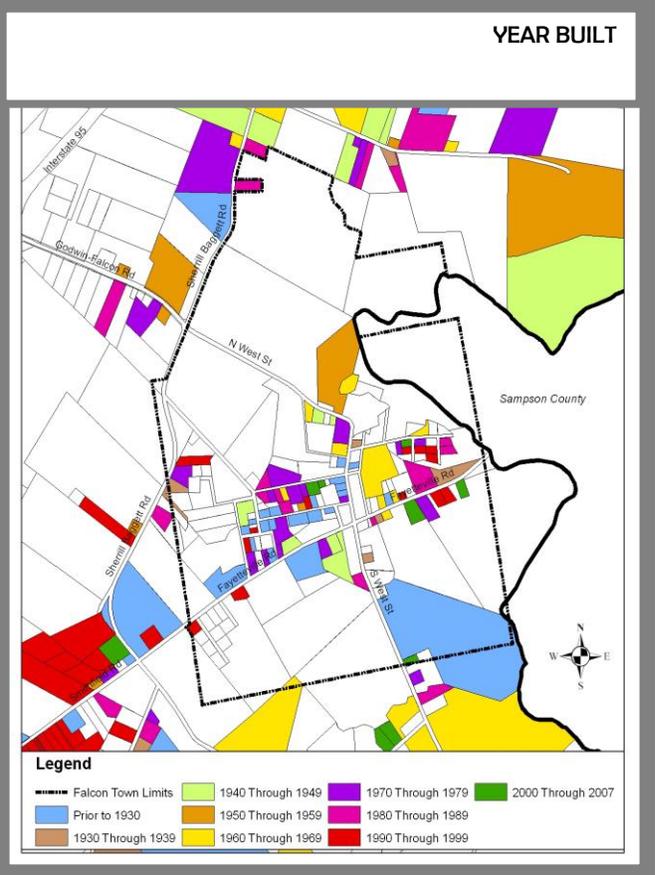
The Municipal Influence Area is defined as an area approximately one mile from the existing Town limits. When new development is built within this area, the developer has to comply with development standards adopted by the Town of Falcon. This ensures that if and when the development is annexed into the Town, little or no retrofitting of infrastructure is necessary on the part of the Town.

# Built Environment

There are eight zoning districts within the Town of Falcon. These zoning districts include approximately 555 acres (68%) of R40A- Residential, 89 acres (11%) R15A – Residential, 87 acres (11%) R15 – Residential, 51 acres (6%) R20A – Residential, 16 acres (1.9%) O&I – Office and Institutional, 15 acres (1.5%) M – Manufacturing, 4 acres (.5%) C1 – Light Commercial, and one acre (.1%) CP – Planned Commercial. The R40A Residential District is primarily located in the north and southern part of the Town with the in between districts being R15 and R15A. The O & I District area encompasses the Falcon Children’s Home and the Golden Years Rest Home. The M- Manufacturing district comprises the Draughorn’s abattoir.

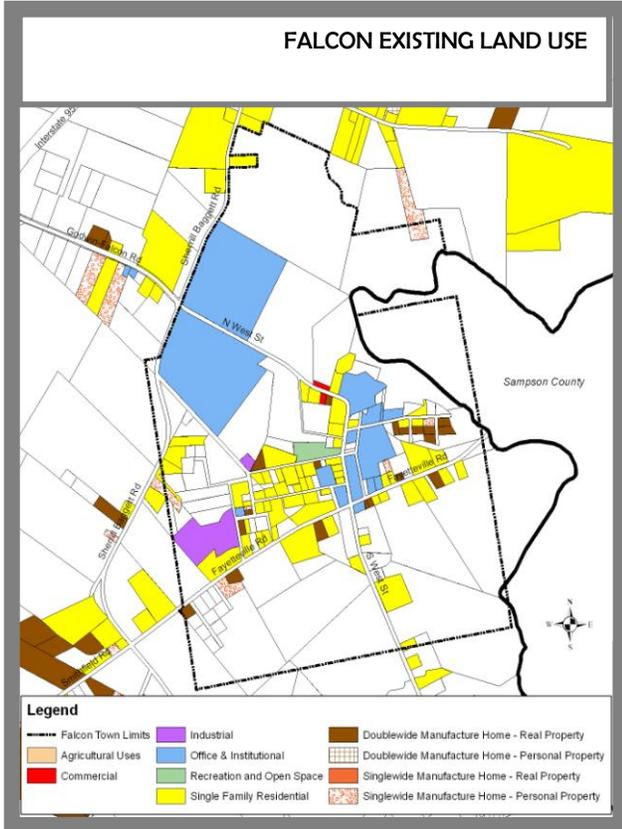


This section contains the text describing the zoning districts, which is already included in the first text block above.

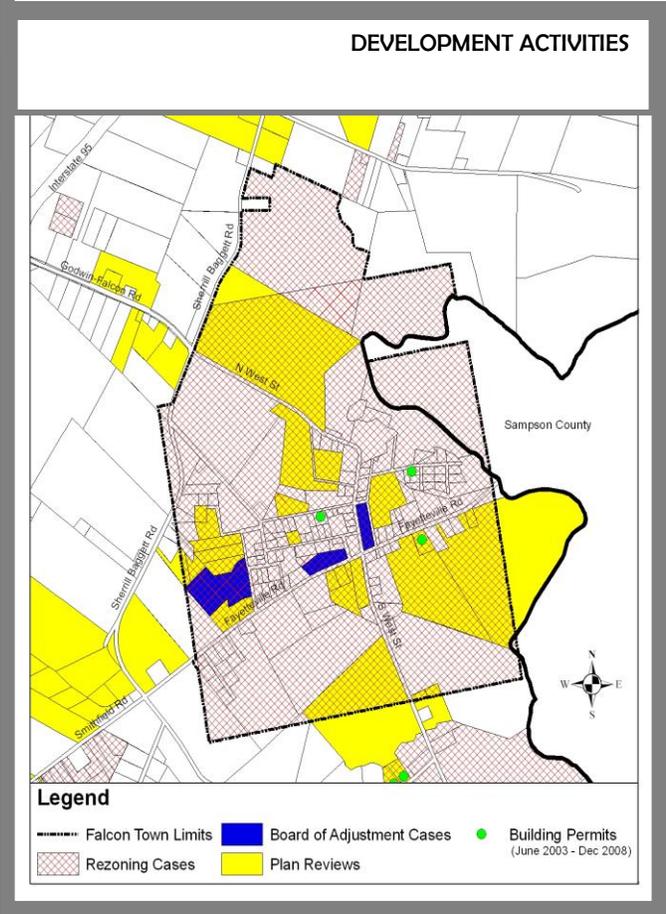


Year built information reveals the timeframe when residential structures were built in Falcon. The data shows: 21(23%) structures were built prior to 1930; 5 (6%) structures were built in the 1930’s; 7(8%) were built in the 1940’s; 2 (2%) were built in the 1950’s; 10(11%) were built in the 1960’s; 15(16%) were built in the 1970’s; 12(13%) were built in the 1980’s; 13(14%) were built in the 1990’s and 6 (7%) were built between 2000 and 2007. At least 31 residential structures were built in the last 27 years.

Land use within the Town of Falcon consists of single-family residential, single-wide manufactured homes (personal property) and double-wide manufactured homes (personal property); office and institutional (primarily the Falcon Children's Home and the Pentecostal Church Offices), industrial (Draughorn's abattoir), commercial, and recreation/open space.



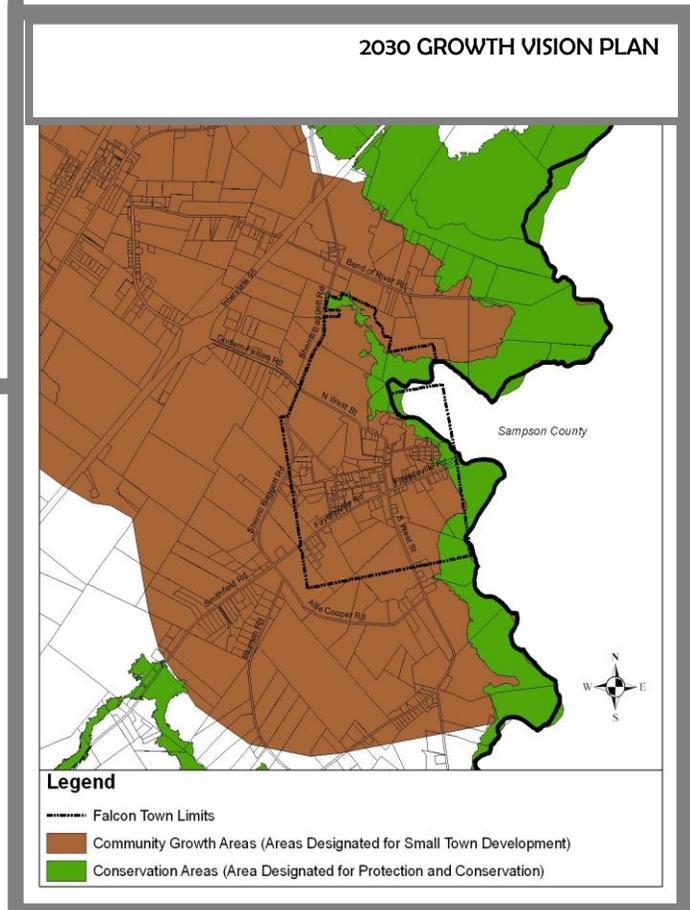
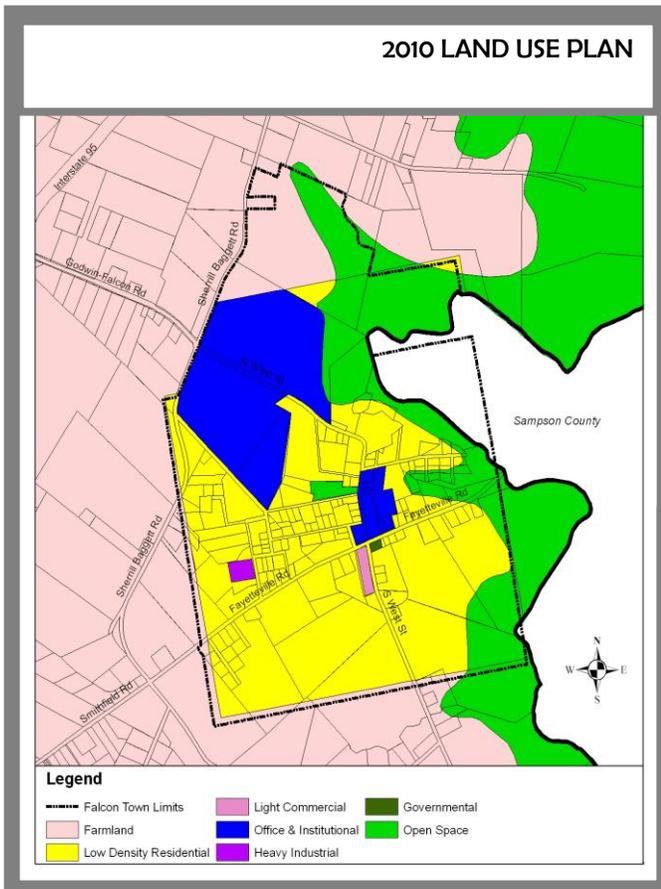
Development activities since 1991 reflect 10 rezoning cases, which were all approved and 3 Board of Adjustment cases which were all approved. Additionally, since 1998 there were 26 subdivision cases, 3 group developments, and 1 subdivision/group development, all of which were approved. Since June 2003, 3 building permits have been issued within the Town.



## Existing and Past Plans

Land use plans for Falcon prepared by the Joint Planning Board include the 1971 Cumberland County Land Use Plan, the 1977 Falcon Sketch Development Plan, the Cumberland County 2010 Plan, and the Cumberland County 2030 Growth Vision Plan recently adopted in 2009. Most of

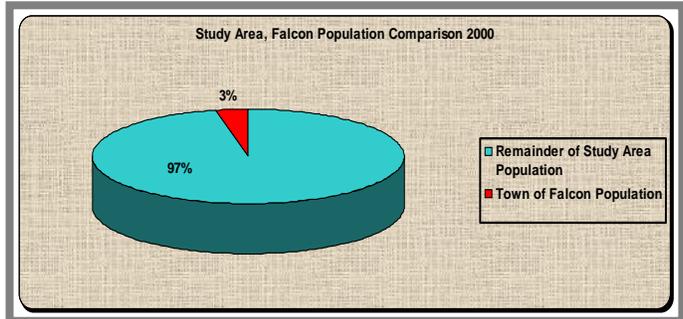
these plans were general in nature denoting the primary land use as low density residential with a neighborhood commercial center. The 2010 Plan provided a more detailed delineation of land uses in the Town. The core area was denoted as medium density residential with the perimeter of the Town being low density residential. Commercial uses were proposed at the intersection of Dunn Road (US 301) and Main Street (NC Highway 82).



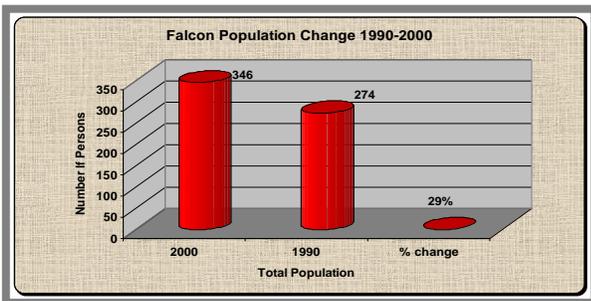
The 2030 Growth Vision Plan and the Land Use Policies Plan adopted by the Town in August 2009 calls for the entire Town area and its Municipal Influence Area (MIA) to be classified as a Community Growth Area. A Community Growth Area may be developed at a variety of development densities and land use types to meet the housing, everyday shopping and employment needs of area residents. This Plan is supplemented by the Land Use Policies Plan, which establishes suggested location criteria for the various land uses.

# Demographics

According to the 2000 Census data, the total population of the Town of Falcon is 346 persons, while the population within the Study Area (minus the population of Falcon and Godwin) is 10,354 persons. Falcon comprises 3% of the entire Study Area as shown in *Study Area, Falcon Population Comparison 2000*.

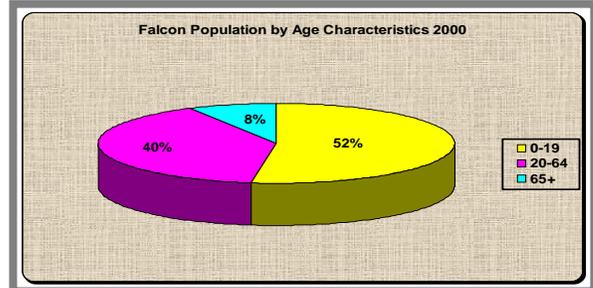


According to *Falcon Population Change 1990-2000*, shown below, the Town of Falcon experienced a population increase of at least 29% between 1990 and 2000.

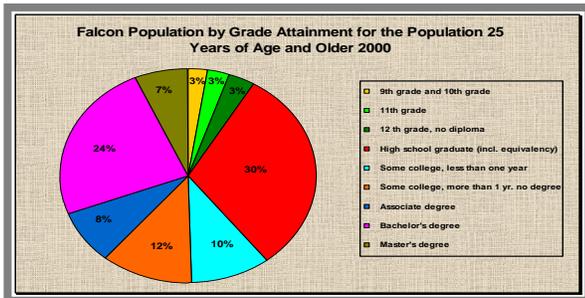


According to *Falcon Population by Age Characteristics 2000* at least 52% of the total population within the Town limits is 0 to 19 years of age; 40% is between 20 and 64 years of age; and 8% is 65 years of age and older. It is interesting to note that the age characteristics for the Town of Godwin reflects similar age characteristics within the Study

Area, while the data for the Town of Falcon shows a larger percentage of the population is younger. This is due to the location of the Falcon Children's Home within the Town limits.



Data is also available to measure the amount of schooling a population has achieved for the population within the Town of Falcon, shown in *Falcon Population by Grade Attainment for the Population 25 Years of Age and Older 2000*. According to this data, at least 9% of the total



population did not receive a high school diploma; 30% received a high school diploma; 22% have attended some college; 32% have either received an Associate or Bachelor's degree; and 7% have received a Master's degree.

Information is also available for the types of households found within the Town. Approximately 67% of the total population of Falcon is in family households and 13% is in non-family households. Housing information is available from the 2000 Census information. There are approximately 120 housing units within Falcon. At least 91% of the total housing units in Falcon are occupied and 3% are vacant.

# GODWIN

## Historic Overview

Godwin is a small rural residential community located in the northeastern portion of Cumberland County in the Black River Township. It is one mile east of the Cape Fear River, two and one-half miles south of the Harnett County line, 15 miles northeast of the City of Fayetteville, and about one mile west of Interstate 95. The Town was first settled by immigrants from Scotland. In 1884, Isaac William Godwin granted an easement on 25 acres of land to Atlantic Coast Line Railroad Company to run the railroad close to his home. This action later resulted in the naming of the Town. He was the first postmaster in the area and once served as a member of the NC House of Representatives. The post office, which was established on January 10, 1887, and the railroad depot laid the foundation for which the future Town of Godwin was centered.



The Town was chartered on March 6, 1905 by the NC Legislature. The main industry was the support of the surrounding area which produced cotton, tobacco, corn, wheat, soybeans, and timber. The Town once produced a large quantity of Naval Stores with items such as tar, turpentine, and ship masts from the local long-leaf pines.

As late as 2005, the Town had been the location at various times for four general stores or grocery stores, a cotton gin, a blacksmith shop, and a nearby salt mill. In 2005, its commercial activities consisted of one thrift store, a nearby heavy equipment repair shop and auto repair shops, with a grocery and gas store and welding shop about one mile away. The railroad depot closed and the trains travelling the north-south route do not stop.

Today, Godwin has a population of 113 persons. It is primarily a quiet, residential town for persons working in and around the City of Fayetteville and in Harnett County. The Town is governed by an elected Mayor-Council form of government, which consists of a Mayor and three Commissioners. There is one part-time employee, which serves as Town Clerk.

Sources:  
"Welcome to the Town of Godwin" Souvenir Program Booklet. Compiled March 1990 by John C. Rosser, Jr. and revised May 2005 by Bonnie J. McIntyre  
*Fayetteville Observer Bicentennial Edition*. "Godwin Named For Prominent First Settler In Area." April 1954, p.6.

# Existing Conditions

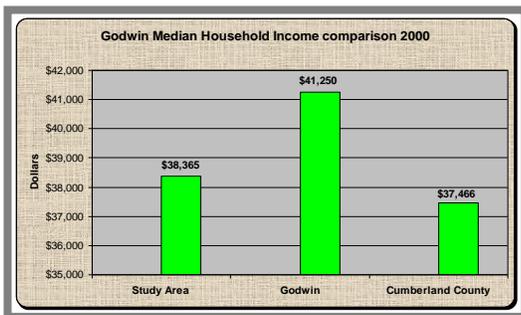
Development of a long range land use plan includes examining various types of data and information in order to create a foundation upon which a Plan is developed. Examining the existing conditions within the Town of Godwin provides a wealth of information and data that is used to formulate goals, objectives and recommendations. This section presents detailed information on the existing conditions within Godwin.

## Economic Conditions

Economic conditions play a significant role in the viability of a given area in terms of growth and development. As noted previously, Godwin is a small rural community located in the northeastern portion of Cumberland County. Due to its rural character and geographic location the Town relies on the Cities of Dunn and Fayetteville as sources for wholesale and retail trade; services; healthcare; restaurants, lodging and entertainment. At the present time the only commercial business in the Town is Black's Chapel Thrift Shop.

Labor force characteristics indicate that the number of persons considered eligible for the labor force has increased approximately 27% between 1990 and 2000. The number of persons actually in the labor force increased at least 37%; there were no persons in the Armed Forces in 1990 and the same held true in 2000; and the number of Civilians decreased 37%. The number of persons employed increased 40%; the number of unemployed remained the same and the number of persons not in the labor force decreased 17%.

Income characteristics also provide a glimpse of the economic health of an area. *Median Household Income Characteristics* shown below illustrates this type of information. The median household income for the Town of Godwin is \$41,250 dollars per year. This is somewhat higher than the median household income of both the County and the Study Area.

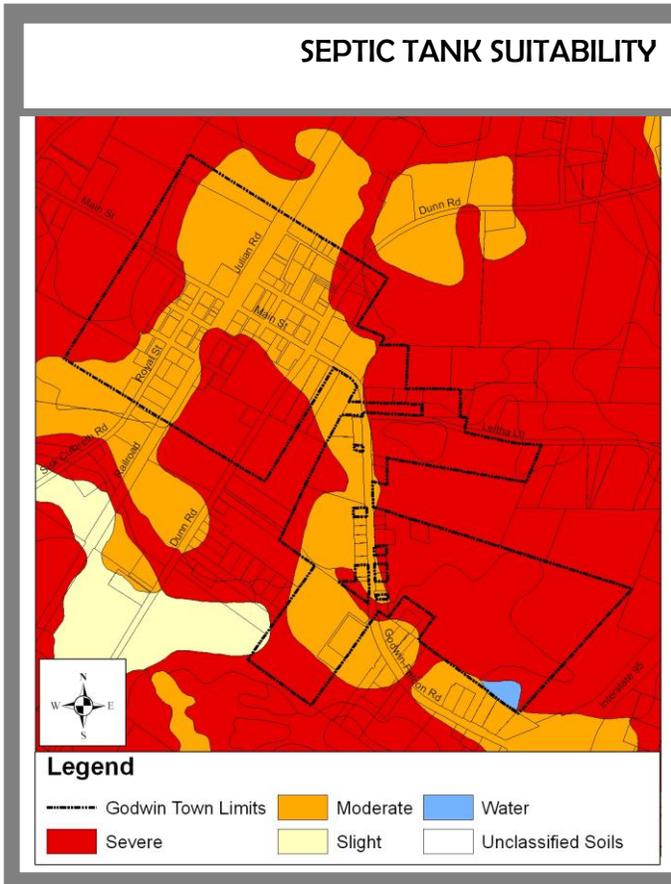


Data is also available to illustrate the types of industry represented by the employed population within the Study Area and the Town of Godwin. Educational, health and social services employs the largest number of persons within the Town. Retail Trade employs the second largest number of persons; the third largest employment category is manufacturing; public administration is the fourth largest employer; and the fifth largest employer for Godwin is Transportation, Warehousing and Utilities.

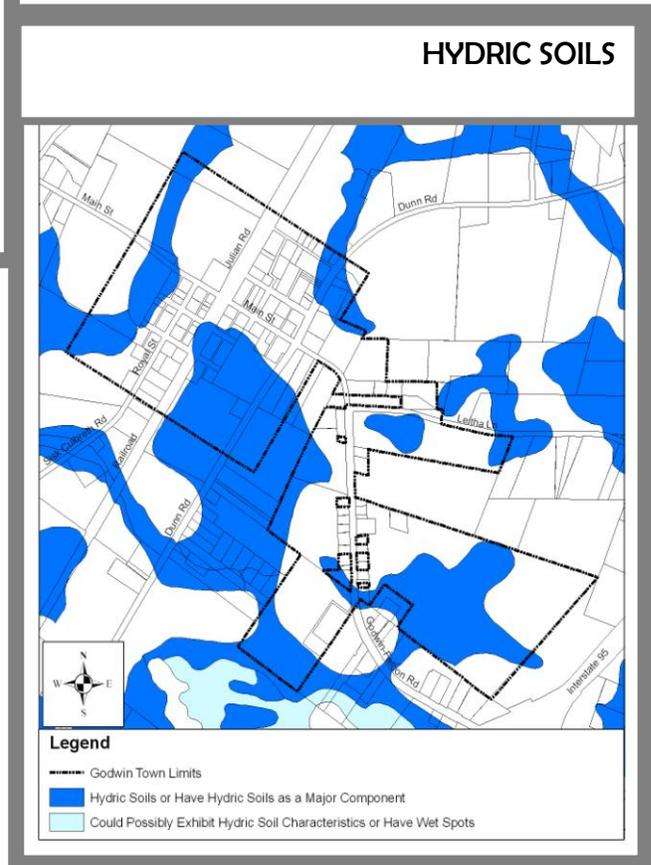
Census information is available to illustrate where people work in relation to where they live. At least 54% of the residents of Godwin in the workforce work in Cumberland County and 46% work outside the County. All of the residents of Godwin in the workforce work outside the Town.

# Natural Environment

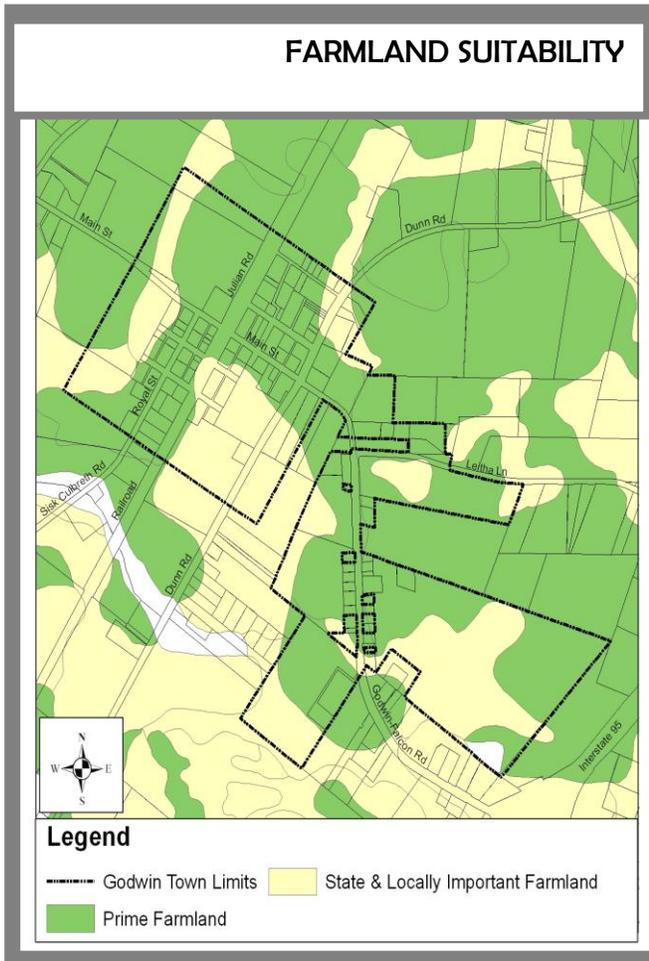
The suitability of the soils for septic tank use within the corporate limits of Godwin is varied. Severe limitations consists of approximately 200 acres (59%), while moderate limitations contain 135 acres (40%), while only about one half acre has slight limitations. The remaining area is water (2 acres (.8%). The moderate limitations bisect the center core of the Town running primarily with Highway 301 in the north/south direction and along NC 82 in the east/west direction. Since the Town is served public sewer by NORCRESS any new development within the Town of Godwin should be required to connect to the NORCRESS system.



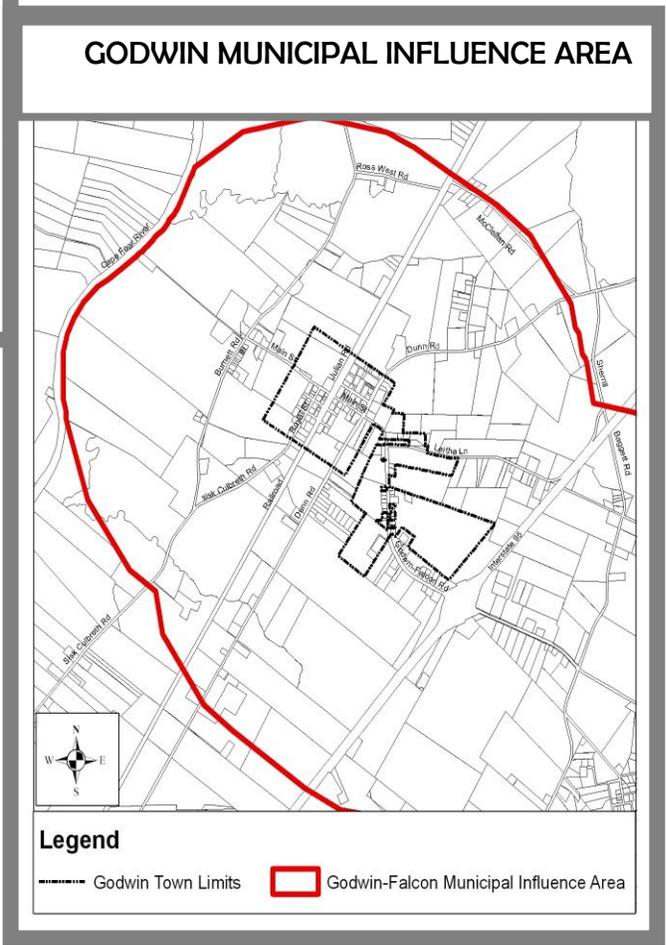
Hydric soils data in Godwin shows that approximately 123 acres or 36% of the Town has major components of hydric soils. These soils are located in bands in the western, northeastern and southeastern portion of the Town. There is no designated or mapped flood area in the Town. The topography of Godwin is basically flat making the area suitable for most types of development. There are no significant streams in the Town. The Cape Fear River is located approximately one mile to the west and has no real significance in the development pattern in the Town.



Godwin has approximately 211 acres (63%) designated as Prime Farmland, which consists of soils that are best suited for producing food, feed, forage, fiber and oilseed crops. These soils typically support high yields with minimum input of energy and resources. Additionally, there are at least 123 acres (37%) designated as State and Locally Important Farmland. This designation consists of soils that need drainage to control excessive water and more fertilization.

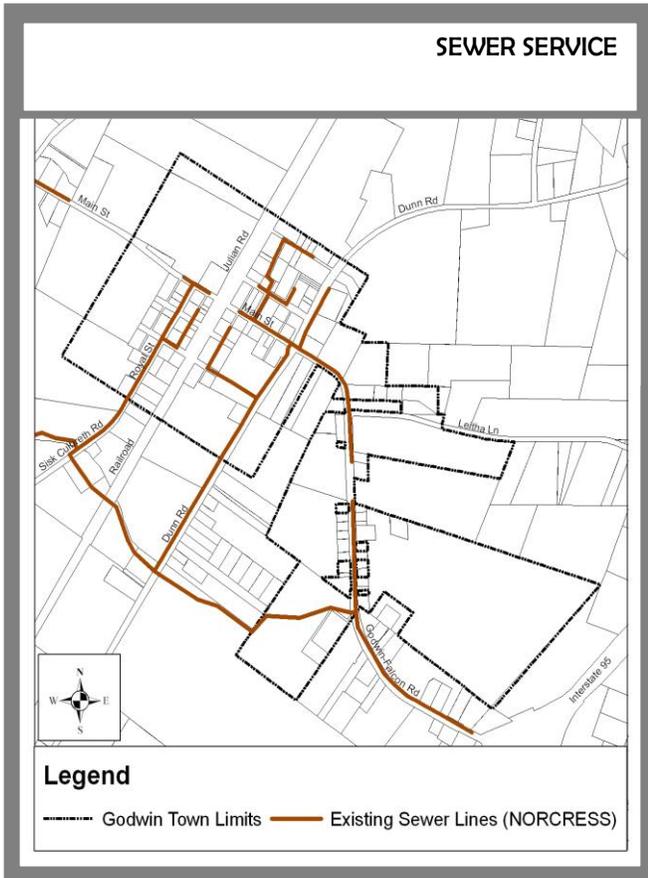


The Municipal Influence Area is defined as an area approximately one mile from the existing Town limits. When new development is built within this area, the developer has to comply with development standards adopted by the Town of Godwin. This ensures that if and when the development is annexed into the Town, little or no retrofitting of infrastructure is necessary on the part of the Town.

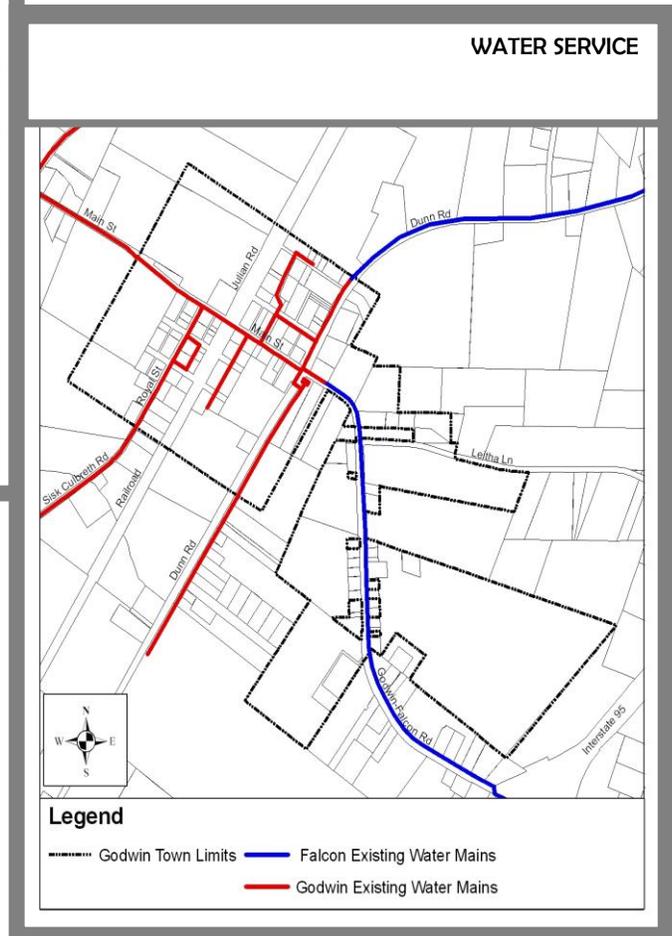


# Infrastructure

Sewer service is provided by NORCRESS within the Town of Godwin. This service began in 2005. Currently there are 32 actual connections and the system treats approximately 1,067 gallons per day. Future capacity for the Town is 100,000 gallons per day.

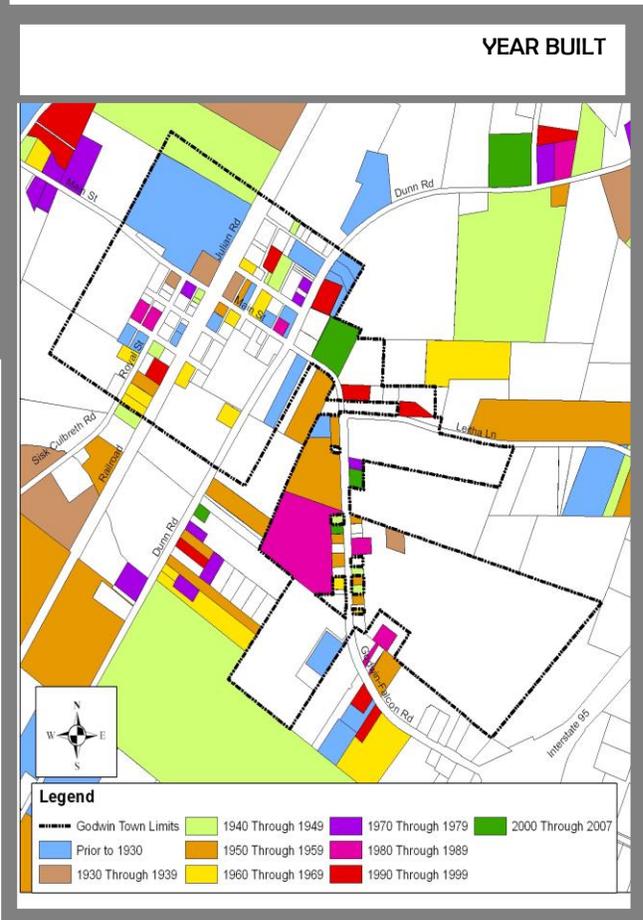
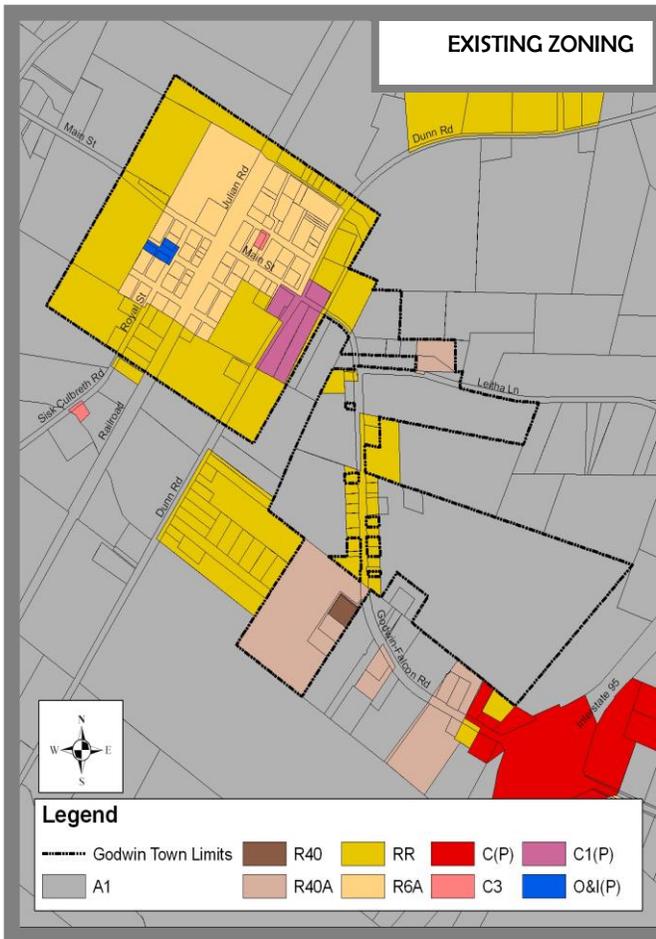


The water system in the Town of Godwin serves approximately 121 residents and approximately 100 customers. The Town owns, maintains and administers the system, which consists of 6.52 miles of line. The water is supplied exclusively through a purchase agreement with the Town of Falcon.



# Built Environment

Zoning within the town consists of eight zoning classifications. The amount and percentage of the total land area for each district is as follows: A1- Agricultural consumes approximately 129 acre (38%), R40 – Residential 1.5 acres (.5%), R40A – Residential 28.5 acres (8%), RR – Rural Residential 104 acres (31%), R6A Residential 63 acres (19%), C3 – Heavy Commercial .5 acres (.2%), C1P – Planned Commercial 9 acres (3%), and O&I (P) – Planned Office and Institutional 1.5 acres (.3%). A large portion of the central core of Godwin allows for manufactured homes. In the long term this may not be a great location for these structures in the Town. There is also a small commercially zoned area at the intersection of Highway 82 and US 301. Currently there are no retail uses in the commercially zoned area.



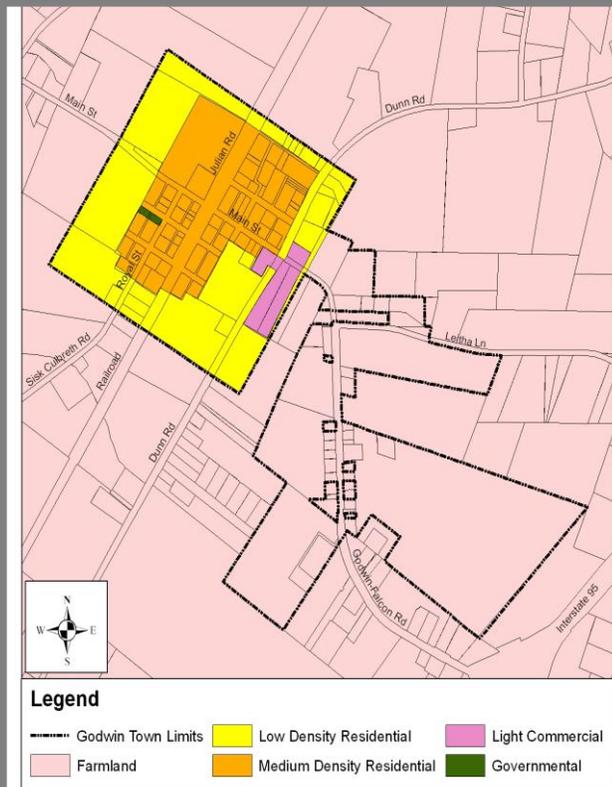
Year built information shows that about a quarter (24%) of the 60 structures in the Town were built prior to 1930. Compiling this data shows that 14 structures were built prior to 1930's, 8 in the 1940's, 9 in the 1950's, 8 in the 1960's, 4 in the 1970's, 5 in the 1980's, 5 in the 1990's, and 3 between 2000 and 2003. This data shows that after the 1930's, an average of 6.5 units was being built per decade.

## Existing and Past Plans

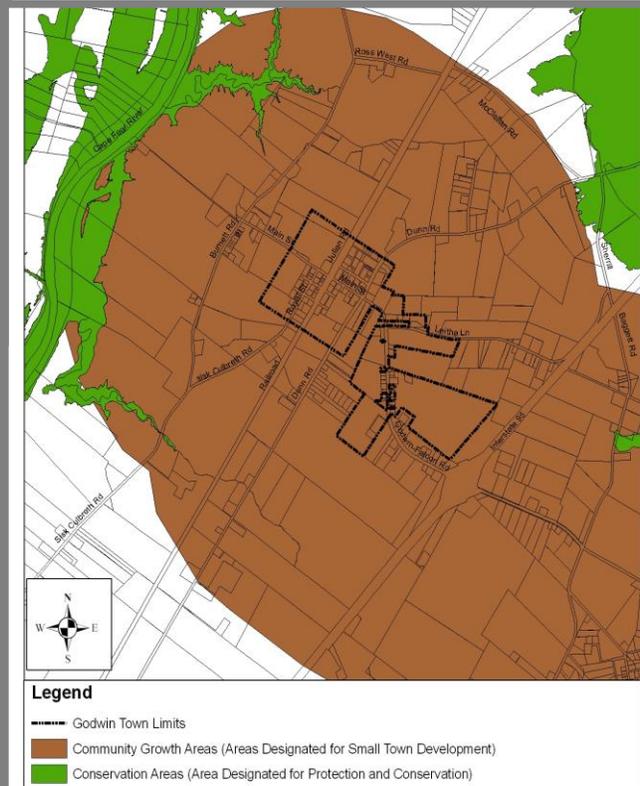
Land use plans for Godwin prepared by the Joint Planning Board include the 1971 Cumberland County Land Use Plan, the 1979 Godwin Sketch Development Plan, the Cumberland County 2010 Plan, and the recently adopted Cumberland County 2030 Growth Vision Plan in 2009. Most of

these plans were general in nature denoting the primary land use as low density residential with a neighborhood commercial center. The 2010 Plan provided a more detailed delineation of land uses in the Town. The core area was denoted as medium density residential with the perimeter of the Town being low density residential. Commercial uses were proposed at the intersection of Dunn Road (US 301) and Main Street (NC Highway 82).

2010 LAND USE PLAN



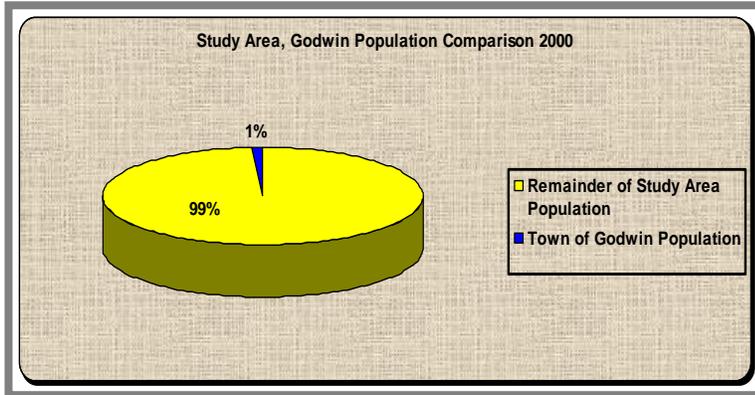
2030 GROWTH VISION PLAN



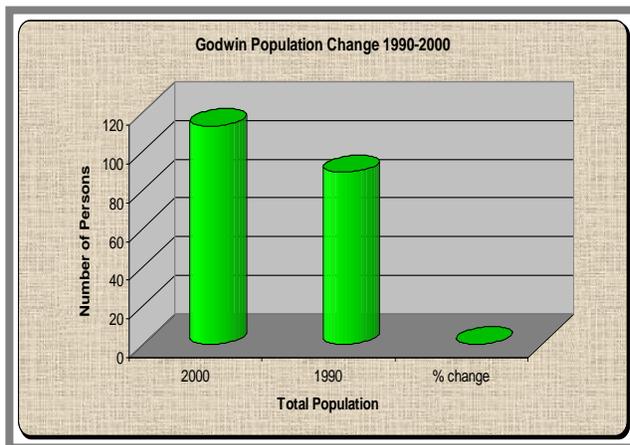
The 2030 Growth Vision Plan and the Land Use Policies Plan adopted by the Town in August 2009 called for the entire Town area and its Municipal Influence Area (MIA) to be classified as a Community Growth Area. In the Plan a Community Growth Area may be developed at a variety of development densities and land use types to meet the housing, everyday shopping and employment needs of area residents. This Plan is supplemented by the Land Use Policies Plan. This Plan establishes suggested location criteria for the various land uses.

# Demographics

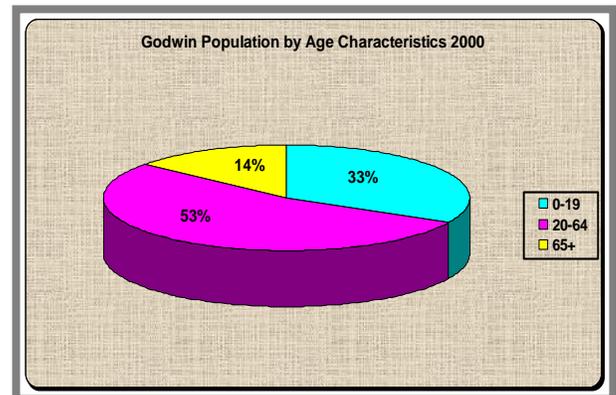
According to *Study Area Population Comparison* the total population of the Town of Godwin is 113 persons, while the population within the Study Area (minus the population of Falcon and Godwin) is 10,354 persons. Godwin comprises 1% of the total Study Area. According to *Godwin Population Change by Age 1990-2000* presented below, the Town of Godwin experiences a 27% increase in population between 1990 and 2000.



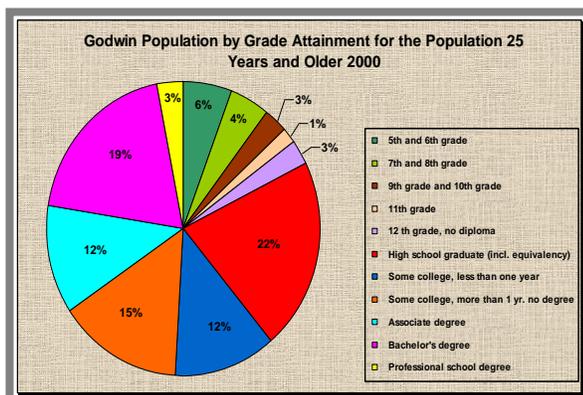
The population of the Town of Godwin is illustrated in *Godwin Population by Age Characteristics 2000* below. According to this illustration, at least 53% of the population within the Town limits of Godwin is 20 to 64 years of age; 33% is between 0 and 19 years of age; and 14% is 65 years of age and older.



The population of the Town of Godwin is illustrated in *Godwin Population by Age Characteristics 2000* below. According to this illustration, at least 53% of the population within the Town limits of Godwin is 20 to 64 years of age; 33% is between 0 and 19 years of age; and 14% is 65 years of age and older.



Additionally, *Godwin Population by Grade Attainment for the Population 25 Years of Age and Older 2000* as shown below reflects approximately 17% of the population did not receive a high school diploma; 22% received a high school diploma; 27% attended some college; 31% received an Associate's or Bachelor's degree; and 3% earned a Professional school degree.



Information is also available for the types of households found within the Study Area. Approximately 95% of the total population of Godwin is in family households and 5% is in non-family households. Housing information is available from the 2000 Census information. There are approximately 47 housing units within Godwin. At least 85% of the total housing units in Godwin are occupied and 15% are vacant. At least 95% of the total population of Godwin is in family households, while 5% are in non-family households.

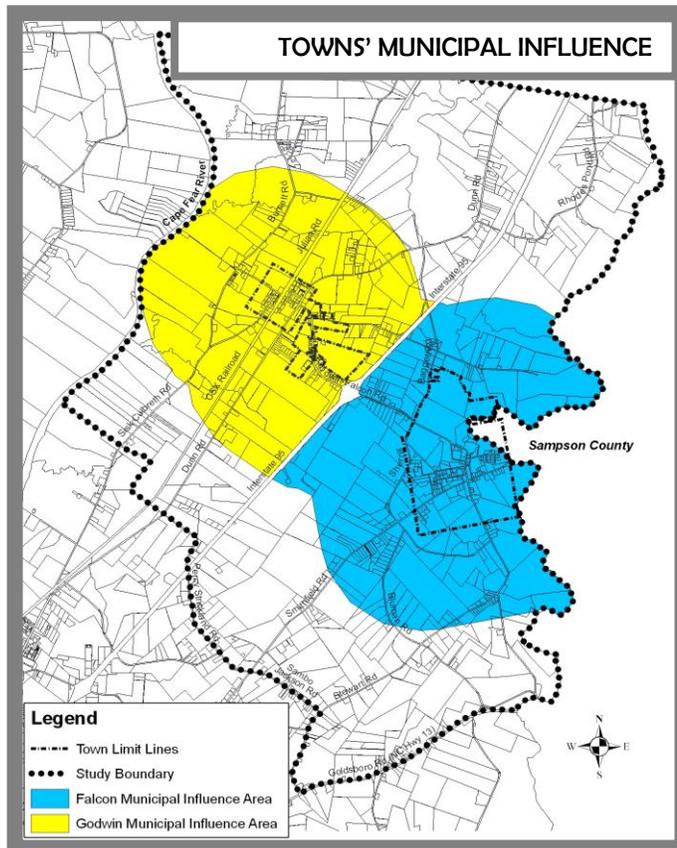
# RECOMMENDATIONS

Recommendations serve as actions that can be taken in order to reach the Goals that have been established by the NCCPC. These Recommendations take into consideration the Objectives listed in the Goals and Objectives section of the Plan. The Cumberland County Joint Planning Board, the Board of County Commissioners and the Falcon and Godwin Boards of Commissioners can consider and implement these Recommendations as they make decisions that affect the future of their respective jurisdictions. As noted previously, the Community Outreach Process, gathered input from citizens that formed the basis for the Goals and Objectives and Recommendations. While the community voiced the need for an additional future high school east of the Cape Fear River, that issue can best be addressed by the Cumberland County Board of Education and not included as a recommendation in this document.



## DEFINE MUNICIPAL INFLUENCE AREAS (MIA) FOR GODWIN AND FALCON

The 2010 Plan provided the Towns of Falcon and Godwin municipal influence areas but did not define the dividing line between the Towns. Since they are two separate entities and may have different development standards, it is prudent to define each MIA area. The MIA area line of demarcation should be Interstate 95. Everything west of the Interstate will be part of Godwin's MIA and everything east of the interstate should be Falcon's MIA.

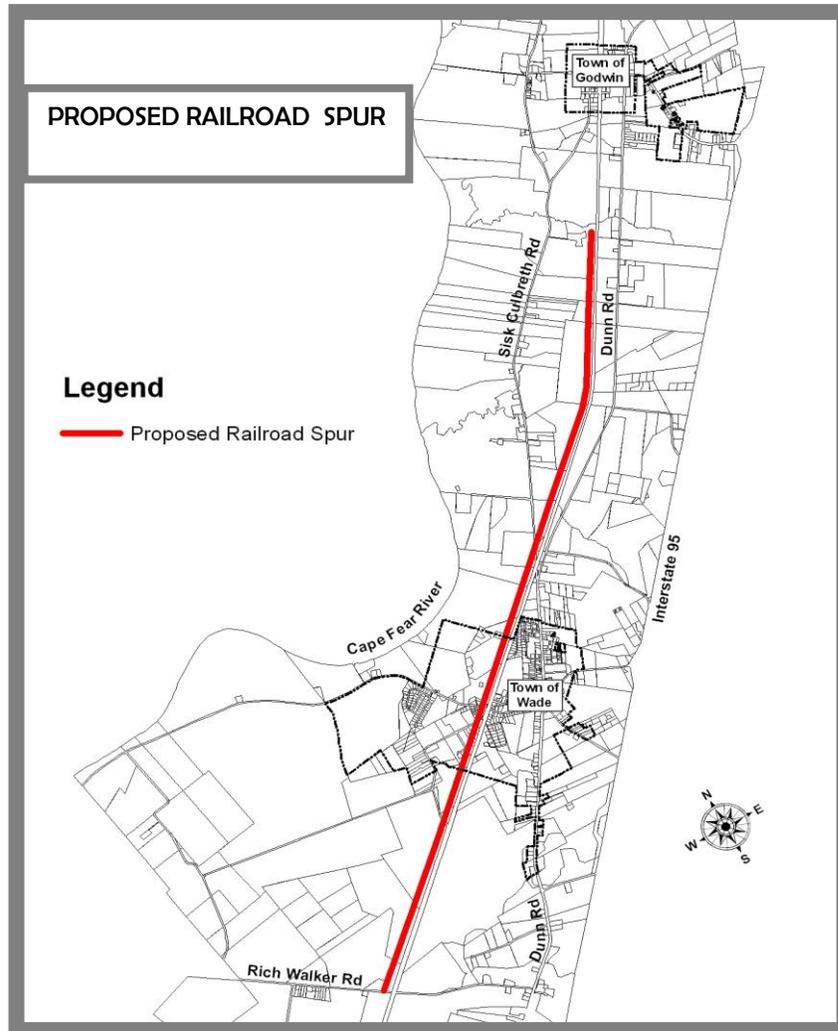




## CSX SPUR BEGINNING IN GODWIN TRAVERSING THE AREA

The history of Godwin has its origin with the railroad. Godwin's most prosperous years occurred when it had rail access that allowed it to function as a shipping area for farm products and, and tar. Its history points the way to growth and a prosperity in the future. While most general shipping is done by truck, rail shipping will play a greater role in the future. Good access to the road network and rail are essential elements in revitalizing the Town's economy.

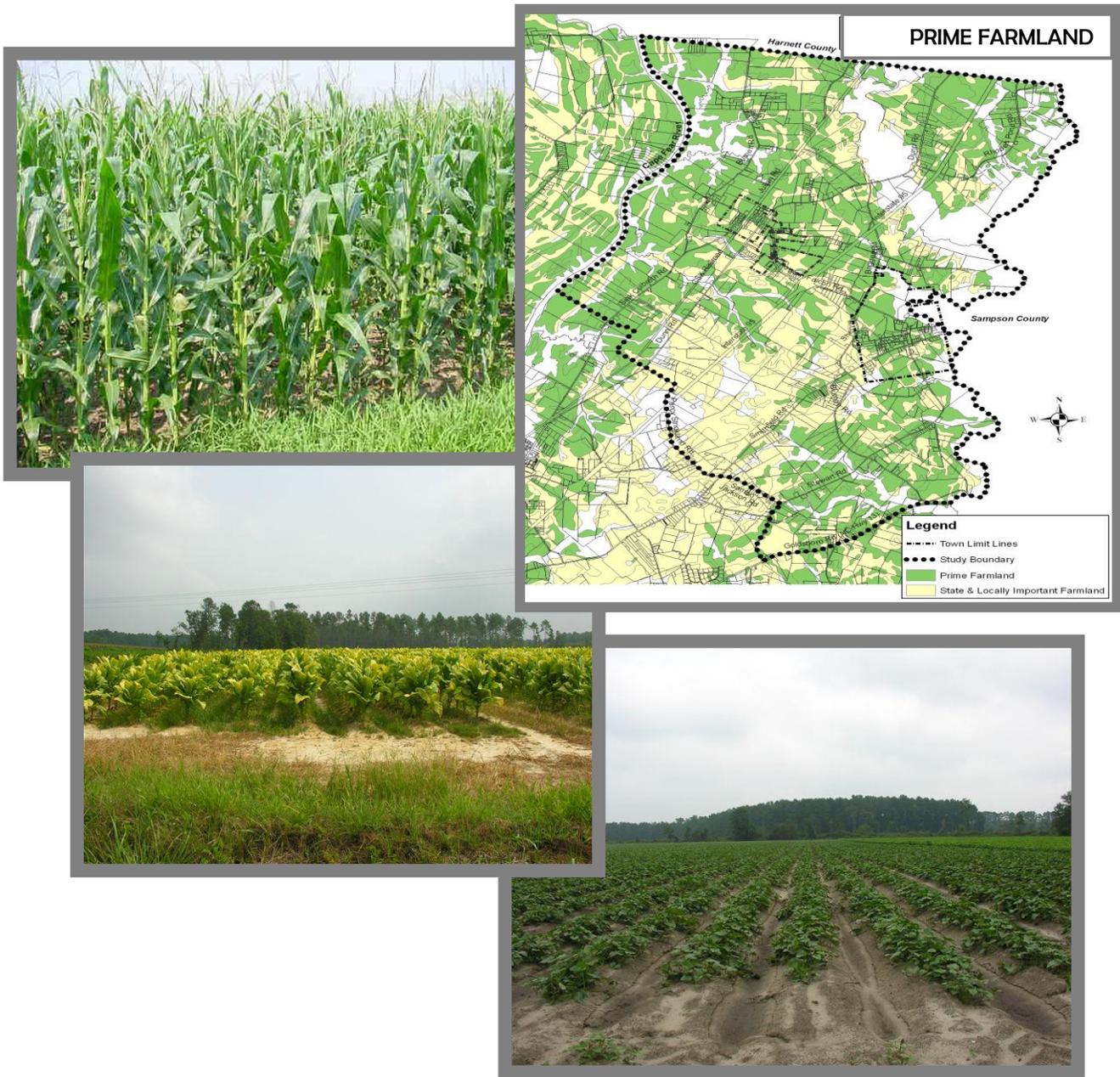
Long range economic planning should include the provision of a railroad spur off the CSX Railroad line beginning in Godwin and running parallel with the existing track to Rich Walker Road just south of Wade. This spur will open the entire northeastern portion of the County suitable for manufacturing, shipping, and warehousing operations. This railroad access will complement the Area's great trucking location along Interstate 95.





## PROTECT PRIME FARMLAND

The preservation of prime farmland will help conserve energy, prevent urban sprawl, control public costs, preserve the rural lifestyle, preserve open space, retain natural systems and processes; and preserve a stable local economic base. The public's cost of providing facilities and services to farms and farmland is very low. Studies show that farms are producers rather than consumers of tax dollars. Non-farm rural housing should be discouraged in areas where large cropland operations exist due to nuisances, chemical spraying, and noise. When rural housing is needed for the farming operations, family members, or any adjunct use pertaining to the farm, on prime farmland, it should be located on the smallest lot viable to meet health department regulations for septic tanks.

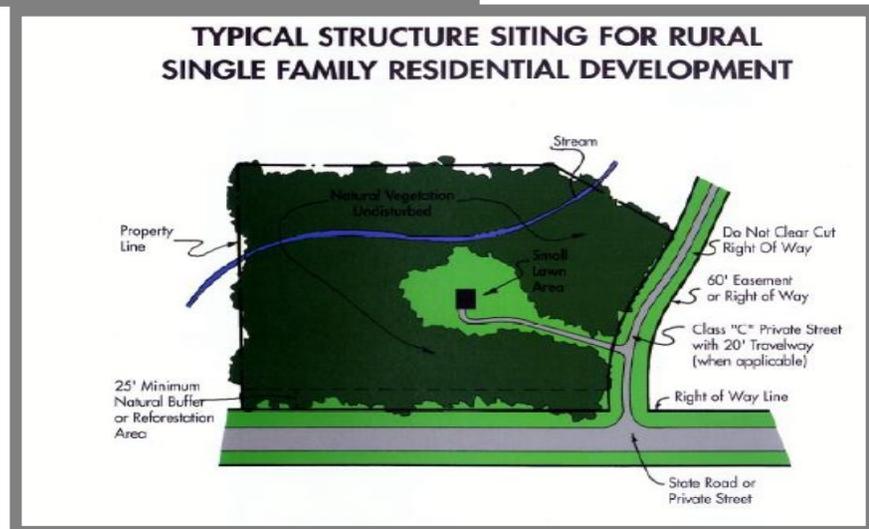
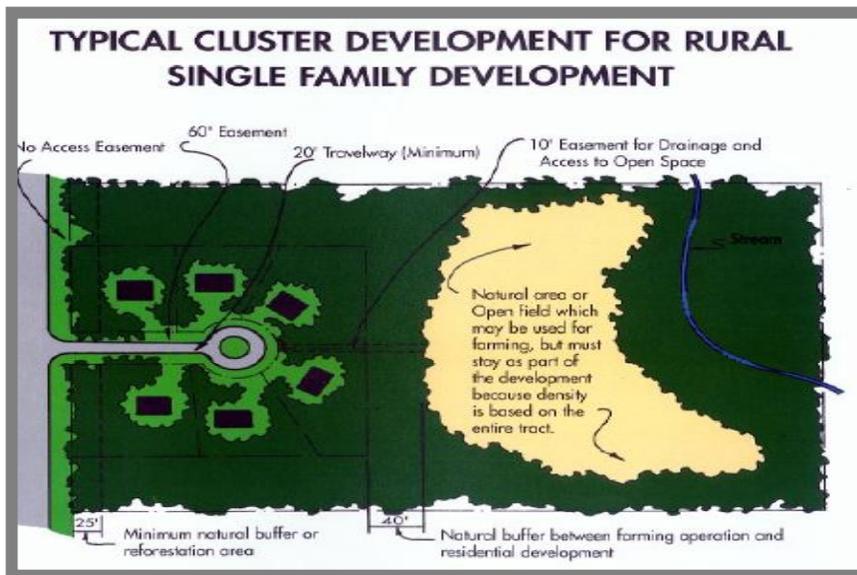






## UTILIZE CLUSTER DEVELOPMENT TECHNIQUES TO RETAIN RURAL CHARACTER OF THE AREA

During the Vision Session with the Study Area residents, there was great concern about protecting the rural atmosphere in the Area. It was agreed that development will be coming to the Area in the future, but this development should be done in a way to keep the Area from looking like other developed places in the County. It is recommended that any new subdivision in the area be developed in a way to maintain the rural character. Cluster type development can achieve this goal. Cluster development allows for the retention of a lot of natural vegetation and provides areas that will be permanently farmed or left natural (see illustration below). The rural roadways should be shielded from development by the provision of a natural or reforestation of vegetation.





## PROHIBIT MANUFACTURED HOMES PARKS IN THE CORE OF GODWIN

During the development of the Plan, the Northeast Cumberland Citizens' Planning Committee detected that current conditions would allow manufactured home parks in the core of Godwin. The group felt that this is not in the best interest of the Town. It recommended that manufactured home parks be limited to other parts of the Town and allow only Class A manufactured homes on individual lots in the Town's core area. This would require rezoning a portion of the core area of the Town to a district that does not allow manufactured home parks.



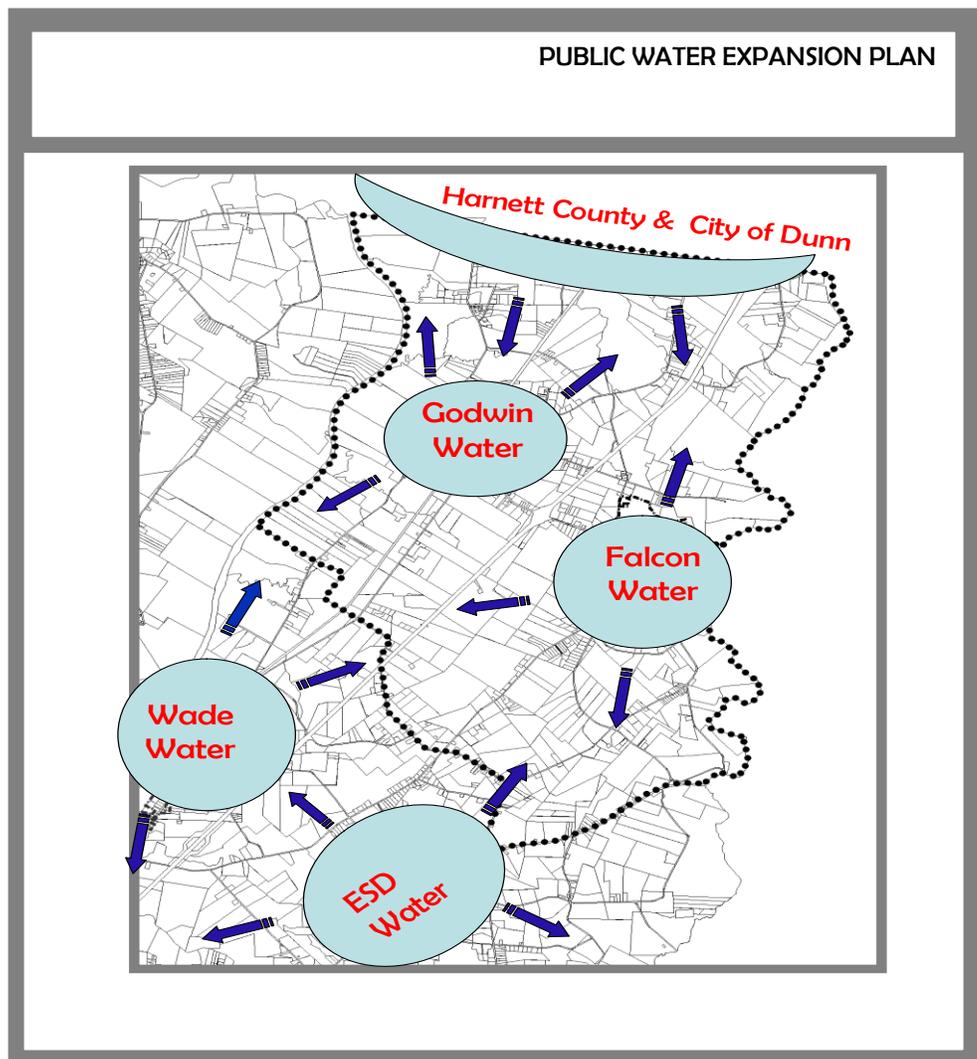


## UTILIZE GODWIN'S, FALCON'S, WADE'S, THE CITY OF DUNN, HARNETT COUNTY, AND THE EASTOVER SANITARY DISTRICT'S WATER SYSTEMS TO EXPAND SERVICE TO THE UNINCORPORATED PORTIONS OF NORTHEAST CUMBERLAND COUNTY

The provision of County-wide water is a goal of the Board of County Commissioners and they have developed a strategy to make this happen. This is to be done by the creation of water and sewer districts. While this strategy may be more viable in some parts of the County, there may be another alternative. In the Study Area there are two municipalities; one municipality and a sanitary district just south of the Study Area; Harnett County; and the City of Dunn just north of the area that have public water systems. Instead of creating a new water and sewer district, it may be prudent to

expand these existing systems in the immediate area. In this case, the County would encourage the municipalities in the County to expand its system to provide service to the areas outside their municipal limits. The County would assist, if possible, with trying to obtain appropriate financing or funding for the municipality to expand their respective system. If the County were to help provide funds, then it would be expected that the municipality to repay those funds within the provisions of an Inter-local Agreement executed by all parties involved in such project. The municipalities will be required to pay the County a sufficient amount to retire the debt service. Utilizing

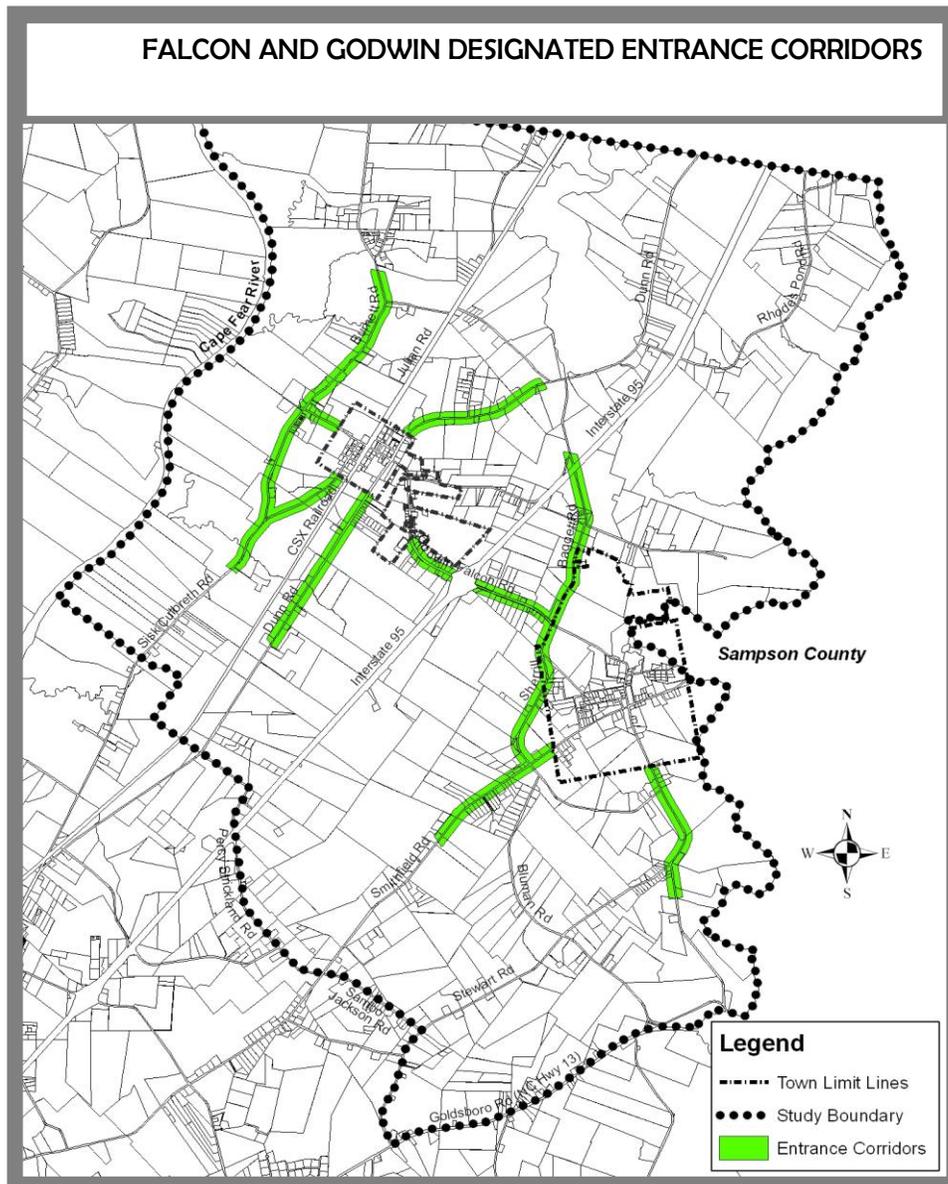
this approach will help insure the long term stability of these small municipalities, provide them with an additional income source, eliminate the need for an additional governmental layer, and position the towns for future economic development. This arrangement will be for Falcon, Godwin, and Wade (See illustration above).





## DEVELOP ENTRY CORRIDOR AND LANDSCAPE PLANS FOR FALCON AND GODWIN

As the Northeast Cumberland Citizen's Planning Committee worked through the plan development process they developed an Appearance Goal which would serve to enhance the visual appearance of the entrance corridors of Falcon and Godwin. The preparation and implementation of Entry Corridor and Landscape Plans for both Falcon and Godwin would provide a mechanism to achieve this goal. Each Town would have a guide for designating specific roads as entrance corridors into their respective Towns and have detailed landscape plans to be followed. This would allow the opportunity for budgeting resources to implement the plans, whether these resources are from the Towns or civic groups wishing to assist with a community project.



# Schematic Entrance Corridor Treatment

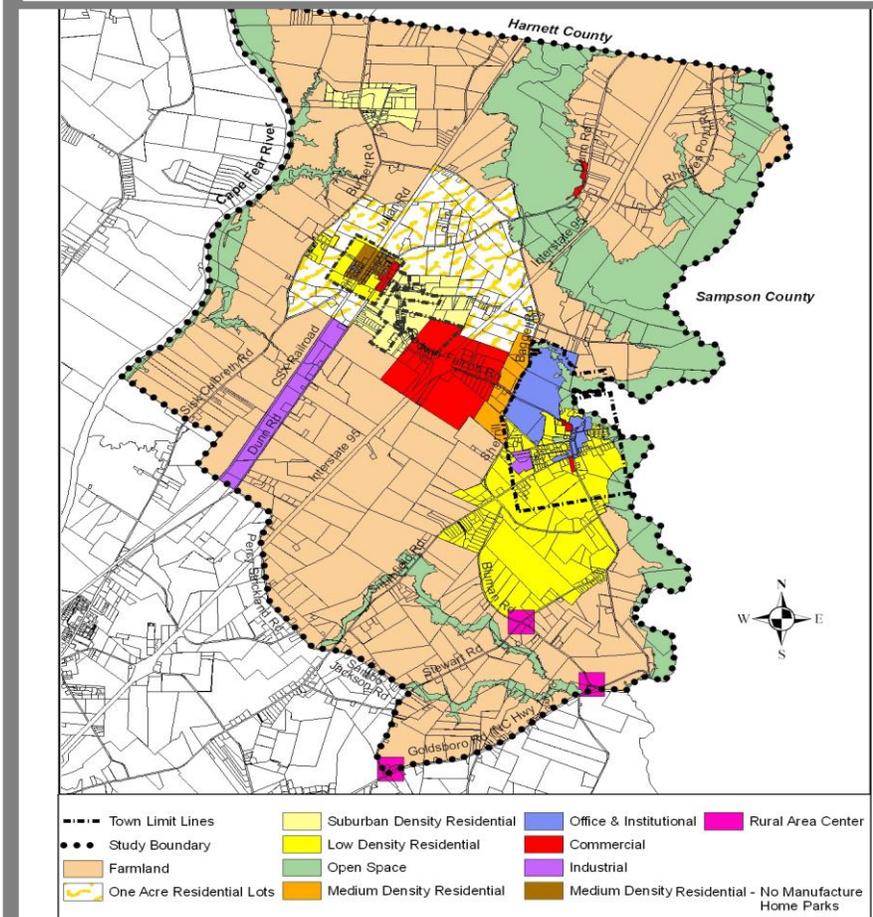




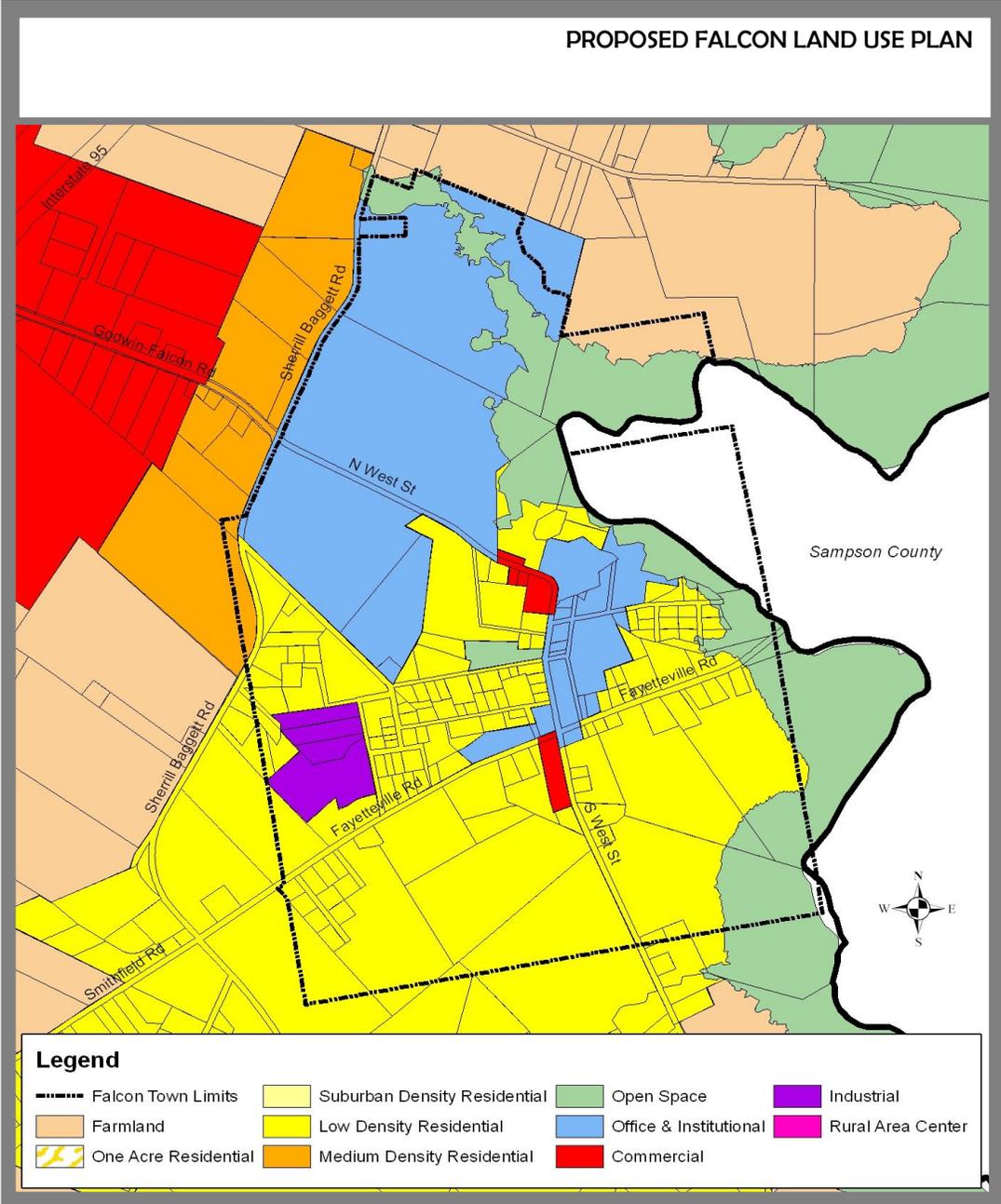
# ADOPT PROPOSED LAND USE PLAN

The Northeast Cumberland Citizen’s Planning Committee deliberated and proposed a land use plan that addressed the land use goals in the Area. The most intense commercial development is located around the I-95 NC Highway 82 (Godwin-Falcon Road) Interchange containing approximately 497 acres (3%) of the Study Area. In the rural area, Rural Centers (“Mom & Pop country store” or convenience goods and services) are proposed at the intersections of US 13 (Goldsboro Road) and Stewart and Bluman Roads, and at the intersection of Bluman Road and Stewart Road. Industrial development is located on sites that currently have industrial uses or in an area that takes advantage of the CSX Railroad containing approximately 243 acres or 1.5% of the Study Area. Approximately 260 acres (1.5%) including the Falcon Children Home and its properties, public buildings, are proposed for Office and Institutional use. The area between the intense commercial use near the Interchange and the Falcon Children’s Home property north of NC 82, and the core area of Godwin consisting of approximately 194 acres (1%) is proposed for Medium Density Residential development. The core area inside the Town of Godwin, that is currently zoned medium density residential, is recommended to continue as medium density residential but not allow manufactured home parks. The majority of the Study Area outside the Municipal Influence Areas of the Towns of Godwin and Falcon is denoted as farmland use containing approximately 9,917 acres (57%) and 3,240 acres (18%) for Open Space. The remaining portion of the Study Area is denoted as Suburban Density Residential consisting of 492 acres (3%), Low Density Residential consisting of 1,421 acres (8%), and One Acre Residential Lots containing 1,239 acres (7%).

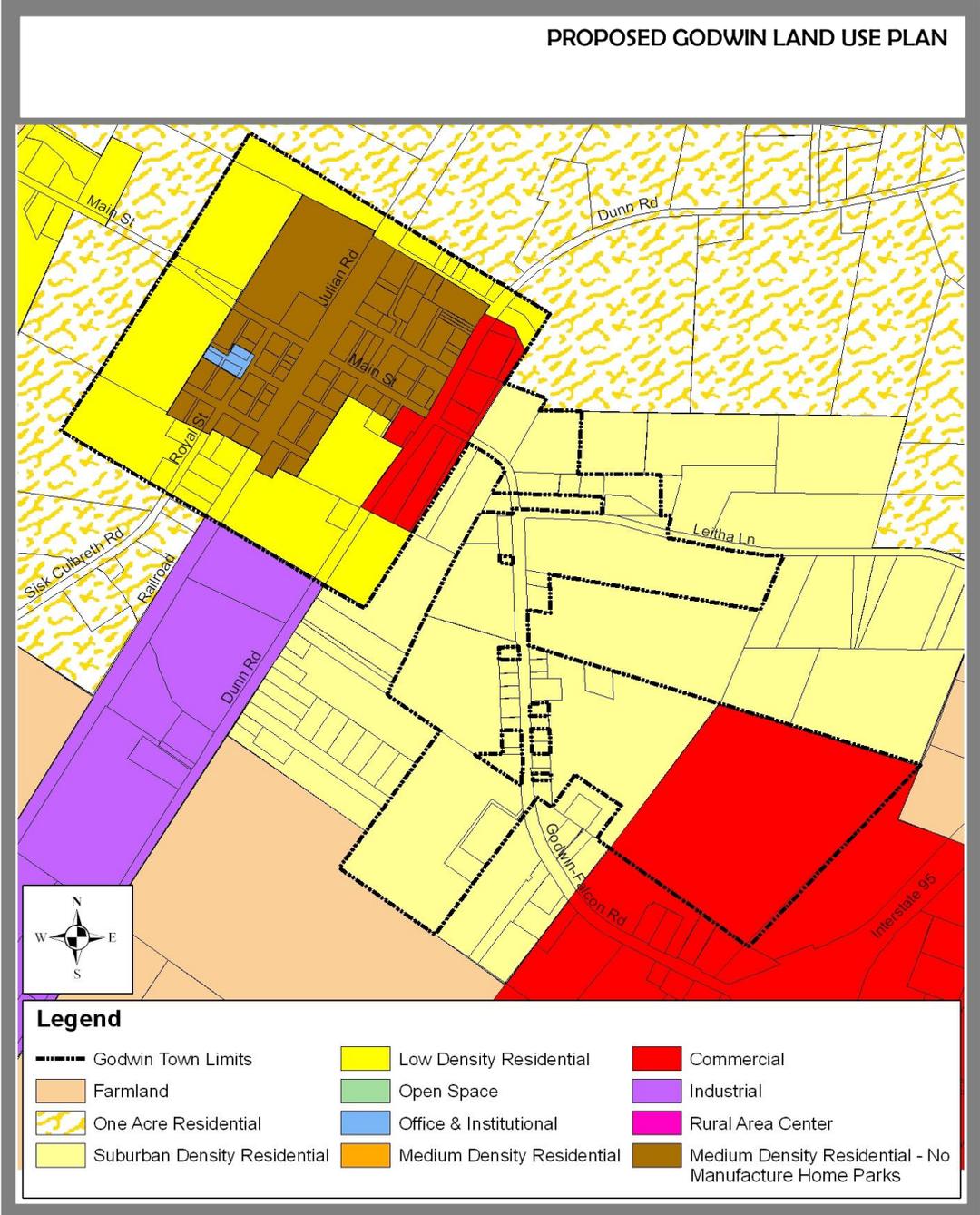
## PLANNING COMMITTEE FINAL PROPOSED LAND USE PLAN



The Northeast Cumberland Citizen’s Planning Committee recommended a detailed land use plan for the Town of Falcon. The recommended plan calls for Commercial Use on 9 acres (1%), Industrial Use 21 acres (3%), Medium Density Residential 4 acres (.5%), Office and Institutional Use 244 acres (30.5%), Open Space 122 acres (15%), Low Density Residential Use 386 acres (48%), and 14 acres (2%) denoted as Farmland.



The Northeast Cumberland Citizen’s Planning Committee also recommended a detailed land use plan for the Town of Godwin. This detailed plan call for 70 acres of Commercial (21%), 1 acre of Office and Institutional Use (1%), 62 acres of Medium Density Residential that does not allow manufactured home parks (18%), 83 acres of Low Density Residential Use (24%), and 121 acres of Suburban Density Residential (36%).





## **ENCOURAGE LOCAL FARMERS TO PARTICIPATE IN THE VOLUNTARY AGRICULTURAL DISTRICT PROGRAM**

The Cumberland County Board of Commissioners and the Town of Eastover adopted the Voluntary Agricultural District Program, which is designed to preserve and maintain agricultural areas in the County; inform non-farming neighbors and potential land purchasers that the participating farm may emit noise, dust, and smell; gives the farming community an enhanced voice in the County Board of Commissioners' and the Eastover Board of Commissioners' decisions affecting farmland; and conserve open space and natural resources as the County's population and development expand. Farmers are encouraged to participate in the Program, which involves filling out an application obtained from NC Cooperative Extension Cumberland Center office. The application includes a conservation agreement between the County and the applicant prohibiting non-farming use or development for 10 years, except for the creation of not more than 3 lots that meet applicable zoning and subdivision regulations. This conservation agreement will become null and void if the land is removed from the Voluntary Agricultural District Program. A land owner may request, in writing, to have land removed from the Program at any time. All applications are reviewed by the Cumberland County Farm Advisory Board. Upon approval by the Farm Advisory Board, each applicant is notified and is given a sign to be posted on the property designating it as a Voluntary Agricultural District. Additionally, all approved applications are recorded with the Register of Deeds and mapped on the County GIS database so that anyone conducting deed research or real estate transactions will be aware of the location of active farms participating in the Program. This will help to reduce the potential of nuisance suits as well as avoiding the potential of allowing a non-compatible land use adjacent to a farm operation. The conservation agreement helps to protect open space and natural resources even though it is voluntary in nature. Local farmers within the Study Area should be encouraged to participate in the Program as it will give notice to the citizens that the land is an active farm operation, maintain the rural character of the Area and is voluntary.





## **CONSIDER RE-VISITING DEVELOPMENT STANDARDS FOR FALCON AND GODWIN**

Since the Municipal Influence Areas (MIA's) of Falcon and Godwin are being clearly defined, it may be a good time to revisit the development standards for each of the municipalities. The Municipal Influence Area denotes the area outside the corporate limits of the towns where their standards will be enforced. These Areas at some point will be part of the Towns and as they are developed it will be prudent to require their respective standards in these areas to prevent retrofitting after annexation. It will be best to have these standards in place prior to the any anticipated development. These standards could include curb & gutters, pavement specifications, street specifications, open space requirements, sidewalks, the installation of water and sewer, etc.



## **ADOPT WATER AND SEWER POLICY FOR FALCON AND GODWIN'S MUNICIPAL INFLUENCE AREAS**

It is important to protect the public's investment, the public health, ensure the viability and efficiency of the systems, an extension policy should be adopted. Any residential development that entails more than five lots and any commercial development within the Municipal Influence Areas of Falcon and Godwin will be required to tie into the public water system and to the NORCRESS sewer system. Property outside of these Municipal Influence Areas should be required to tie in if they are within 300 feet of a sewer line or 500 feet of a water line. All development should be encouraged to tie to the systems.



## **PROMOTE USE RHODES POND, AVERASBORO BATTLEFIELD, THE CAPE FEAR RIVER BLUFFS, AND OTHER UNIQUE NATURAL RESOURCES AS AN ECONOMIC DRIVER**

The Study Area has several unique natural resources that can be utilized as an economic driver not only for the Area but both Cumberland and Harnett Counties.

Rhodes Pond is a 461 acre pond that has been a popular destination for fishing and wildlife observation for many years. Located on US Highway 301 northeast of Godwin, the Pond dates back to the 1740's when the Black River tributary (originating in Harnett County, flowing through the Pond into the Mingo Swamp, which joins South River) was dammed. The Pond was originally known as Smith's Mill Pond and was on the John Smith Plantation. It was the site of an 1865 Civil War skirmish preceding the Battle of Averasboro (which also took place on the Smith Plantation at a different location). After the Civil War, the Rhodes family purchased the Pond and the Rhodes Mill House was used as a post office from 1882 until 1900. Between 1920 and 1964 it was known as Holland's Lake and was owned by several businessmen. Purchased in 1964 by the Honeycutt family, the Pond was operated as a fish camp and also served as the site of the Antique Steam Engine Festival, held annually. The Pond also has significant natural history. The North Carolina Natural Heritage Program has designated the site as a regionally significant natural area because of the cypress trees, game fish, river frogs, Little Blue Herons (state-listed species of special concern)

Anhinga birds, Egrets and Herons. Due to this abundance of natural resources, the Sandhills Area Land Trust (SALT) and the NC Wildlife Resources Commission purchased the Pond in 2004 for conservation and recreational uses. The Wildlife Commission will manage the property and currently allows fishing and wildlife viewing.

The Averasboro Battlefield located on US Highway 82 north of Godwin, is another unique resource to the Area. As previously mentioned in the description of Rhodes Pond, the Battle of Averasboro took place on the John Smith Plantation, which was an 8,000 acre plantation that spanned both sides of the Cape Fear River in both Harnett and Cumberland Counties. The Battle of Averasboro took place on March 15-16, 1865 between Confederate soldiers under the command of Colonel Alfred Rnett and Union soldiers commanded by Brigadier General Judson Kilpatrick as part of General Sherman's left wing involved in Sherman's infamous march through Georgia and the Carolinas. At the time of the Battle, there were three plantation homes on the property, Oak Grove, Lebanon (in Harnett County) and the William T. Smith house. These 3 homes distinguish Averasboro as the only US Battlefield currently having 3 standing plantation homes. Additionally, the Chicora Cemetery is on the site. There are 56 Confederate dead from the Battle buried there. Currently, the Battlefield is listed on the Civil War Discovery Trail which links approximately 600 sites in 31 states. Although each of the sites is independently owned and operated, the Discovery Trail is overseen and administered by the Civil War Preservation Trust which selects sites based on their historic significance and educational value.

The Cape Fear River is known for many bluffs located along the River beginning south of its confluence (where the Deep and Haw Rivers converge) and extending south to Wilmington. These bluffs served as locations of early settlements and ferry landings in the 1700's and 1800's and are considered to be scenic sites and natural resources. Some of the notable bluffs include Raven Rock State Park in Harnett County and the site of Old Bluff Church near Wade in Cumberland County. The Cape Fear River serves as the western boundary of the Study Area and serves as a unique natural and cultural resource for the Study Area, Cumberland County and the Cape Fear Region. It is also designated as part of the East Coast Trail that is proposed to run from Maine to Florida.

The South River, located along the eastern border of the Study Area and the Sampson County line is a black water stream with low or swampy banks and significant Bald Cypress stands.

These unique natural resources should be utilized as a means of economic opportunities for Falcon, Godwin and Cumberland County. Long range economic planning should include promotion of these resources as an opportunity for tourism and recreation.



**PARTNER WITH THE FAYETTEVILLE/CUMBERLAND COUNTY CHAMBER OF COMMERCE AND FAYETTEVILLE AREA VISITORS CENTER AND CONVENTION BUREAU TO MARKET AND PROMOTE ECONOMIC DEVELOPMENT IN THE AREA.**

Northeast Cumberland County has been out of the mainstream of economic development in the County due to the lack of facilities and services. Some services have come to the area, mainly public water and sewer. These services, combined with other assets such as access to rail and I-95; a major natural gas pipeline in the area; good soils; and large tracts of land make it viable for future development. In addition to being ripe for development, the Area also has a wealth of natural amenities that can be economic drivers for a large tourism market. Averasboro Battlefield, listed as

part of the Civil War Trail has national exposure. Rhodes Ponds provides possibilities for a host of water related recreation activities. The Cape Fear River with its unique bluffs along with the South River with its black water swamps and cypress trees are natural resources that can be marketed. Local governing bodies of Falcon and Godwin should forge a relationship with the Chamber and the Convention Center Bureau to bring these possibilities to fruition. Additionally, the Towns of Falcon and Godwin should join the Fayetteville/Cumberland County Chamber of Commerce and the Fayetteville Area Visitors Center and Convention Bureau.

# RESOLUTIONS

Since the Study Area consist land in three local jurisdictions, it will require adoption by each jurisdiction. The Board of County Commissioners, the Falcon Town Board of Commissioners, and the Godwin Town Board of Commissioners will be required to hold public hearings and adopt the Plan. While Falcon and Godwin are responsible for the area within in their corporate limits, their adoption of the Plan also means endorsing the entire Plan regardless of the jurisdictional responsibility. Each local jurisdiction has passed a resolution of adoption and they are shown below.

RESOLUTION OF ADOPTION  
NORTHEAST VISION PLAN  
CUMBERLAND COUNTY JOINT PLANNING BOARD

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for the County of Cumberland, including all municipalities therein and portions thereof, in accordance with G.S. 153A-321, G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Northeast Vision Plan designed to provide the County of Cumberland, the Town of Falcon, and the Town of Godwin a statement of desirable objectives to guide future growth, change and development within the Study Area; and

WHEREAS, the Northeast Citizen Planning Committee consisting of citizens within the Study Area developed and endorses the Northeast Vision Plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Joint Planning Board hereby adopts the Northeast Vision Plan.

On This \_\_\_\_\_ Day of \_\_\_\_\_, 2010

BY: \_\_\_\_\_  
Lori Epler, Chairman  
Cumberland County Joint Planning Board

ATTEST: \_\_\_\_\_

RESOLUTION OF ADOPTION  
NORTHEAST VISION PLAN  
COUNTY OF CUMBERLAND

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 153A-321, G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Northeast Vision 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 Northeast Citizens Planning Committee consisting of residents within the Study Area boundary developed and endorses the Northeast Vision 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 Northeast Vision Plan.

On This \_\_\_\_\_ Day of \_\_\_\_\_, 2010

By: \_\_\_\_\_  
Billy R. King, Chairman  
Board of County Commissioners

ATTEST: \_\_\_\_\_  
Marie Colgan, Clerk to the Board

RESOLUTION OF ADOPTION  
NORTHEAST VISION PLAN  
TOWN OF FALCON

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Northeast Vision Plan designed to provide the Falcon government a statement of desirable objectives to guide future growth, change and development within the Study Area; and

WHEREAS, the Northeast Citizens Planning Committee consisting of residents within the Study Area boundary developed and endorses the Northeast Vision Plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the Falcon Board of Commissioners hereby adopts the Northeast Vision Plan.

On This \_\_\_\_\_ Day of \_\_\_\_\_, 2010

By: \_\_\_\_\_  
Cliff Turpin, Mayor  
Falcon Board of Commissioners

ATTEST: \_\_\_\_\_  
, Clerk to the Board

RESOLUTION OF ADOPTION  
NORTHEAST VISION PLAN  
TOWN OF GODWIN

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including municipalities therein and portions thereof, in accordance with G.S. 160A-361 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the Northeast Vision Plan designed to provide the Godwin government a statement of desirable objectives to guide future growth, change and development within the Study Area; and

WHEREAS, the Northeast Citizens Planning Committee consisting of residents within the Study Area boundary developed and endorses the Northeast Vision Plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the Godwin Board of Commissioners hereby adopts the Northeast Vision Plan.

On This \_\_\_\_\_ Day of \_\_\_\_\_, 2010

By: \_\_\_\_\_  
Deborah Tew Godwin, Mayor  
Godwin Board of Commissioners

ATTEST: \_\_\_\_\_



## NORTHEAST CUMBERLAND CITIZEN PLANNING COMMITTEE

WILLIE BURNETT  
STEVEN DAMMER  
C F DAWKINS  
JOE EZZELL  
NATALEE EZZELL  
WILLIAM E HAMILTON  
STEVE HARRIS  
THOMAS J HONEYCUTT  
KAREN LUCAS  
DONALD MCINTYRE  
DONOVAN MCLAURIN  
RONALD MCNEILL  
GERALD D OLSEN

TONYA JOHNSON SMITH  
DOUG STEPHENS  
CHAD STRICKLAND  
HARVEY STRICKLAND  
SUSAN THORNTON  
C L TURPIN JR  
MARIE J WADZINSKI  
PHIL WALTERS  
ED WEEKS  
JOHN A WEEKS  
JOE WHEELER  
SHELIA WILLIAMS  
JAY YERGEAU

## CUMBERLAND COUNTY PLANNING

### PLANNING BOARD

Mrs. Lori Epler, Chair..... Cumberland County  
 Mr. Roy Turner, Vice-Chair..... Cumberland County  
 Mr. Garland C. Hostetter..... Spring Lake  
 Mr. Walter Clark..... Cumberland County  
 Mr. Harvey Cain, Jr..... Stedman  
 Mr. Charles C. Morris..... Linden  
 Mrs. Sara E. Piland..... Cumberland County  
 Mrs. Patricia Hall..... Hope Mills  
 Mr. Benny Pearce..... Eastover  
 Mr. Donovan McLaurin..... Falcon, Godwin & Wade

### ADMINISTRATIVE STAFF

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

### ADDRESSING/STREET NAMING

Mr. Mike Osbourn..... GIS Coordinator  
 Mr. Ron Gonzalez..... Addressing Technician  
 Mr. Shane Parsons..... Planning Assistant  
 Mr. Lloyd Bigler..... Sign Shop Supervisor  
 Mr. William Phipps..... Planner II  
 Ms. Diane Shelton..... Street Name Coordinator  
 Mr. Steve Adams..... Sign Technician

### GIS

Mr. Matthew Rooney, AICP..... GIS Manager  
 Mr. Lee Eanes,..... GIS Coordinator  
 Mrs. Mary Ann Steinmetz..... GIS Analyst

### \*\*COMPREHENSIVE PLANNING

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

### GRAPHIC SERVICES

Ms. Donna McFayden..... Plat Review Officer  
 Ms. Annie Faircloth..... GIS Technician II  
 Mr. John Hatch..... GIS Technician I

### LAND USE CODES

Ms. Patti Speicher..... Planner III  
 Mr. Ed Byrne..... Planner II  
 Mr. Johnny Scott..... Planner I  
 Mrs. Pier Varner..... Planner I  
 Mr. Jeff Barnhill..... Watershed Office  
 Ms. Marili Melchionne..... Administrative Support

### TRANSPORTATION

Mr. Rick Heicksen..... Planner III  
 Mrs. Maurizia Chapman, AICP..... Planner II  
 Mr. Bobby McCormick..... Planner I  
 Mr. Alvin Bess..... Planner I  
 Mr. Mark Nottingham..... Planner I  
 Mr. Michael Rutan..... Planner I  
 Mrs. Kristine Wagner..... Community Transportation Planner  
 Mrs. Courtenay Newkirk..... CTP Assistant

\*\*Section responsible for this report  
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