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# EASTOVER AREA LAND USE PLAN

*Adopted 2018*

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Cumberland County Planning Department



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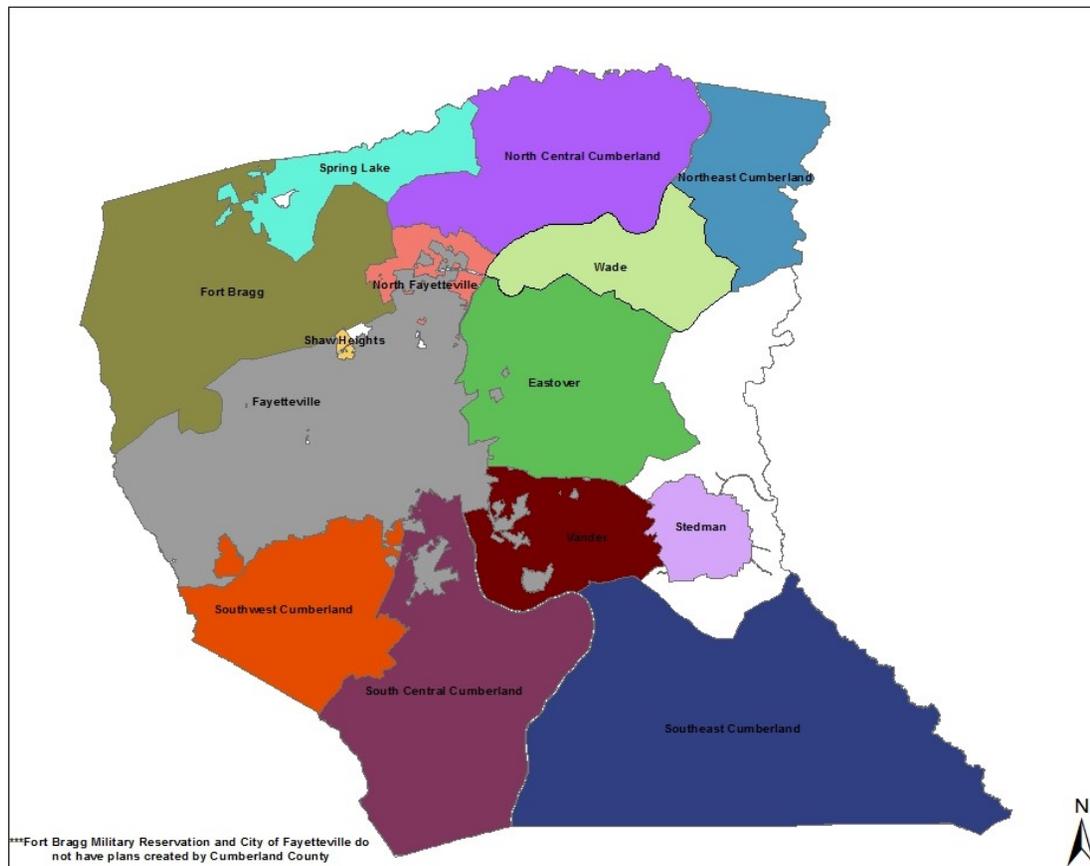
## Introduction



# Plan Purpose

The Town of Eastover and the surrounding areas are considered predominantly rural with quiet neighborhoods, an abundance of agricultural lands and open spaces. This area is unique in that there is direct access to several major thoroughfares which, given the area's close proximity to the City of Fayetteville, provides access to entertainment, arts and amenities. The Eastover Area Land Use Plan represents a series of recommendations and maps that should be used in order to preserve and protect treasured characteristics of the area, while simultaneously responding to ever-increasing demands for growth. The recommendations in this plan should be considered prior to making decisions at all scales and levels of development.

**Map 1:** Cumberland County Adopted Area Land Use Plans



## Three Key Purposes of the Land Use Plan

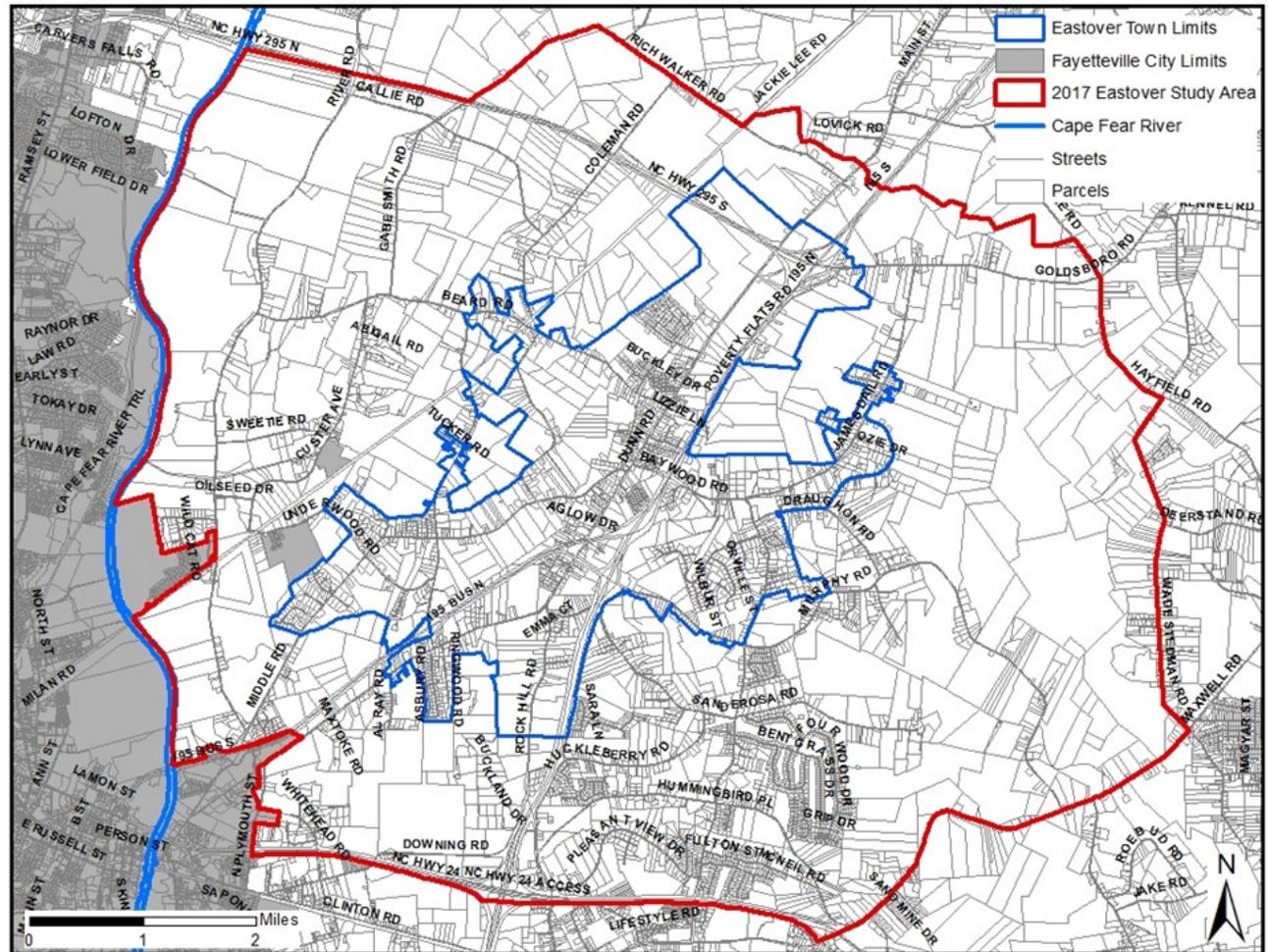
- Provide guidance for rezoning, planning and capital investment decisions and set policy directives for officials, staff and other parties concerned with future development
- Assist in producing desirable land use patterns, uses and densities.
- Ensure future development adds to the overall quality and uniqueness of the community, and builds upon the existing foundation that defines Eastover and its surrounding area.

# Eastover Area Overview

Eastover Township, formerly known as Flea Hill Township, was established in 1865 with the Town of Eastover being incorporated by the North Carolina General Assembly in 2007. This plan focuses on the Town of Eastover and surrounding areas, located in the central portion of Cumberland County, North Carolina. The Eastover Area consists of approximately 34,000 acres (53 square miles) and is generally defined to the north by NC HWY 13/295, to the south by NC HWY 24, to the east by Wade Stedman Road, and to the west by the Cape Fear River.

The Eastover Area consists of a small concentration of non-residential developments clustered along US HWY 301/Dunn Road with some additional residential development off this main artery. These non-residential uses include commercial retail and servicing, trade contracting and convenience retail. A large portion of the area is rural in character, consisting of farming and single family residential development. Although the planning area is outside of the Fayetteville City Limits, there are two areas designated as satellite annexations, which are non-contiguous to the existing City boundaries.

Map 2: Eastover Study Area Boundary



This detailed plan replaces the original Eastover Area Land Use Plan (adopted in October 2000) and supplements the Cumberland County 2030 Growth Vision Plan (adopted in April 2009).



## Planning Process



# Planning Process



The Eastover Area Land Use Plan was formulated by researching and analyzing census data and existing conditions as well as reviewing existing plans that affect the area. The gathering of this background information is crucial to the development of a land use plan because it helps to set the tone of the future land use discussion. This information helps measure the type and pace of growth that has occurred in the plan area over a certain period of time.

After background information was gathered, the planning staff engaged community members through committee meetings and surveys. Public involvement is vital in order to ensure a complete and accurate depiction of the concerns and needs of the community.



Exhibit A: Planning Process

# Public Participation

The public participation portion of the planning process began on November 16th, 2017 with a “Kick Off Meeting” held at Salem United Methodist Church. Prior to the meeting 4,270 notices were mailed to property owners of record within the plan area, and approximately 91 citizens attended. Planning staff gave a presentation outlining the planning process and a survey was given in order to obtain feedback from the community. Four members of the Cumberland County Planning staff were in attendance in order to answer questions and address any concerns. The Eastover Area Citizen’s Committee was formed from volunteers that attended the “Kick Off Meeting”. Eastover Area Citizen’s Committee meetings were held, with attendance ranging from a low of seven to a high of 19 individuals, at the Eastover Community Center on the following dates:

December 14th, 2017

January 25th, 2018

February 22nd, 2018

March 22nd, 2018

April 19th, 2018

July 12th, 2018

August 30th, 2018

A rough draft of the Eastover Plan was presented to the Eastover Area Citizen’s Committee at the July 12th, 2018 meeting. Comments were received by Planning Staff and incorporated into the draft. A final presentation of the plan to the committee was given on August 30th, 2018.



# Eastover Area Citizen's Committee Members

Susan Baggett	S. McCaig
Talmage S. Baggett	John McCarroll
Walt Brinker	Marie McCarroll
Lawrence Buffaloe	Ellis McGaughy
Charles Carroll	Charles McLaurin
Tom Clark	Tom Melvin
Helen Crumpler	Bob Nail
Stan Crumpler	Kim Nazarchyk
Barry Dugan	Liz Reeser
James D. Forte	Hazel G. Stubbs
Rhonda L. Groves	Eddie Super
Morgan L. Johnson	Jenn Super
Jacqueline Lee	Ken Sykes
Randy P. Lee	Denise Sykes
Rita Matysek	Ruby Underwood
Ronald Matysek	Ronald Williams



# Public Participation

## Eastover Community Survey Summary

At the “Kick Off Meeting,” a five question survey was conducted. The following is a sample of questions asked:

1. Overall, how would you rate the quality of life in the Eastover Area?
2. Which option best reflects your opinion regarding the importance of these attributes as they relate to the Eastover Study Area?
3. Identify the areas where the following types of development are desirable.
4. Which option best reflects your opinion regarding the Eastover Study Area?
5. Which term best describes the rate of growth in the Eastover Area?

A total of 82 people completed the survey with a large majority of respondents being 55 or older. The following is a brief summary of the most popular responses received:

**Exhibit B:** Eastover Community Survey Summary

Question #	
1	The majority of citizens surveyed considered the quality of life in the Eastover study area as “good.”
2	Open space, environmentally sensitive areas, parks/recreation areas, sidewalks/multi-use paths and locally owned restaurants/retail were all considered very important by respondents.
3	Single-family homes were considered desirable in all locations by a majority of respondents while commercial uses were considered desirable in the Commercial Core. Industrial uses, manufactured homes and agricultural uses were desired to be outside of the town limits.
4	Most of the citizens surveyed were generally satisfied with services offered, street maintenance, preservation of open space and available sidewalks/multi-use paths.
5	58% of respondents believe that the Eastover area rate of growth is “just right” while 28% said “too slowly” and 15% responded “too quickly.”

# Public Participation

## Exhibit C: Survey Comparison

### Comparison of 2000 and 2017 Eastover Community Survey Results

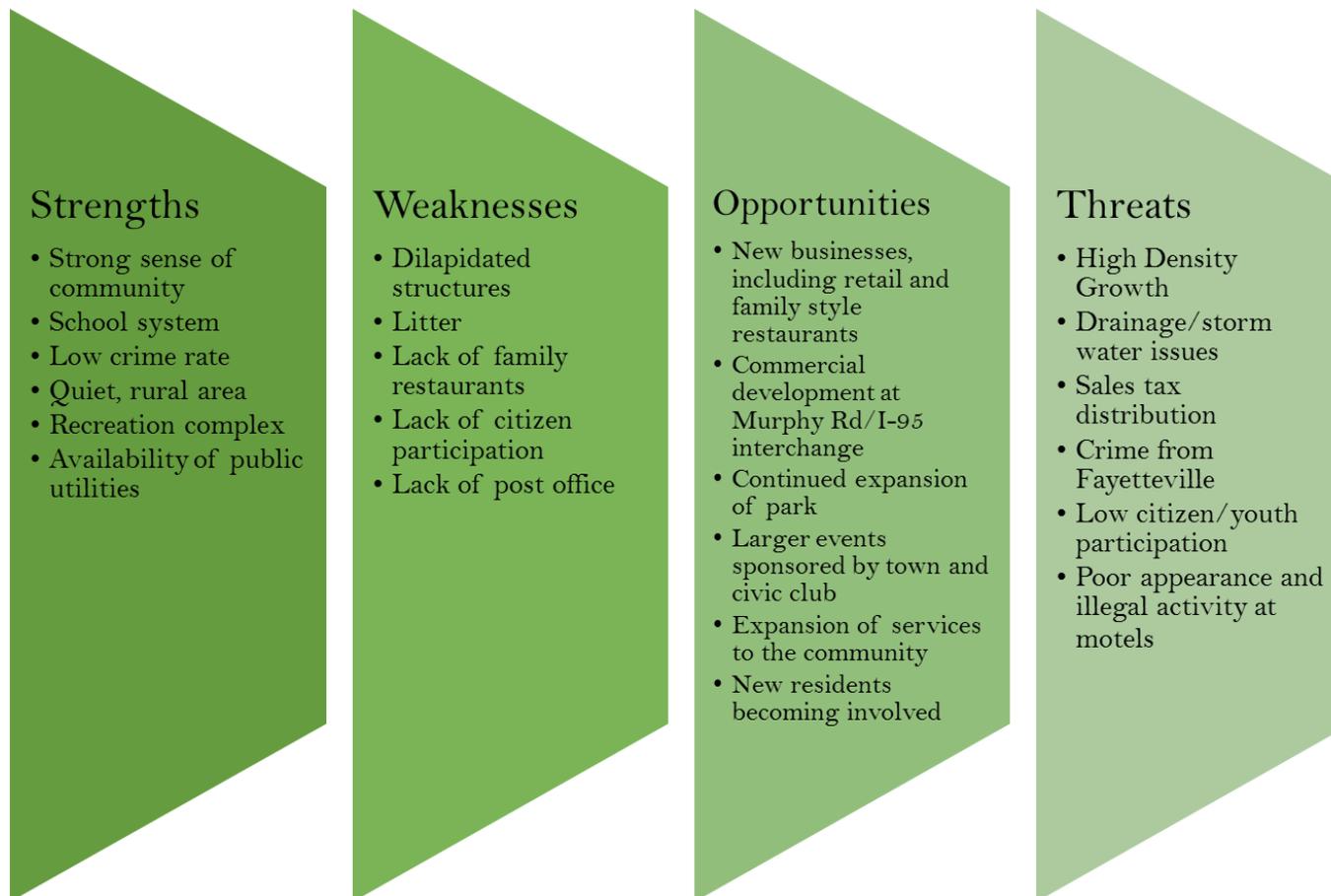
- **AGE:** In 2000, the majority (36.1%) of survey respondents were between the ages of 35 and 55, whereas an overwhelming amount (58%) of the respondents from the 2017 survey were 65 or older. This information makes it clear that the Eastover Area has an aging population, especially considering Cumberland County's estimated median age was 32 as of 2017.
- **RACE:** The racial breakdown of respondents from the initial survey in 2000 was 64.6% white, 22.9% African American, 1.4% Hispanic and 2.1% Other. The breakdown from 2017 is 63.6% white, 28.6% African American, 2.6% Hispanic and 5.2% Other. This data shows that the racial make up of the study area is virtually unchanged from 2000.
- **RESIDENCY:** In 2000, 47.2% of respondents had lived in the Eastover Area for more than 20 years with almost all other respondents having lived in the area for at least 3 years or more. Only 8.3% of respondents had lived in the area for less than 3 years. The number of respondents having lived in the study area for more than 20 years dramatically increased in 2017 to 70%. Much like the previous survey, most other respondents have lived in the area for more than 3 years, with only 8% having lived in the area for less than 3 years. This information shows that, unlike Fayetteville, there are many permanent members of the Eastover population.
- **QUALITY OF LIFE:** In 2000, 56.3% of those surveyed considered the quality of life in the Eastover Area to be "Good" with 25.7% responding "Fair/Average", 10.8% responding "Excellent" and 2.1% responded "Poor". With the 2017 survey the amount of responses for those considering the quality of life to be "Fair/Average" and "Excellent" were virtually flipped with 10.8% and 25.7% respectively. 60.8% responded "Good" and 2.7% responded "Poor".
- **WHAT IS MOST IMPORTANT TO CITIZENS?:** In 2017, the top two area attributes that were considered "Very Important" were Open Space and Environmentally Sensitive Areas. In 2000, "Very Important" attributes were Fire Protection and Education. The need to preserve land and protect sensitive areas shows a shift in ideals over the last 20 years.

# Public Participation

## Study Area Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

The SWOT method was originally created for business and industry, but is equally useful in the work of community planning and development. SWOT analysis provides a general idea of what is needed/wanted in the community in a simple, yet effective format. The following is a summary of input gathered at the Eastover Citizen's Committee Meeting on December 14, 2017. These results reiterate some of the issues and concerns expressed in the Eastover Community Survey.

**Exhibit D:** Eastover Citizen's Committee SWOT Analysis

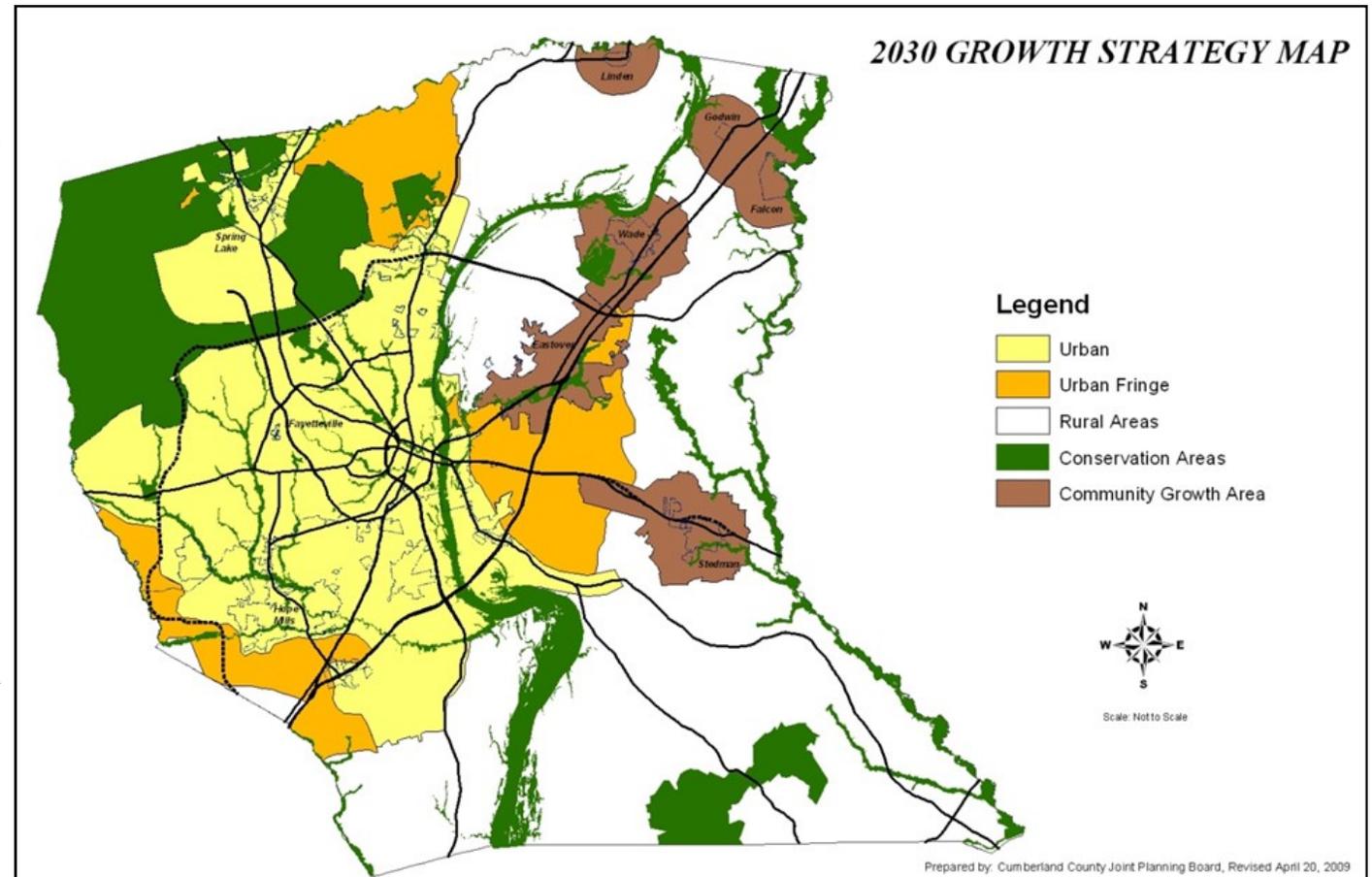


# Review of Existing Plans

An important step in the planning process is to assess existing plans that affect the study area. This allows planning staff to review current planning efforts in the area as well as past goals and whether they have been met or are still relevant. The following is a summarization of the plans that exist for the Eastover Plan Area.

Map 3: Cumberland County 2030 Growth Strategy Map

**2030 Plan:** The Cumberland County 2030 Vision Plan adopted in 2009 identifies the Eastover Plan area as a mix of Community Growth Area (Eastover Town Limits), Rural Areas and Urban Fringe. These areas are defined in the plan as follows: **Community Growth Areas** provide for the development and redevelopment of smaller, freestanding communities in Cumberland County. These communities normally provide for a full range of urban services through a combination of municipal and county services. **Rural Areas** provide for agriculture, forestry, and other allied activities traditionally found in a rural setting. Very low intensity residential development with on-site waste disposal (i.e. septic systems) may be appropriate in Rural Areas. **Urban Fringe Areas** include portions of the county that are not currently urban in character but are likely to reach a level of development requiring urban services. These areas may have some services already in place including centralized water and sewer. The adopted **2030 Vision Plan Land Use Map** is shown above for further reference.

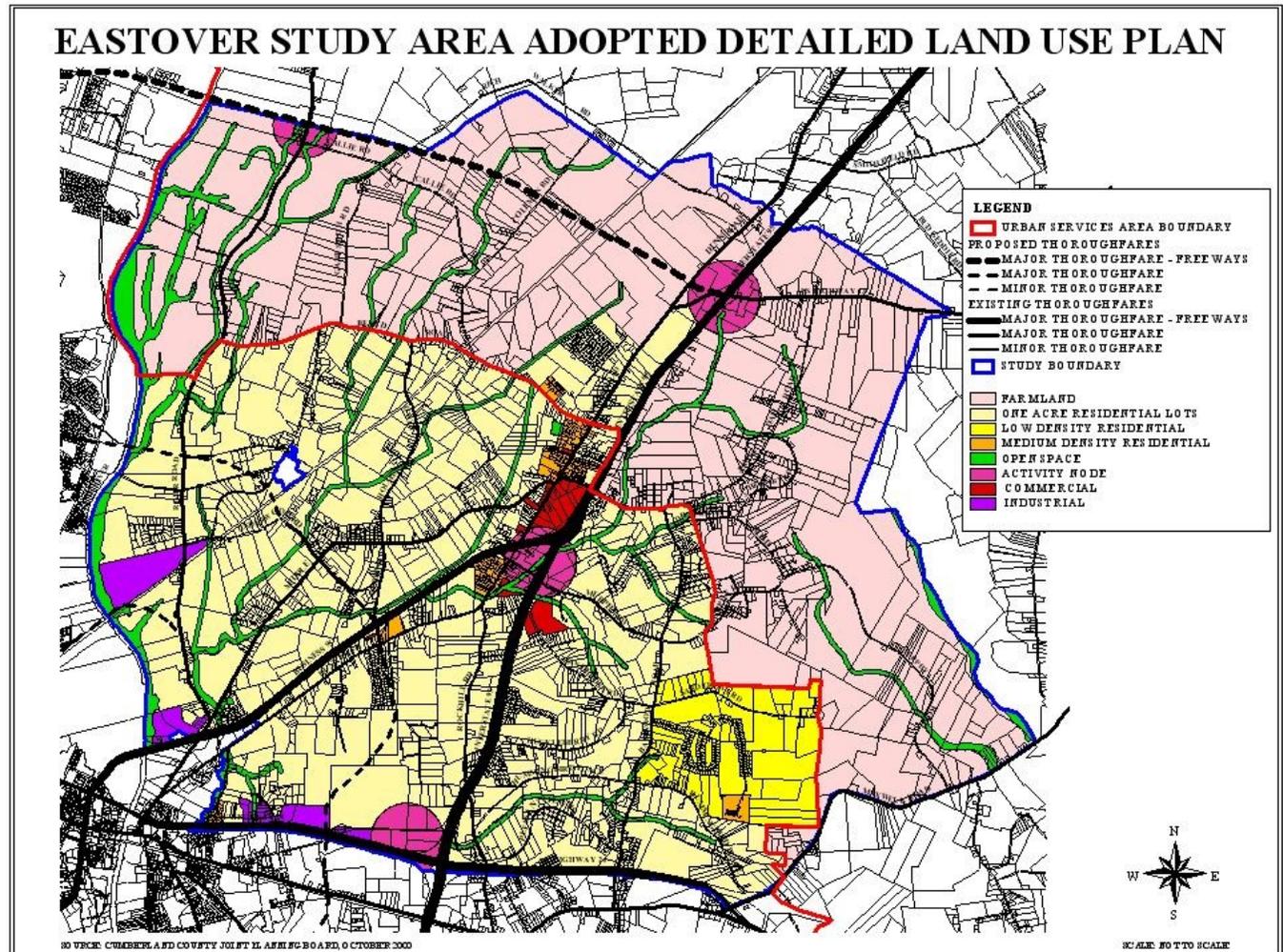


# Review of Existing Plans

## Eastover Study Area Detailed Land Use Plan

**Use Plan:** The Eastover Study Area Detailed Land Use Plan was adopted by the Cumberland County Board of Commissioners on September 5<sup>th</sup>, 2000, prior to the incorporation of the Town of Eastover. As the most recently adopted detailed plan in the area, it is currently used by the County and the Town of Eastover as guidance when making land use decisions.

The plan generally calls for most of the area north of Beard Road and east of Baywood Road to be farmland and areas south of Beard Road and west of Baywood to be primarily one acre residential lots. Commercial is called for on areas of Dunn Road with activity nodes located at interchanges of I-95 and HWY 24, Murphy Road and HWY 13. The adopted **Eastover Study Area Land Use Plan Map** is shown for further reference:



Map 4: Adopted Eastover Area Land Use Map

# Hazard Mitigation Plan & Recommendations

The 2016 Cumberland-Hoke County Regional Hazard Mitigation Plan was prepared in coordination with the Federal Emergency Management Agency (FEMA) and the North Carolina Division of Emergency Management (NCEM). The purpose of this plan is to identify, assess and mitigate risk in order to better protect the people and property of Cumberland and Hoke Counties from the effects of natural and man-made hazards. As part of the larger document, a Mitigation Action Plan was included that identifies new and/or revised mitigation actions for each participating jurisdiction. More specifically, a table that discusses action steps for the Town of Eastover and the Cumberland County Unincorporated Areas was included:

**Exhibit E:** Hazard Mitigation Plan Action Steps

Cumberland County Unincorporated Areas										
Action Number	Action Description	Issue/Background Statement	Responsible Agency	Anticipated Cost	Funding Source	Timeframe	Status	Address Current Development	Addresses Future Development	Hazard Addressed
1	Restrict Residential and Non- Compatible Uses within the Special Flood Hazard Area.	Prohibit developing within the Special Flood Hazard Area and promote the flood area as an environmental corridor and open space, while reducing potential losses during a flood hazard.	Cumberland County Planning and Inspections Department and Cumberland County Board of Commissioners	Staff Hours	Local Operating Budget	Short Range	Revised		X	Inland Flooding
2	Identify and map structures that are vulnerable to high winds.	By providing the location of structures that would be greatly impacted by high winds would assist in lessen the impact during a hazard event while also providing assistance to emergency responders.	Cumberland County Emergency Services	Unknown	Unknown	Short Range	Revised	X	X	Hurricane Wind, Thunderstorm Wind
3	Develop a tree ordinance to address clear cutting.	Provide more pervious area for natural drainage, while reducing the vulnerability to localized flooding and extreme heat.	Cumberland County Planning and Inspections Department and Cumberland County Board of Commissioners	Staff Hours \$5,000 - \$10,000	Local Operating Budget	Medium Range	Revised	X	X	Inland Flooding, Extreme Heat
4	Develop a greenway program as a means to protect natural resources	Provides a buffer from urban encroachment and reduces flooding and erosion.	Cumberland County and Fayetteville/ Cumberland	Unknown	Unknown	Long Range	Revised		X	Inland Flooding

# Hazard Mitigation Plan & Recommendations

## Town of Eastover

Action Number	Action Description	Issue/Background Statement	Responsible Agency	Anticipated Cost	Funding Source	Timeframe	Status	Address Current Development	Addresses Future Development	Hazard Addressed
1	Restrict Residential and Non- Compatible Uses within the Special Flood Hazard Area.	Prohibit developing within the Special Flood Hazard Area and promote the flood area as an environmental corridor and open space, while reducing potential losses during a flood hazard.	Cumberland County Planning & Inspections Department and Town of Eastover	Staff Hours	Local Operating Budget	Short Range	Revised		X	Inland Flooding
2	Develop a tree ordinance to address clear cutting.	Provide more pervious area for natural drainage, while reducing the vulnerability to localized flooding and extreme heat.	Cumberland County Planning & Inspections Department and Town of Eastover	Staff Hours \$5,000 - \$10,000	Local Operating Budget	Medium Range	Revised		X	Inland Flooding, Extreme Heat
3	Develop a greenway program as a means to protect natural resources	Provides a buffer from urban encroachment and reduces flooding and erosion.	Town of Eastover and Fayetteville/Cumberland County Parks and Recreation Department	Staff Hours	Local Operating Budget	Long Range	Revised		X	Inland Flooding, Erosion
4	Revise the Subdivision Ordinance requiring an additional access for emergency vehicles and to be used as an evacuation route for developments located near special flood hazard area.	This will provide an additional access for residents, public safety officials and emergency services to those developments located near a special flood hazard area, while reducing the possibility of a life threatening situation for residents, public officials and emergency services.	Town of Eastover and Cumberland County Planning & Inspections Department	Staff Hours \$5,000 - \$10,000	Local Operating Budget	Medium Range	Revised		X	Inland Flooding



## Existing Conditions



# Demographics

Population  
Median Age  
Education  
Employment  
Median Household Income  
Race



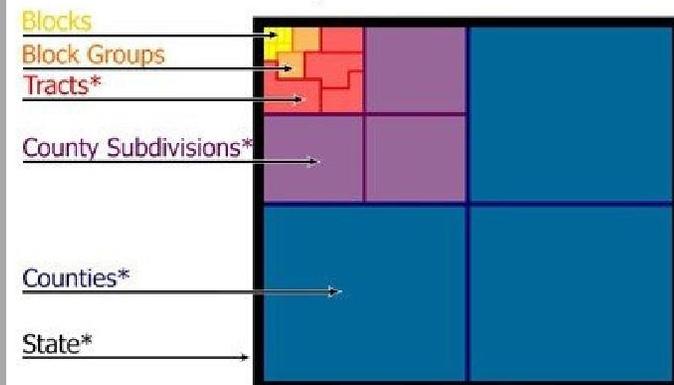
## Study Area

Considering the shape of the study area and the availability of information, our staff found the most accurate representation of the area to be Census Block Groups. In this data study **6 Block groups** from **3 Census tracts** were used to represent the study area: 27(2,3,4), 26(2,3), and 14(3).

## Town of Eastover

As with all incorporated towns, Census data specific to the Town of Eastover was readily available.

## Census Summary Levels:

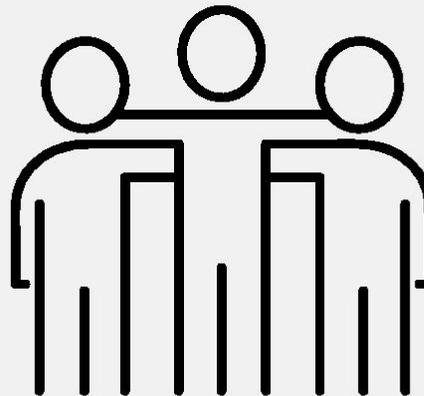
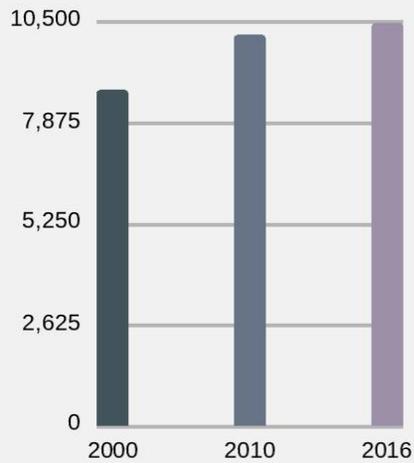


# Demographics

Study Area



Eastover



(2010 Population)

3,628

(2016 Population)

3,692

- According to the Block Group data, the study area has experienced a population growth of 1,733 people or about a 20% increase between 2000 and 2016. The population was 8,684 in 2000, 10,116 in 2010 and 10,417 in 2016. The majority of this growth was experienced between 2000 and 2010 where the population increased by 1,432.
- The latest Census data (2016) lists the Town of Eastover as having a population of **3,692**. This makes Eastover the 4th most populous city or town in Cumberland County behind Fayetteville, Hope Mills and Spring Lake. Compared to 2010 data, where the population was listed as **3,628**, that is approximately a 1.8% increase.

Exhibit F: Population

# Demographics

## Median Age



Eastover and Study Area(2016)

42

Cumberland County(2016)

32

## Education

The graphic below depicts the percentage of the population 25 and older with a Bachelor's degree or higher.

17%  
Study Area 2016

20%  
Eastover 2016

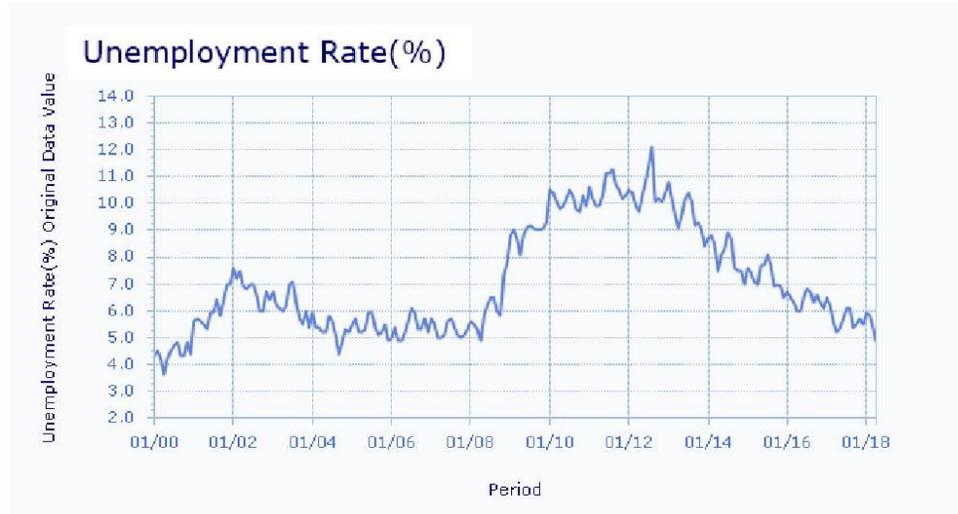
18%  
Eastover 2010

Exhibit G: Median Age & Education

# Demographics

## Unemployment

Considering monthly unemployment statistics made available by the NC Department of Commerce for counties, the staff chose to focus on Cumberland County as a whole. The chart depicts the monthly unemployment rate from January 2000 through April 2018 in two year sections.



2016 Study Area	\$45,000
2010 Eastover	\$52,000
2016 Eastover	\$44,000

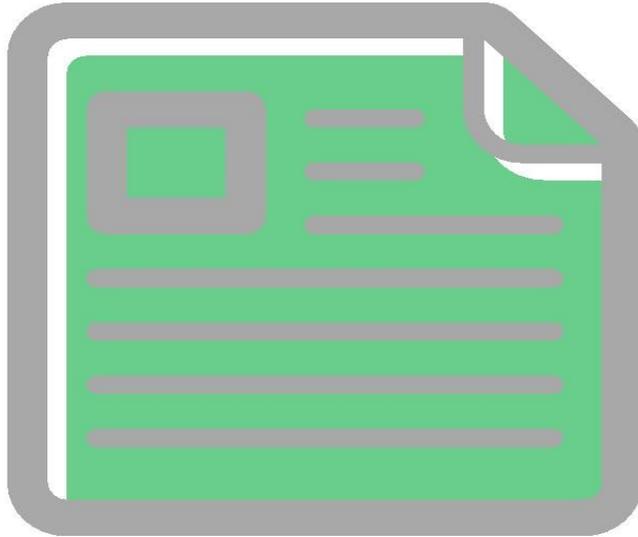
## Median Household Income

The median household income for a given area can be an indicator of the economic strength or vulnerability experienced by the population. The median is used due to the possibility of outlying figures skewing the calculation when using the mean income.

**Exhibit H:** Eastover Area Unemployment & Median Household Income

# Demographics

## Race



Study Area 2016	
White	69.6%
Black	21.6%
Hispanic	4.7%
Asian	2.4%
Other	1.7%

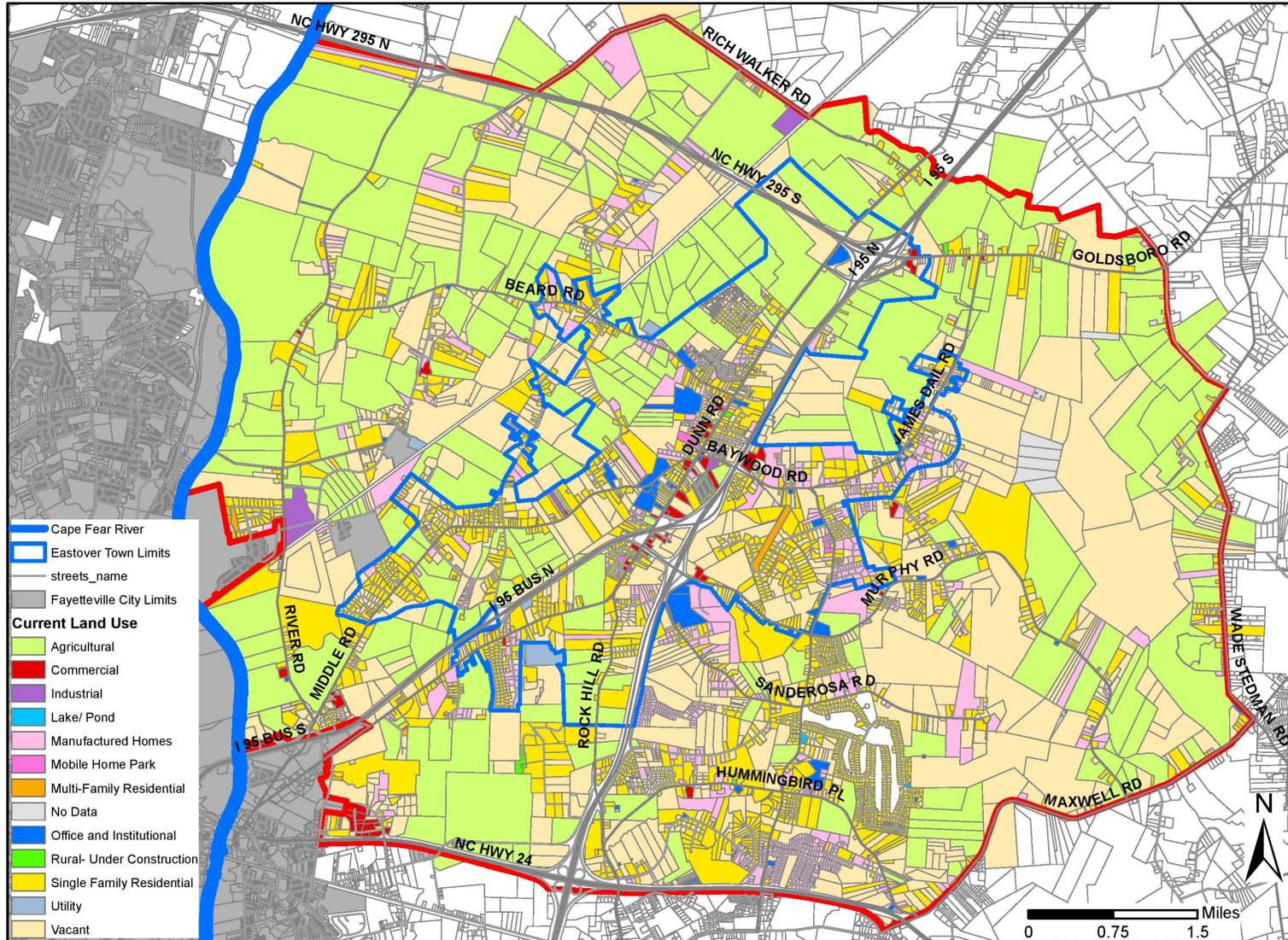
Eastover 2016	
White	79.3%
Black	14.3%
Hispanic	3.3%
Asian	1.9%
Other	1.2%



Exhibit I: Eastover Study Area Racial Breakdown

# Existing Land Use

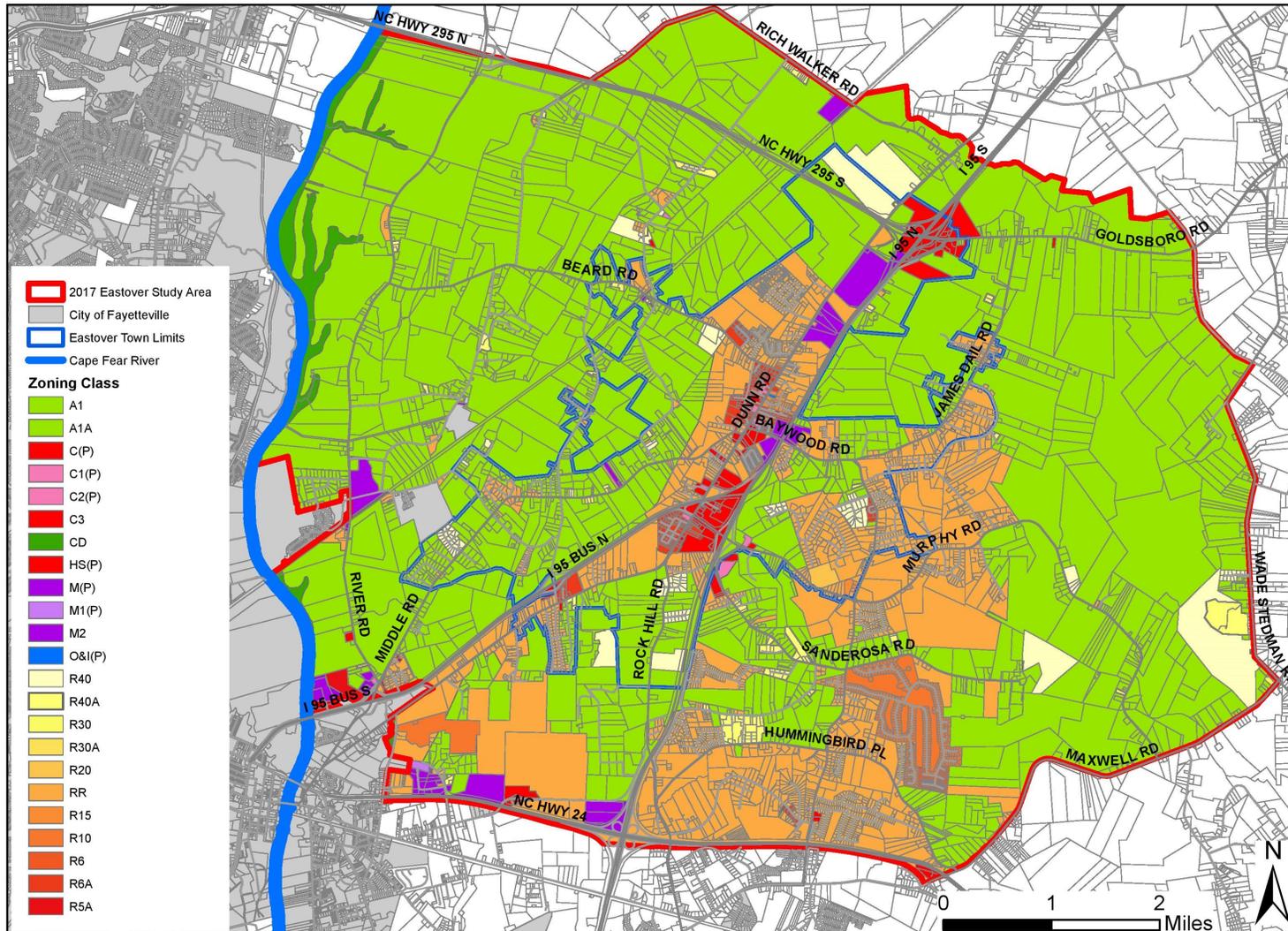
In order to determine what an area's future land use might be, it is imperative to first identify the area's existing land use. This information, based on Cumberland County tax records, gives a baseline to where current uses are located and can also provide a development pattern for the area. It is important to note that though a parcel is identified as one use, in some instances, only a portion of the parcel may actually be used for that purpose.



Map 5: Eastover Area Existing Land Use

# Current Zoning

The majority of the Eastover Area is currently zoned A1 Agricultural. There are also several residential zoning districts with the largest of these areas being designated RR Rural Residential. A complete description of current zoning districts can be found in the appendix of this document.



Map 6: Eastover Area Existing Zoning

This future land use plan **does not affect or change current zoning**. This plan will be used to guide future development and land uses when a property within the area is being rezoned.

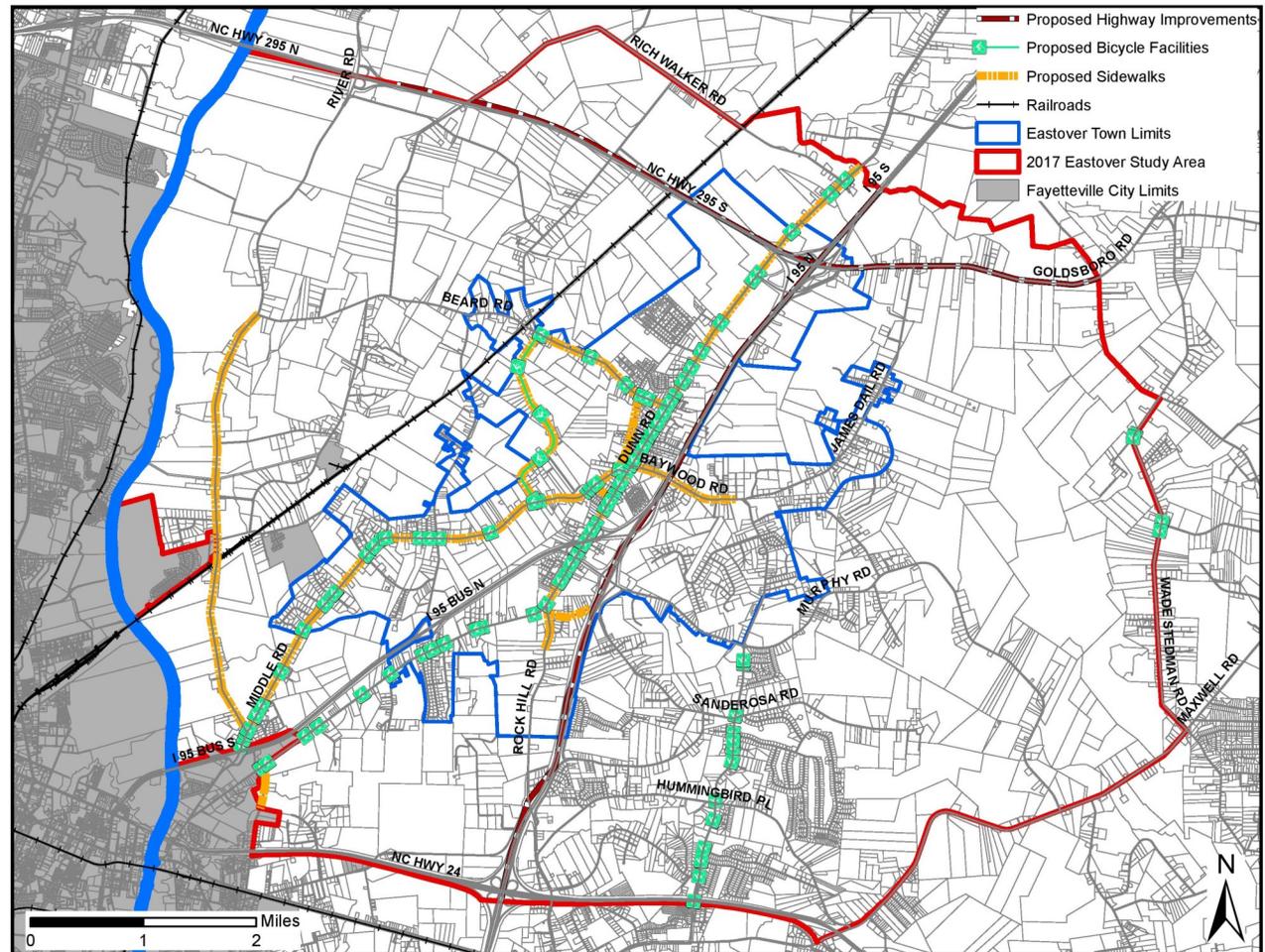
# Transportation

The Eastover Area Land Use Plan Study Area falls within the Fayetteville Area Metropolitan Planning Organization's (FAMPO) boundary. FAMPO is responsible for developing and coordinating plans that will provide the safest and most efficient transportation while protecting and enhancing the environment. FAMPO works closely with the North Carolina Department of Transportation (NCDOT) to address the transportation needs in the area. The following are future plans for the area, visually depicted on Map 7 on this page.

Map 7: Eastover Area Transportation

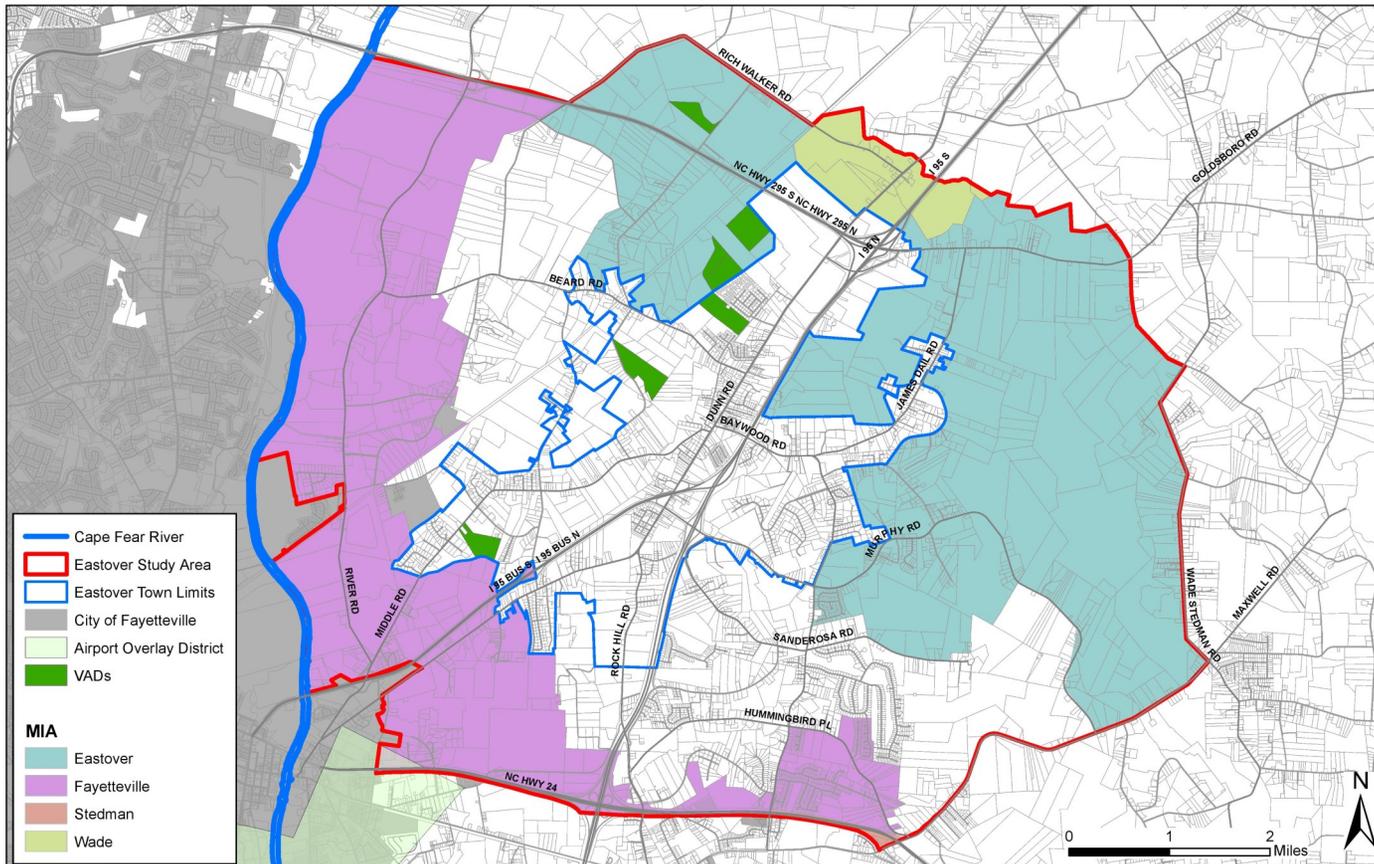
Projects identified in the Transportation Improvement Program or included in the Strategic Prioritization Office of Transportation P5.0 projects:

- **I-95** – Widen to eight lanes from Exit 56 in Cumberland County to Exit 81 in Johnston County. Construction beginning in FY 2019.
- **US HWY 13** – Widen to multi-lanes from I-95 in Cumberland County to I-40 in Sampson County. This project is currently still post-year and has no timetable for starting.
- **Baywood and Murphy Roads** – Install round-a-bout at the intersection of Baywood Road and Murphy Road. Construction beginning in FY 2019.



# Districts and Influence Areas

**Map 8:** Eastover Area Districts and Influence Areas



**Municipal Influence Areas:** The Municipal Influence Areas (MIA) that affect the study area include: Fayetteville, Eastover, Stedman, and Wade. An MIA provides a platform for municipalities to plan and program the extension of public services and facilities by applying the specific municipality’s development standards within their respective MIA. This assists municipalities in addressing future annexation and growth plans, while making future annexations into the municipality more efficient and cost effective.

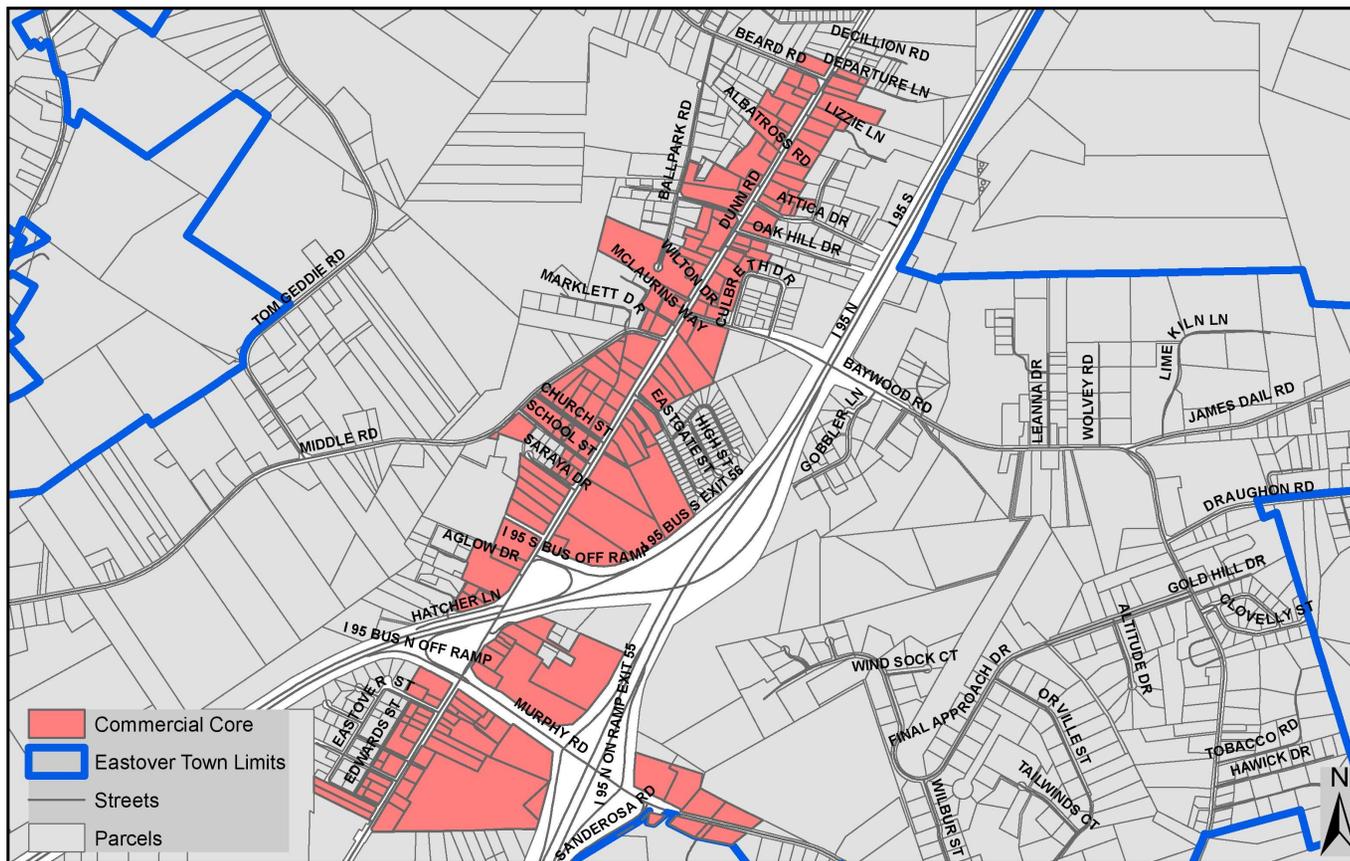
**Voluntary Agricultural Districts:** The Voluntary Agricultural District Program encourages the preservation and protection of farmland from non-farm development. In Chapter 106, Article 61 of the North Carolina

General Statutes, the North Carolina General Assembly authorized counties to undertake a series of programs to encourage the protection and preservation of farmland. Cumberland County requires a least 5 acres of horticultural land, 10 acres of agricultural land, or 20 acres of forest land in addition to being in the Present Use Value Taxation Program. Currently, the Eastover study area has approximately 338 acres of land in Voluntary Agricultural Districts or VADs

**Airport Overlay District:** The Fayetteville Regional Airport is located to the southwest of the study area. Consequently, a small southwestern portion of the study area is covered by the Airport Overlay District (AOD). In general, the purpose of this district is to protect the public by minimizing exposure to, and giving public notice of, probable high noise levels and accident hazards generated by the airport operations and to encourage future development that is compatible with airport operations.

# Commercial Core Overlay District (CCOD)

Map 9: Commercial Core Overlay Boundary

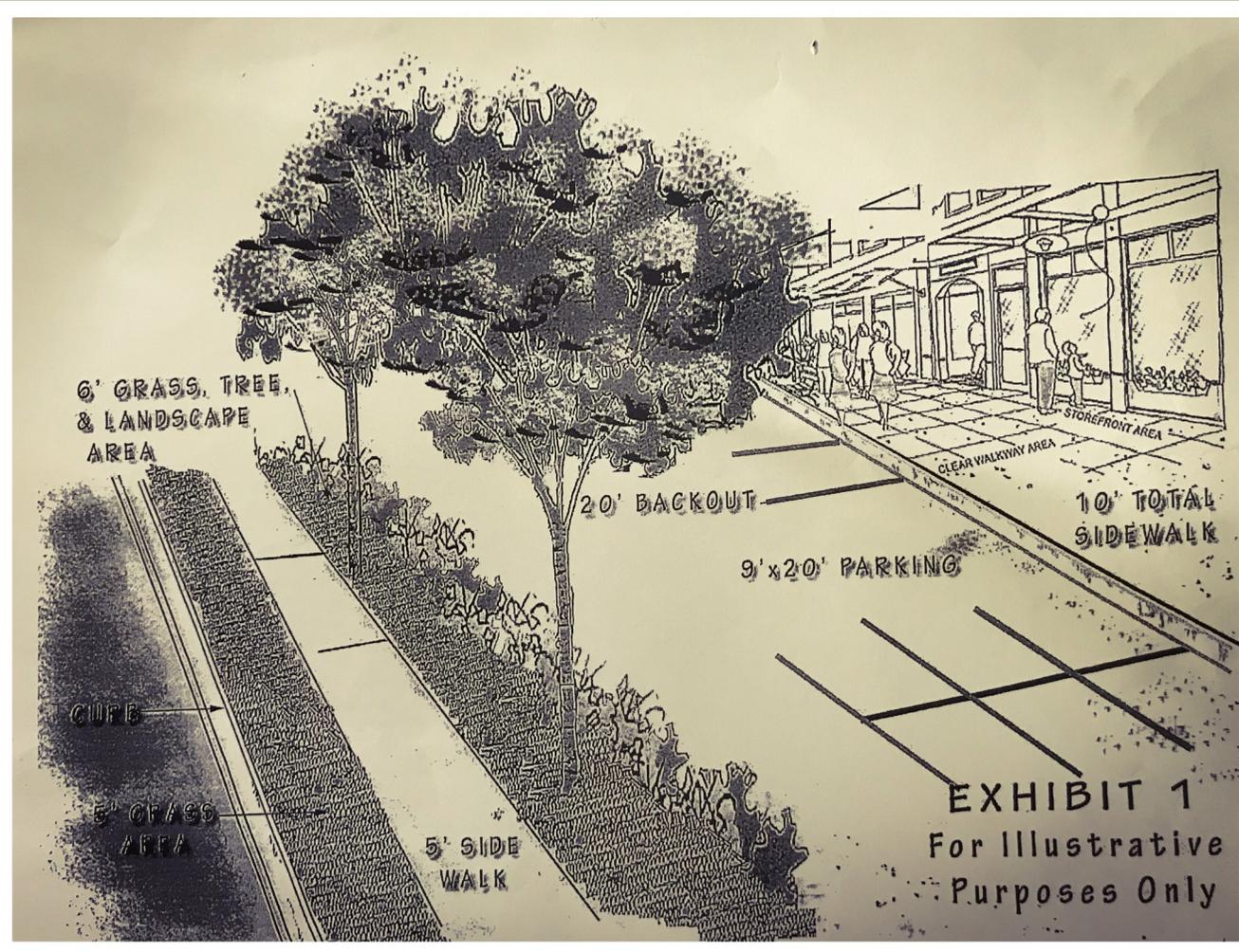


The stated purpose of the Commercial Core Overlay District (Adopted November 1, 2012; amended March 3, 2016) is to preserve and enhance the small-scale commercial character of the area generally defined within the Town of Eastover along Dunn Road from Murphy Road north to Beard Road. The district is intended to accommodate small-scale, low intensity retail and service uses that provide goods and services to the Town's residents. The district was established to prevent unsightly conditions as a result of development which may detract from the small town character as well as to promote the development of a "main street" appearance and atmosphere.

The Eastover Area Future Land Use Map calls for a Mixed-Use classification within the CCOD. This classification allows for a mixture of commercial uses, office and institutional as well as vertical mixed-use, which allows light commercial/office and institutional/residential uses in the same building. The residential areas immediately adjacent to the CCOD call for Suburban Density Residential. This type of land use allows for higher residential density than most of the plan area due to existing utilities and the desire to promote a higher population density within walking and/or cycling distance to the Commercial Core.

# Commercial Core Overlay District (CCOD)

Exhibit J: CCOD Illustration



This illustration is a rendering of how the Town envisions the development of the Commercial Core area.

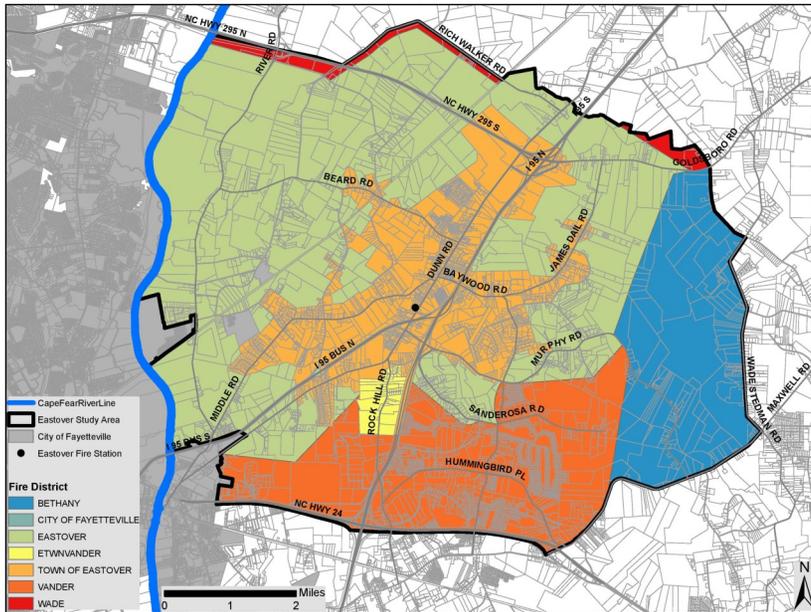
# Public Services

## Critical Facilities

The nearest hospital to the Eastover Study Area is Highsmith Rainey Specialty Hospital, located in downtown Fayetteville. Highsmith Rainey is part of the Cape Fear Valley Health System which is the 8<sup>th</sup> largest health system in the state serving a six-county region of Southeastern North Carolina. Also located in Fayetteville is Cape Fear Valley Medical Center, the primary hospital of the Cape Fear Valley Health System.



Map 10: Area Fire Districts



## Fire

The majority of the study area is served by the Eastover Fire Department, although a large southern portion of the study area is served by the Vander Fire Department and part of the eastern portion is served by the Bethany Fire Department.

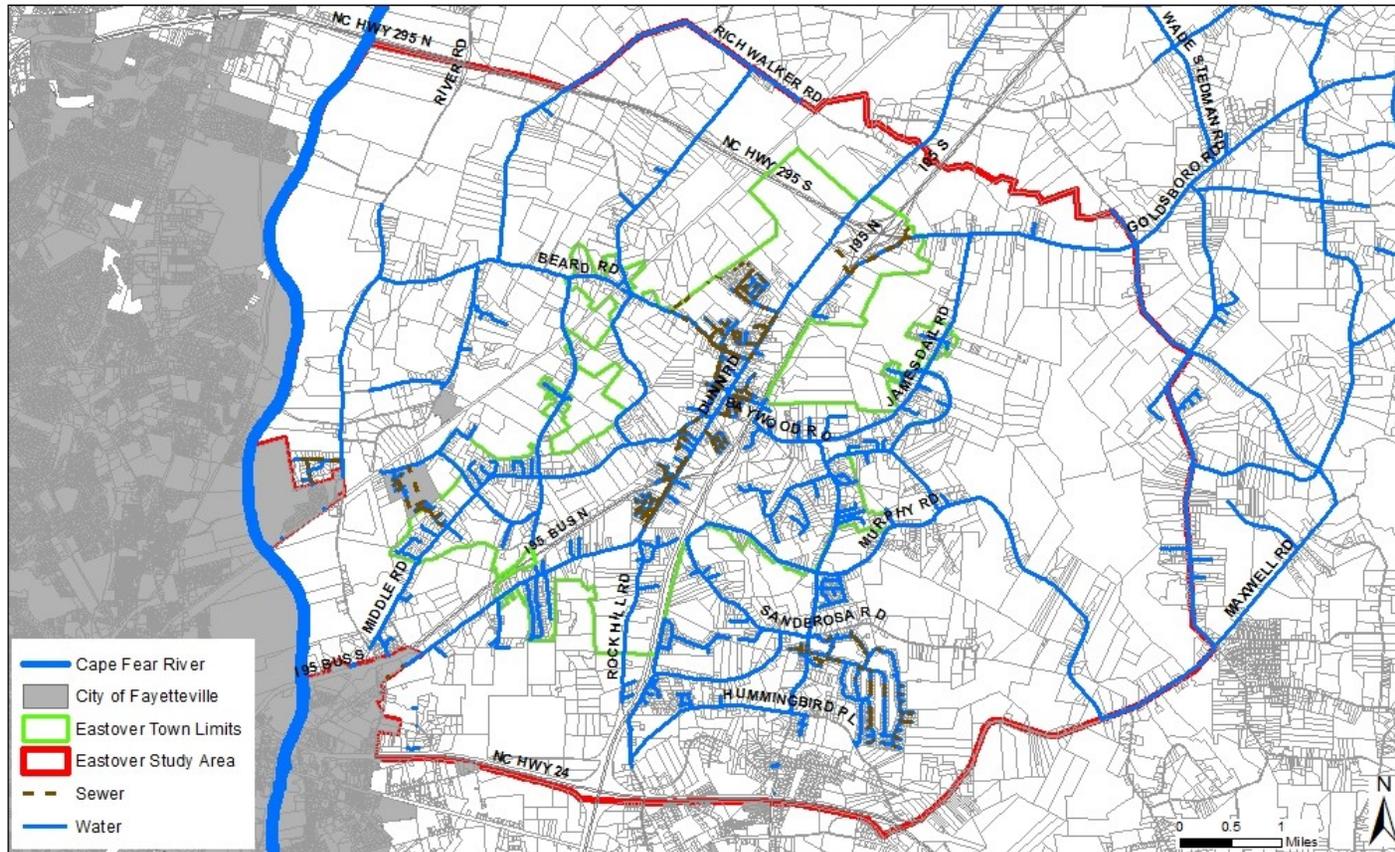


## Police Protection

The Cumberland County Sheriff's Office provides service for the entire plan area along with assistance from other local law enforcement and state/federal agencies.

# Utilities

Map 11: Eastover Area Utilities



Formed in 1998 as a separate entity from the Town of Eastover, the Eastover Sanitary District (ESD) provides water and sewer services to a majority of the study area. ESD purchases water from the city of Dunn, maintains its own water/sewer infrastructure, and handles billing for its customers.

The Piedmont Natural Gas Line runs through a portion of the study area. Citizens should contact the provider to determine availability.

Other utility providers in the study area include Duke Energy and South River EMC (electricity), as well as CenturyLink and Spectrum (cable/internet).

# Soil Suitability

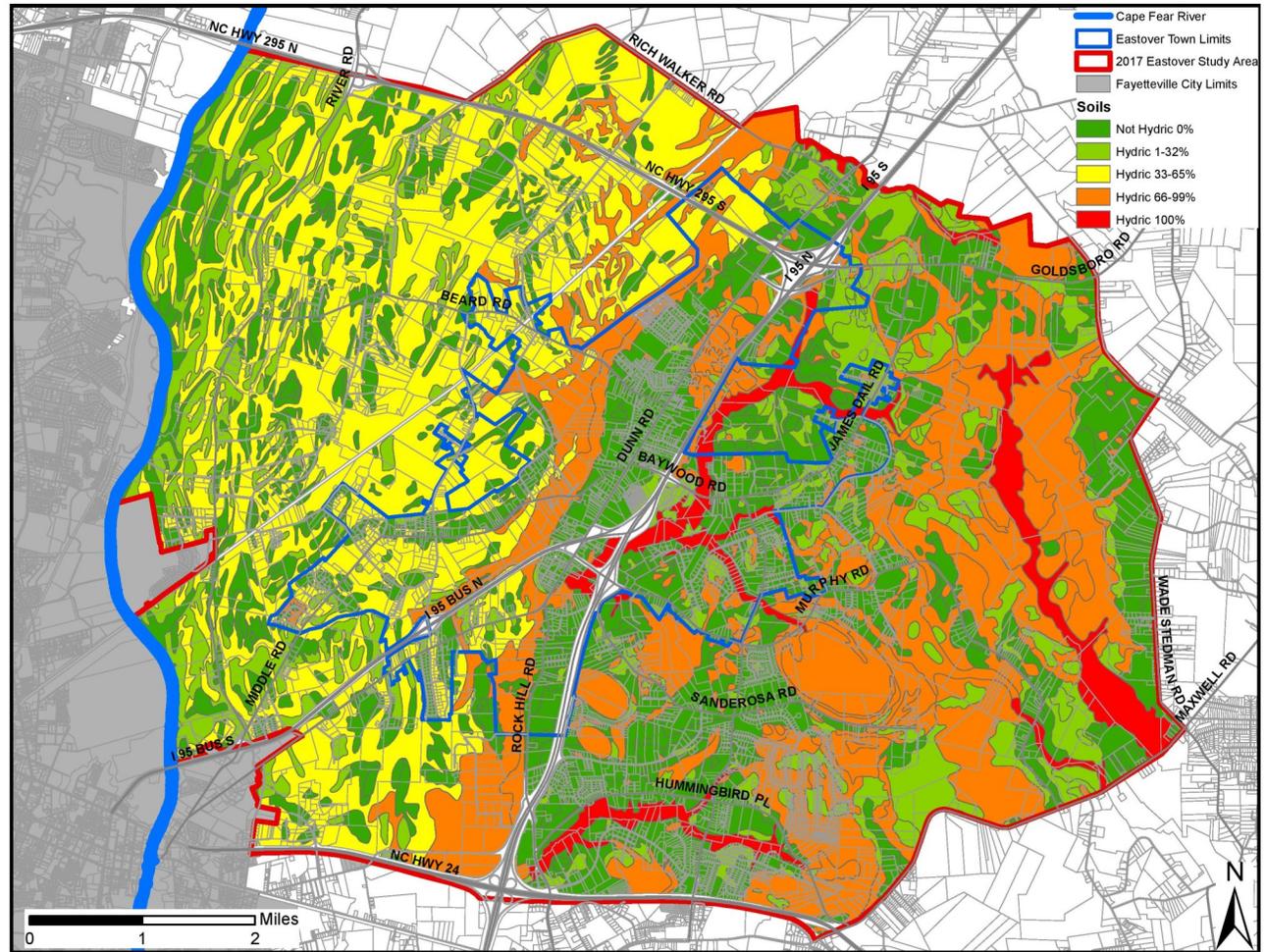
Soil is a fundamental resource that controls the break-down of organic materials, affects surface and subsurface hydrology, dictates what types of vegetation and habitats will develop, and is the foundation for agriculture and development. Soil has properties which indicate strength, drainage, erosion and quality which, together, determine suitability for certain types of land uses.

The study area has a total of 43 different soil types, some of which are considered to have a “very limited” soil suitability rating for single-family dwellings based on “properties that affect the capacity of the soil to support a load without movement” (USDA, 2018). Although certain indicators can identify the best land use based on soil types, there are measures that can be taken to mitigate some soil limitations.

**Map 12** indicates the soils in the study area that are considered to be hydric, which means that under natural conditions these soils are, generally, either saturated or inundated for an extended period of time. Hydric soils pose a serious limitation to development, but extensive drainage improvements can sometimes be utilized in order to mitigate these limitations.

It is important to note that restrictive soil features can only be accurately determined by a soil and site evaluation performed by a certified soil scientist.

Map 12: Eastover Area Soil Suitability

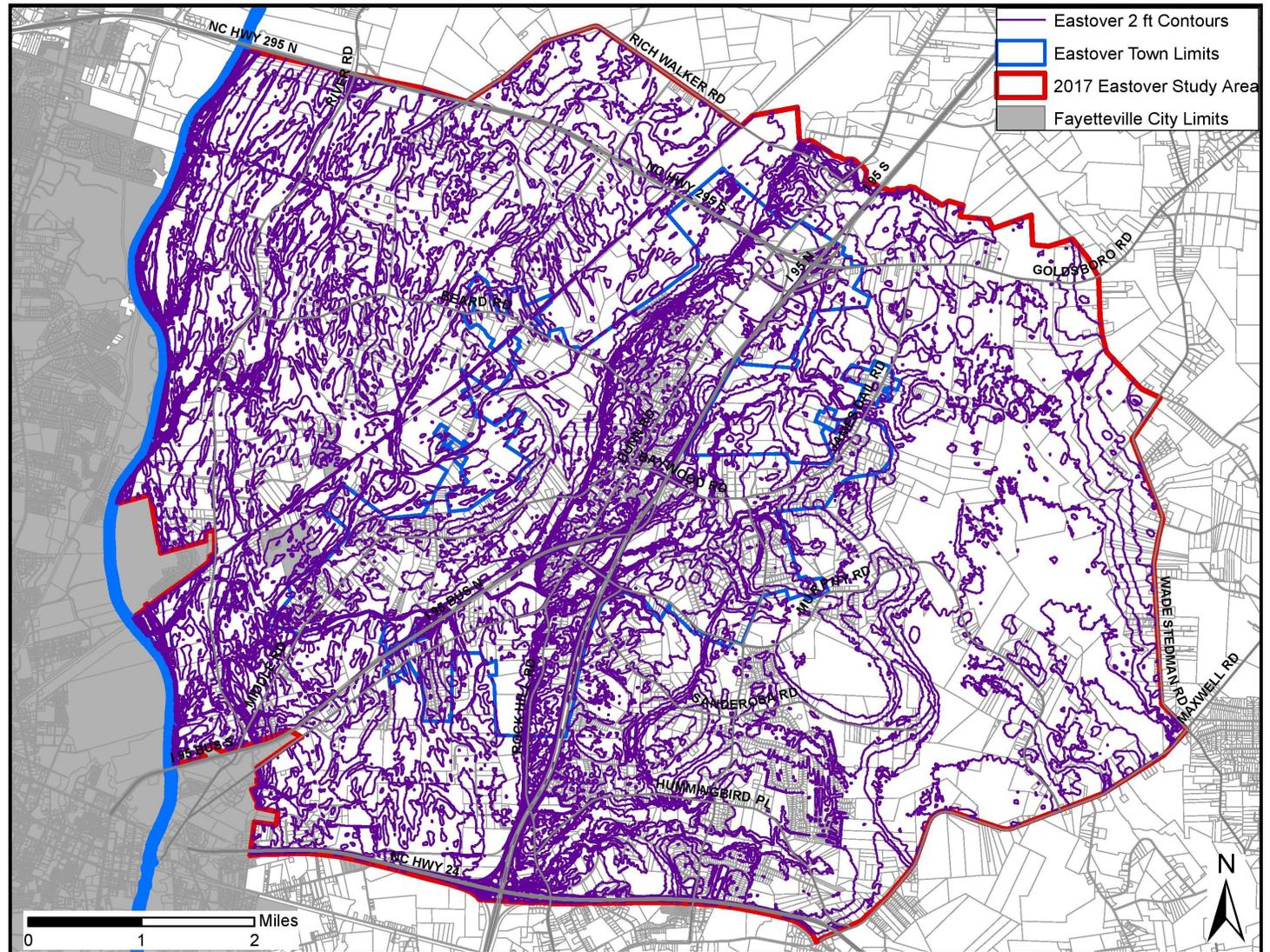


# Topography

Topographic information is important in the determination of the suitability of areas for particular types of development. Overall, Cumberland County is part of a large, gently sloping plain having its highest elevation in the northwestern section (486 feet MSL (Mean Sea Level) on Fort Bragg to less than 100 feet MSL east of the Cape Fear River).

The topography in the study area is basically flat; therefore there are drainage problems due to undefined ditches, canals, streams, creeks, and other drainageways. These drainage facilities have become less effective over the years due to improper maintenance and siltation from development, farming operations, and debris.

Map 13: Eastover Area Topography



# Delineated Wetlands & Flood Plain

The Eastover Study Area is home to a number of streams and wetlands as well as the Cape Fear River, located along the western portion of the area. When planning for future land use, hydrologic features are highlighted not only as assets to an area, but also as possible hazards.

Flooding is a major concern for any resident that lives near a body of water. A combination of saturation from heavy rains at the end of September 2016 and the effects of Hurricane Matthew that hit the area in October of the same year, caused severe flooding within the study area, as well as eastern North Carolina as whole. Storm damage affected thousands of people and caused millions of dollars in property damage.

The Special Flood Hazard Area, shown in **Map 14** on page 41, represents the “AE” flood zone, which is described by FEMA as, “Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Mandatory flood insurance purchase requirements and floodplain management standards apply” (FEMA, 2018). Development in this area is regulated which, in turn, protects the safety of the general public, helps to maintain a stable tax base, and minimizes the need for relief effort associated with flooding.

There are several delineated wetlands throughout the study area. These wetlands protect and improve water quality, provide crucial fish and wildlife habitats, store floodwaters, recharge aquifers and maintain surface water flow during dry periods. Developing in and near wetlands is strictly regulated by the United States Army Corps of Engineers, is generally prohibited and should be avoided.

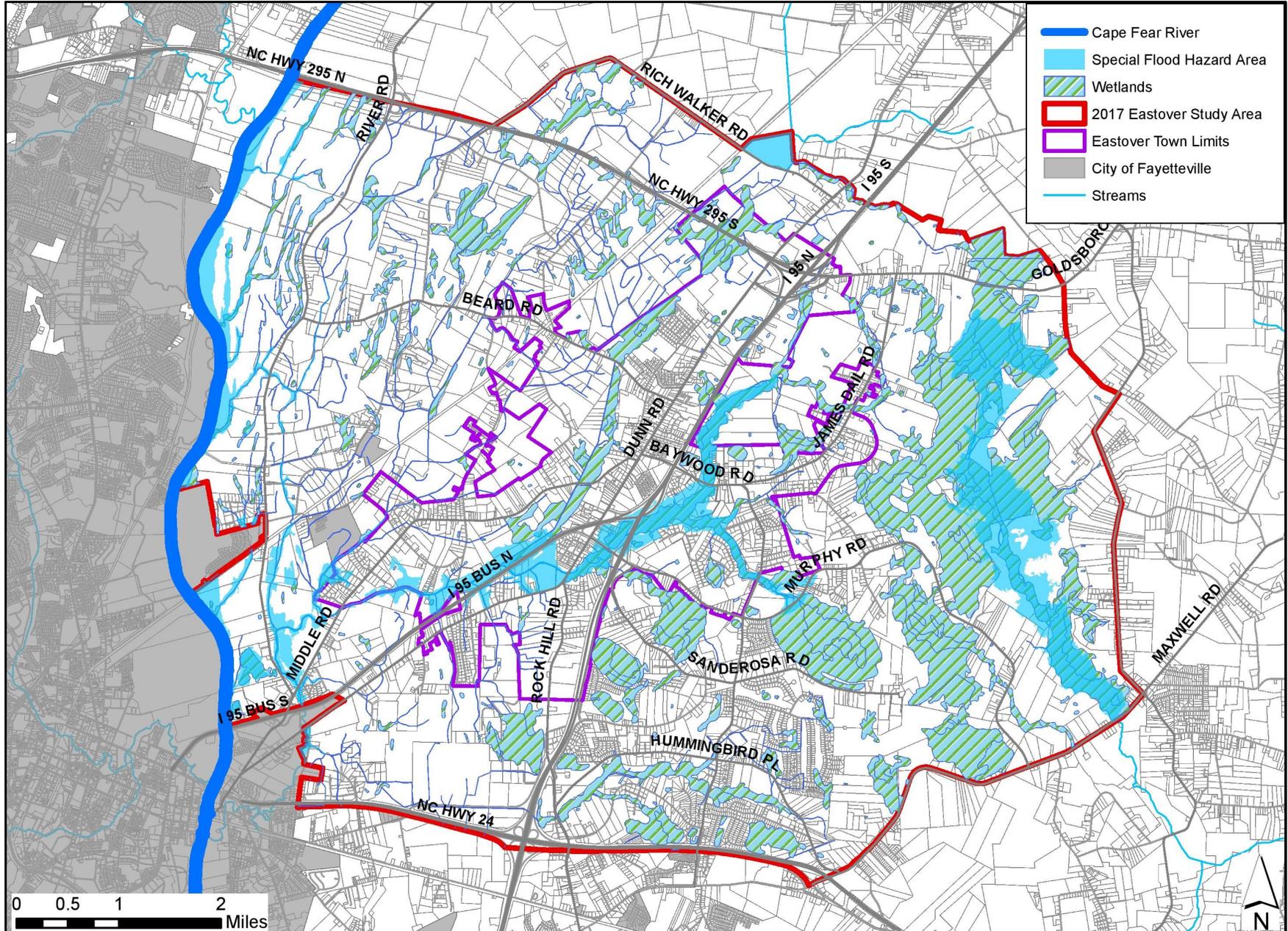


Cape Fear River at NC HWY 295 Overpass after Hurricane Matthew [2016]



Flooding on I-95 between Murphy and Baywood Road Bridges [2016]

# Wetlands & Flood Plain



Map 14: Eastover Area Wetlands & Floodplain

# Flea Hill Drainage District (FHDD)

The Flea Hill Drainage District, or FHDD, was established in 1911 to dig approximately 41 miles of canals to drain the swampy area now known as the Beard community. This allowed thousands of acres to become suitable for farming. The FHDD encompasses an area roughly from River Road in Wade south to its intersection with Middle Road in Fayetteville on the north and west borders and Dunn Road on its eastern border.

The canals were re-dredged in 1974, but no maintenance, funding or plan was put into place, allowing hurricanes and beaver dams to clog most of the channels. Because maintenance was not provided after the 1974 dredging, USDA will not consider funding assistance until after March of 2024, when the 50 year agreement expires.

The FHDD per se is now defunct, and would have to be reestablished as a new entity. Approximately 10 miles of canal are within the town limits of Eastover, and will be a part of future storm water runoff plans for the Town.

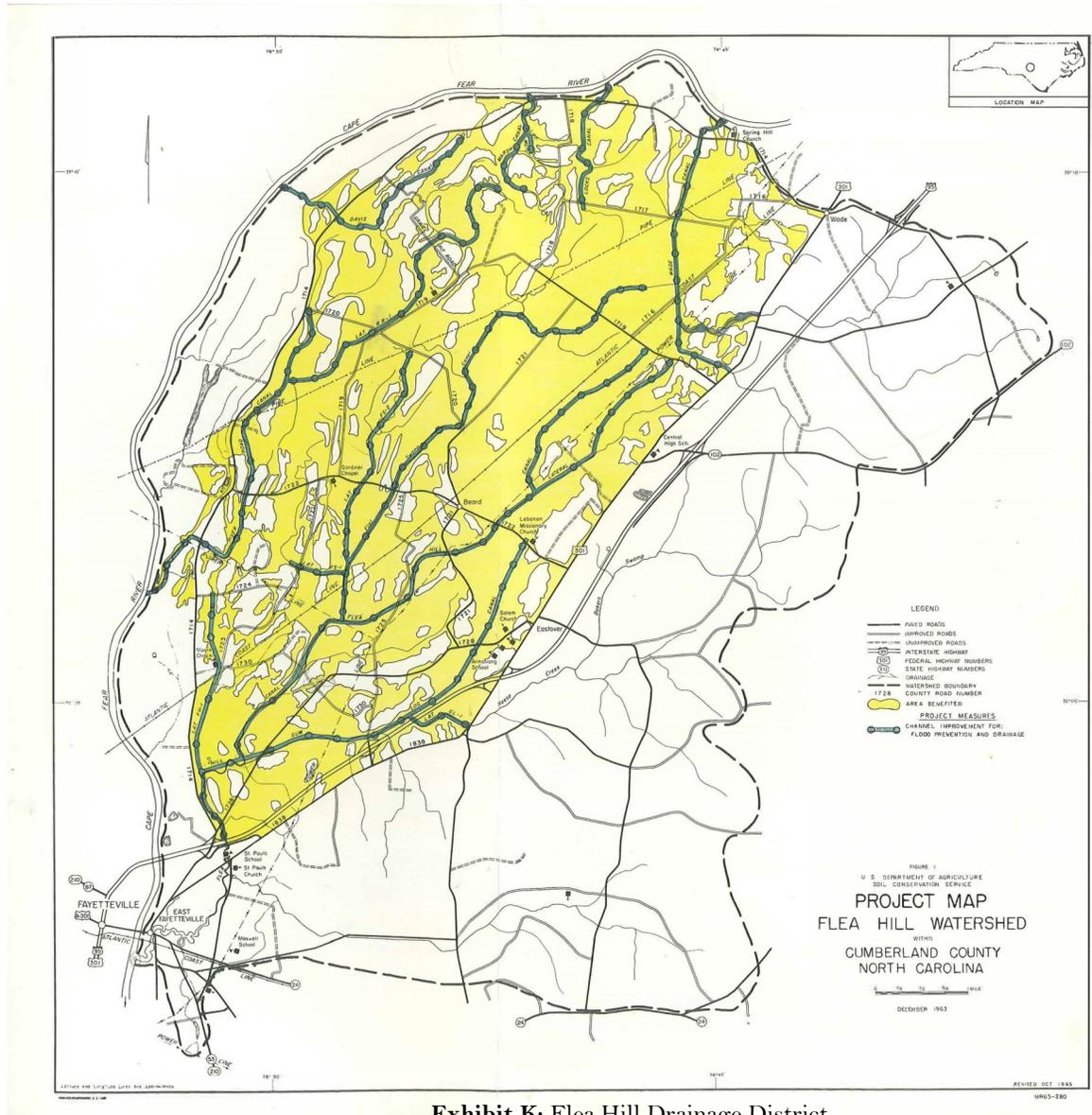
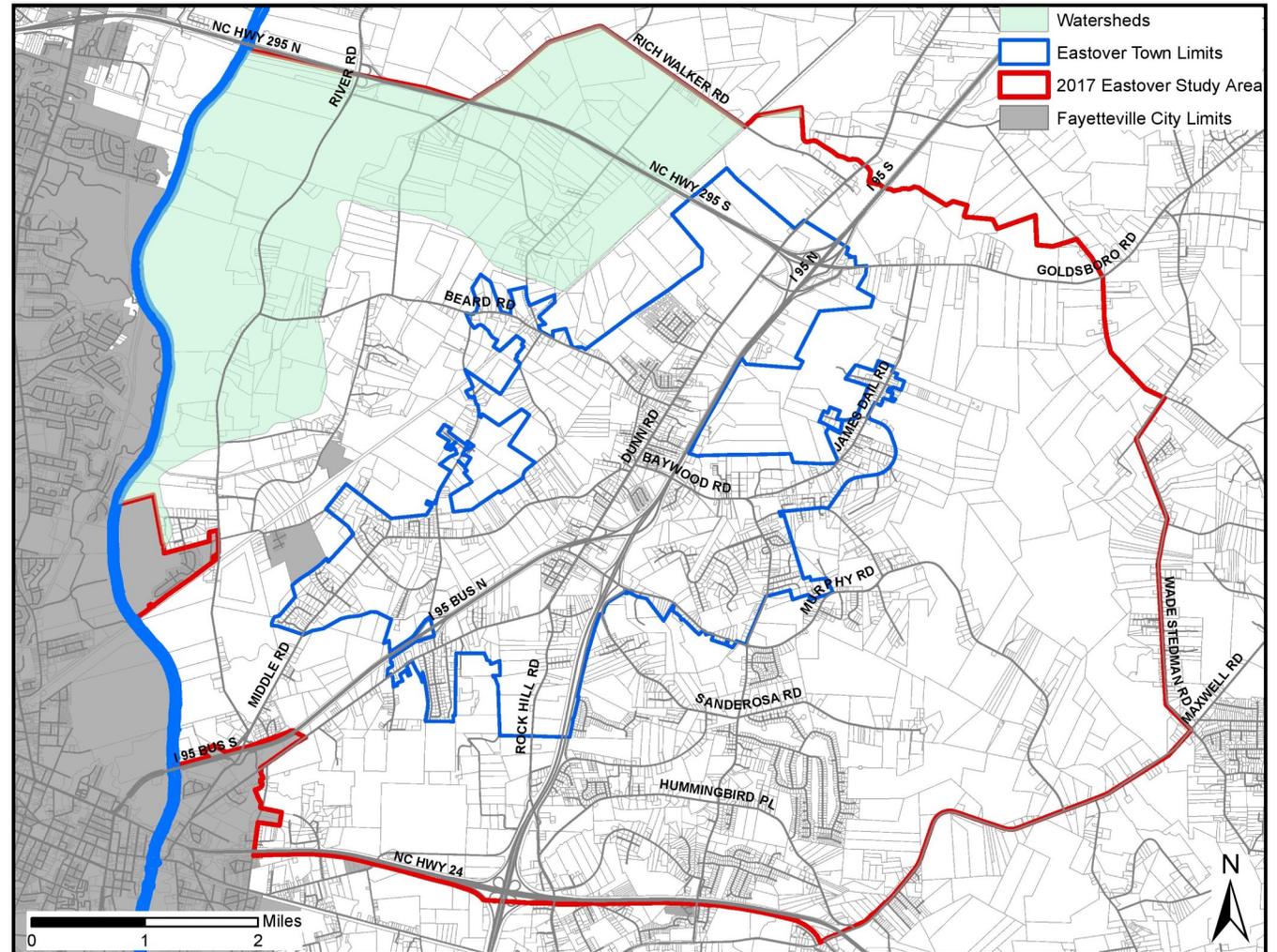


Exhibit K: Flea Hill Drainage District

# Watershed

A watershed, as defined by the National Oceanic and Atmospheric Administration, is land area that channels rainfall and snowmelt to creeks, streams, and rivers, and eventually to outflow points such as reservoirs, bays, and the ocean. Watersheds provide drinking water for people and wildlife, support plant and wildlife habitats, promote stream flow, maintain viable streams, rivers, lakes and other groundwater resources and facilitate healthy soil for crops.

The Water Supply Watershed Management and Protection Ordinance was adopted by Cumberland County in 1993 and was revised in 2002. The purpose of the ordinance is to protect the public drinking water supply by controlling the type and intensity of land use within the water supply watershed. A portion of the study area, shown on **Map 15**, is located in the watershed protected area indicated in the Water Supply Watershed Management and Protection Ordinance.



Map 15: Eastover Area Watershed

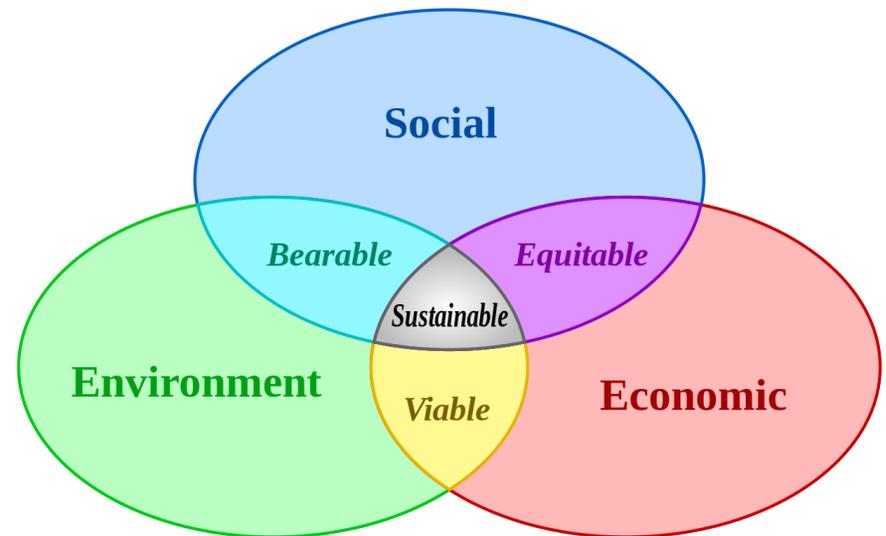




## Recommendations and Future Land Use Map

# Recommendations

The Eastover Area Land Use Plan recommendations are based on the data collected on the study area and includes input from residents. Many of the recommendations can be addressed immediately, while some are further from fruition. The recommendations are divided into seven different categories: open space and parks, agricultural, residential, community appearance, commercial, industrial, community facilities and services and transportation. These recommendations should be used as a guide when making land use decisions and are a starting point to address the residents' immediate needs and concerns in order to chart a path for the future. They are measures that if implemented will move the area to achieve the type of growth the citizens of the area envision. Some of these recommendations are not meant to be used as a basis for land use decisions, but are an effort to improve the quality of life in the area. A list of possible grants and funding sources is included in the Appendix of this document.



# Open Space & Parks

*Provide a diversified parks and open space system that protects, preserves, and enhances environmentally sensitive areas, wildlife habitats and agricultural lands, while providing facilities such as greenways, parks and similar amenities that will benefit all citizens in the study area.*

- **Protect the natural areas, wildlife habitats, endangered species, water quality, historic features, and scenic sites**
- **Provide additional signage and/or wayfinding for parks and other public spaces and places of interest**
- **Support private recreation initiatives that supplement public facilities**
- **Create a linkage to the open space system in the Study Area, County and region**
- **Develop new bike/pedestrian trails, public tennis courts and playgrounds**
- **Identify possible locations for future Cape Fear River access for recreational purposes**



# Agricultural & Farmland

*Preserve and protect farmland, the agri-business industry and the rural character of the area in order to create a sustainable environment for agricultural operations.*

- **Create and promote a Farmer's Market and a Farm to Fork program**
- **Support and promote the Cumberland County Voluntary Agricultural District (VAD) program**
- **Develop community gardens throughout the plan area**
- **Support agri-tourism that is harmonious with and does not adversely affect the surrounding areas**



# Residential

*Provide for a full range of housing types with adequate infrastructure throughout that is in harmony with the surrounding areas and accommodates the future needs of the residents while maintaining the character of the area.*

- **Improve and/or add street lighting in residential areas**
- **Locate sidewalks and pedestrian facilities, where appropriate, to provide access to schools, recreation areas and commercial centers**
- **Use development techniques that preserve the rural character of the area**
- **Encourage more than one means of ingress/egress in new residential subdivisions and connectivity to existing subdivisions**



# Community Appearance

*Provide an attractive living environment that enhances the overall aesthetics of the area.*

- **Continue to enforce Cumberland County Minimum Housing and Junk Vehicle Ordinances**
- **Identify new programs to reduce roadway litter and to educate citizens of the financial impacts of littering**
- **Require all new utilities to be placed underground and research funding options to have existing above ground utilities located underground**
- **Promote programs that help low-income citizens facilitate repairs to their homes**



# Commercial

*Provide quality, attractive development that has supporting infrastructure, is harmonious with its surrounding area and supports the needs of the community.*

- Strengthen existing landscape requirements for commercial developments
- Protect established residential areas from the encroachment of non-residential developments
- Rehabilitate and reuse vacant commercial structures
- Encourage the location of businesses that reflect the needs of the community



# Industrial

*Provide areas for clean industries where infrastructure is adequate and is in harmony with surrounding development.*

- **Promote incentives for industries to locate in existing vacant structures**
- **Encourage the location of industries that will utilize agricultural produce from the area and will not involve the processing of animals or animal by-products**
- **Support efforts to recruit environmentally safe and clean industries**
- **Require an extensive natural or landscape buffer along roadways to screen industrial operations**



# Community Facilities & Services

*Support a range of community facilities and services in a cost efficient manner that enhances the quality of life of the residents.*

- Designate an emergency shelter within the study area
- Locate a law enforcement substation within the plan area
- Research the demand and facilitate the location of a 24 hour medical facility and/or urgent care in the plan area
- Consider a partnership with the Town of Eastover in reestablishing the Flea Hill Drainage District (FHDD) when current agreement expires in 2024



# Transportation

*Provide safe, adequate, and accessible transportation infrastructure that decreases travel times; improves mobility, safety and accessibility.*

- **Seek funding opportunities for projects that connect existing community facilities**
- **Support traffic safety improvements at major intersections and high traffic roads**
- **Create public/private transportation options between downtown Fayetteville & Eastover**
- **Improve safety for cyclists by marking lanes, widening and hardening shoulders on designated bicycle connectors**



# Town of Eastover Recommendations

The previous recommendations shown on pages 47 thru 54 are for the plan area as a whole, including inside the Town limits. The following recommendations are exclusively for within the corporate limits of the Town of Eastover.

## RESIDENTIAL

- Consider a text amendment to the subdivision ordinance removing zero lot line subdivisions

## PARKS & RECREATION

- Improve upon the Town of Eastover's existing 40 acre park facility by adding additional amenities such as, but not limited to, a splash pad, picnic shelters, tennis and volleyball courts, soccer fields, an amphitheater, additional bathroom facilities and playground areas

## TRANSPORTATION

- Apply for grant funding to create a Bicycle and Pedestrian Plan
- Continue efforts with NCDOT regarding a decrease in the speed limit on Dunn Road from 45mph to 35mph between Flea Hill Road and Murphy Road
- Continue efforts with NCDOT regarding the installation of sidewalks between Flea Hill Road and Murphy Road

## COMMERCIAL CORE

- Create a downtown community space and focal point
- Identify and promote creation of aesthetically- pleasing town entrance corridors
- Require all commercial development within the town to locate within the designated Commercial Core
- Seek funding to narrow lanes, lower the speed limit and build sidewalks on Dunn Road through the Commercial Core to create a main street atmosphere

## OTHER

- Research feasibility of an Eastover Town Police force
- Consider partnership with Cumberland County in reestablishing the Flea Hill Drainage District (FHDD) when current agreement expires in 2024



# Future Land Use Map

## *Land Use Classifications*

The ultimate goal of a successful land use map is to reflect a combination of land uses that enhance the community, preserve the existing natural environment and scheme the growth of the area systematically. This is done by indicating where the various land uses or proposed developments should occur, and how it will blend with existing conditions. While outlining the desired future land use for the Eastover area, this map takes into consideration the recommendations from the Eastover Citizen’s Committee and the existing infrastructure for the area. Whenever public water and sewer is extended, the map should be re-evaluated and modified if necessary. The land use classifications reflected in this map include Agricultural, Rural Density Residential, Rural Density Residential 30,000 square feet plus, Suburban Density Residential, Mixed-Use Development, Office & Institutional, Commercial, Industrial and Open Space. These classifications are defined in more detail below:

**Exhibit L:** Land Use Classifications

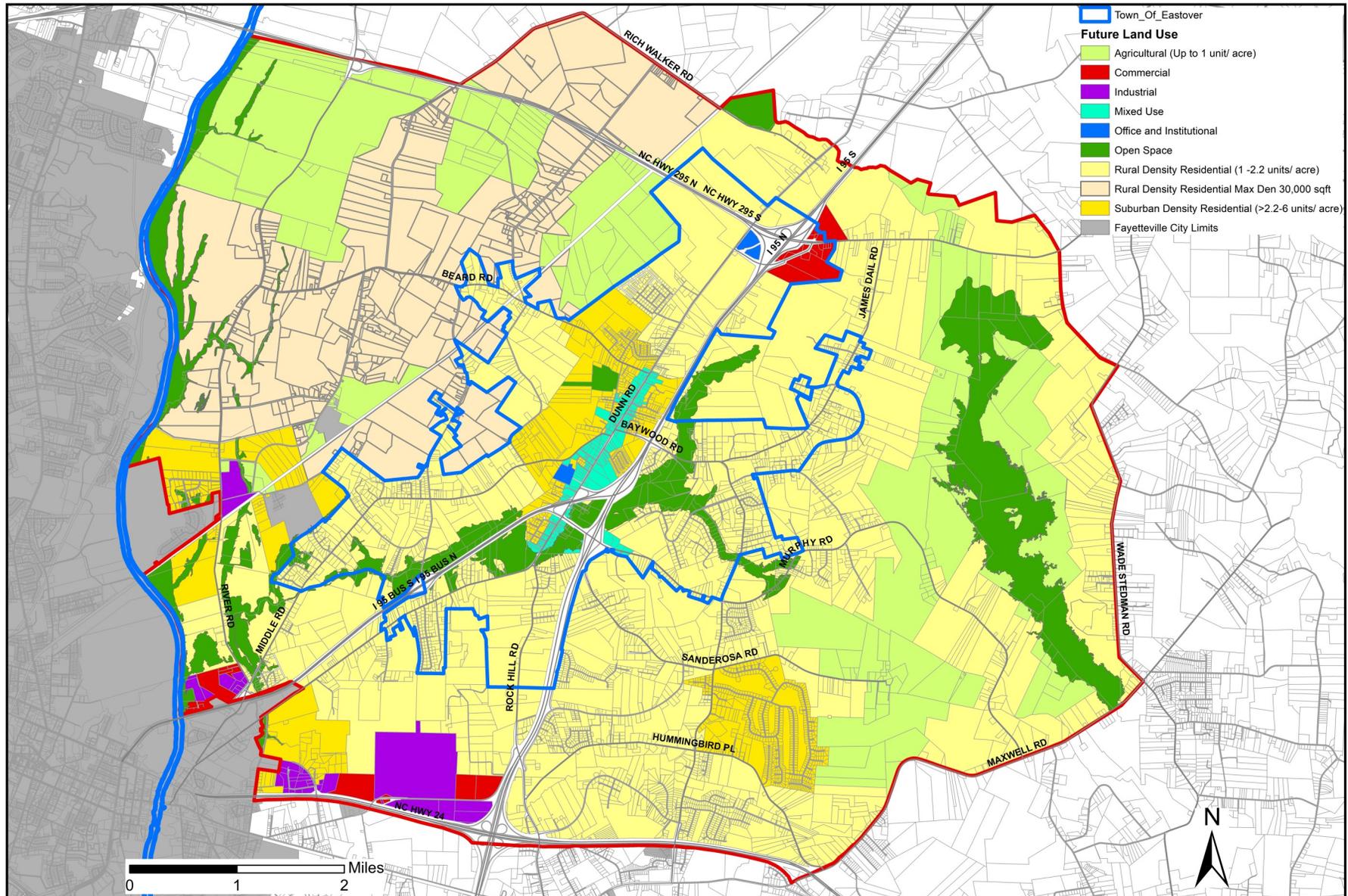
<b>Classification</b>	<b>Density Guideline</b>	<b>Map Color</b>	<b>General Description</b>
<b>OPEN SPACE</b>	Not applicable		The Open Space classification is for land used for recreation, natural resource protection and buffer areas. The zoning districts associated with this type of development is <b>CD</b> (Conservancy District), <b>DD/CZ</b> (Density Development/Conditional Zoning).
<b>AGRICULTURAL</b>	Up to one unit per acre		The Agricultural classification is defined as land being actively used for farming and/or forestry purposes. This classification also allows for stick built and manufactured housing. The associated zoning districts are <b>A1</b> and <b>A1A</b> . The agricultural designated area supports some limited commercial uses that are oriented specifically for a rural community such as convenient general merchandise stores, farm supplies and machinery sales, etc. It is recommended that these allowed commercial uses be located at the intersection of two public roads.
<b>RURAL DENSITY RESIDENTIAL MAXIMUM DENSITY 30,000 SQ. FT.</b>	1-1.45 units per acre		The Rural Density Residential Maximum Density 30,000 sq. ft. classification has a minimum lot size of 30,000 square feet. The zoning districts associated with this type of development include: <b>R30, R30A, R40</b> and <b>R40A</b> .
<b>RURAL DENSITY RESIDENTIAL</b>	1-2.2 units per acre		The Rural Density Residential classification should have a minimum lot size of 20,000 square feet. The zoning districts associated with this type of development include: <b>R20, R20A, RR, R30, R30A, R40</b> and <b>R40A</b> .

# Future Land Use Map

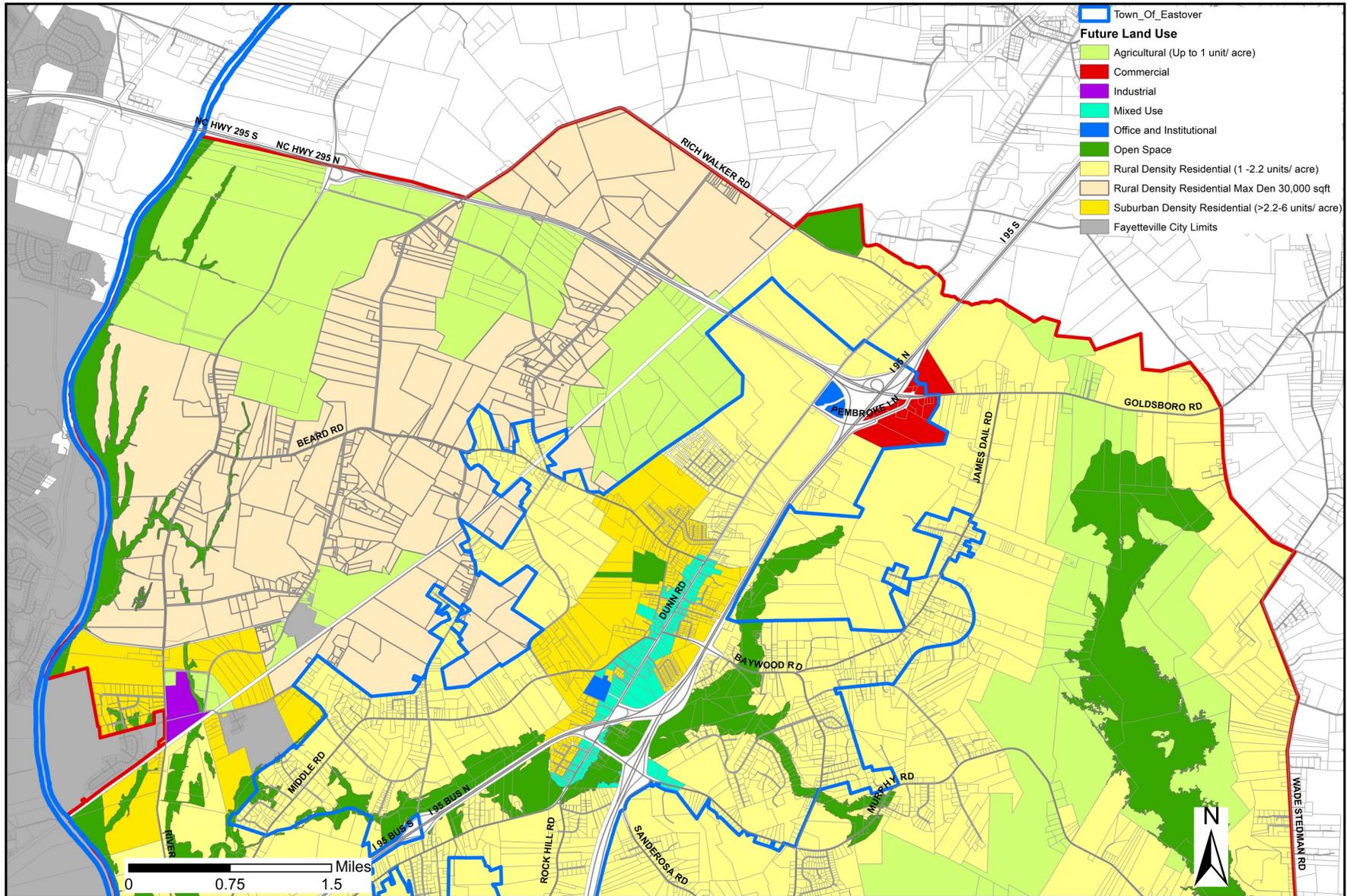
## *Land Use Classifications*

Classification	Density Guideline	Map Color	General Description
<b>SUBURBAN DENSITY RESIDENTIAL</b>	>2.2 to 6 units per acre	Yellow	The Suburban Density Residential classification has a minimum lot size of 7,500 square feet and allows a density of > 2.2 to 6 units per acre. The zoning districts associated with this type of development include <b>R7.5</b> , and <b>R15</b> . Public water and sewer should be required.
<b>OFFICE AND INSTITUTIONAL</b>	Not applicable	Blue	The Office and Institutional classification allows both general office uses such as doctor offices, banks, and institutional uses such as schools and government offices. These types of uses should be located in areas of transition between residential and commercial uses. There is no minimum lot size. The zoning district associated with this type of development is <b>O&amp;I(P)</b> .
<b>MIXED –USE</b>	Not applicable	Cyan	The Mixed-Use classification allows a mixture of commercial uses, office and institutional as well as vertical mixed-use, which allows light commercial/office and institutional/residential uses in the same building. Zoning districts associated with this type of development are: <b>MXD/CZ, C(P), C1(P), C2(P) and O&amp;I(P)</b> . Public water and sewer should be required.
<b>COMMERCIAL</b>	Not applicable	Red	The Commercial classification provides for a wide variety of commercial uses. The zoning districts associated with this type of development are <b>C(P), C1(P), and C2(P)</b> . Public water and sewer may be required. There is no minimum lot size.
<b>INDUSTRIAL</b>	Not applicable	Purple	The Industrial classification allows a wide variety of industrial operations involving manufacturing, processing and fabrication. This area also includes operations involving distribution, wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. Uses within this classification are generally not compatible with residential uses. There is no minimum lot size. The zoning districts associated with this type of development is <b>M1(P) and M(P)</b> .

# Future Land Use Map

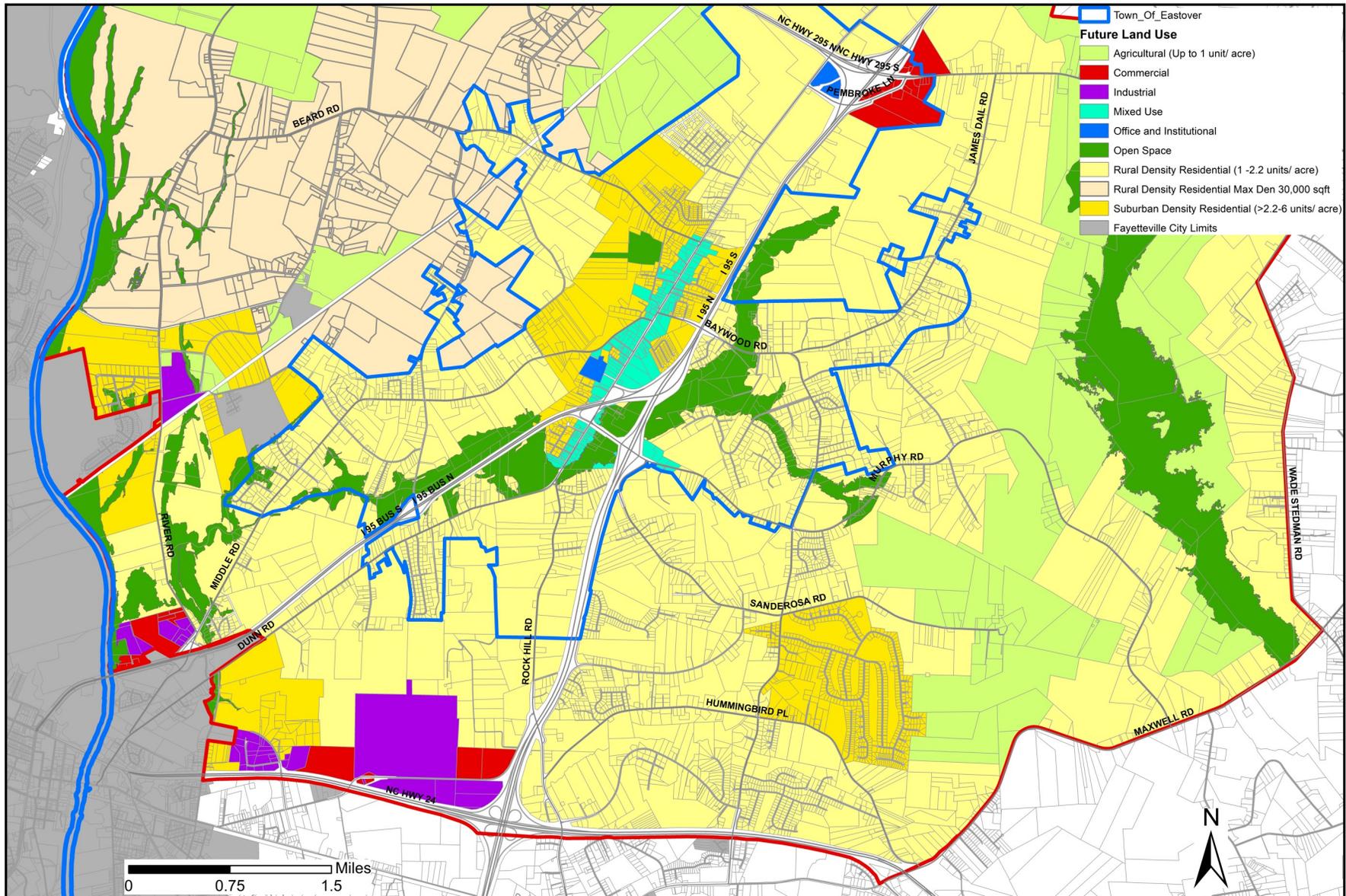


# Future Land Use Map (North)



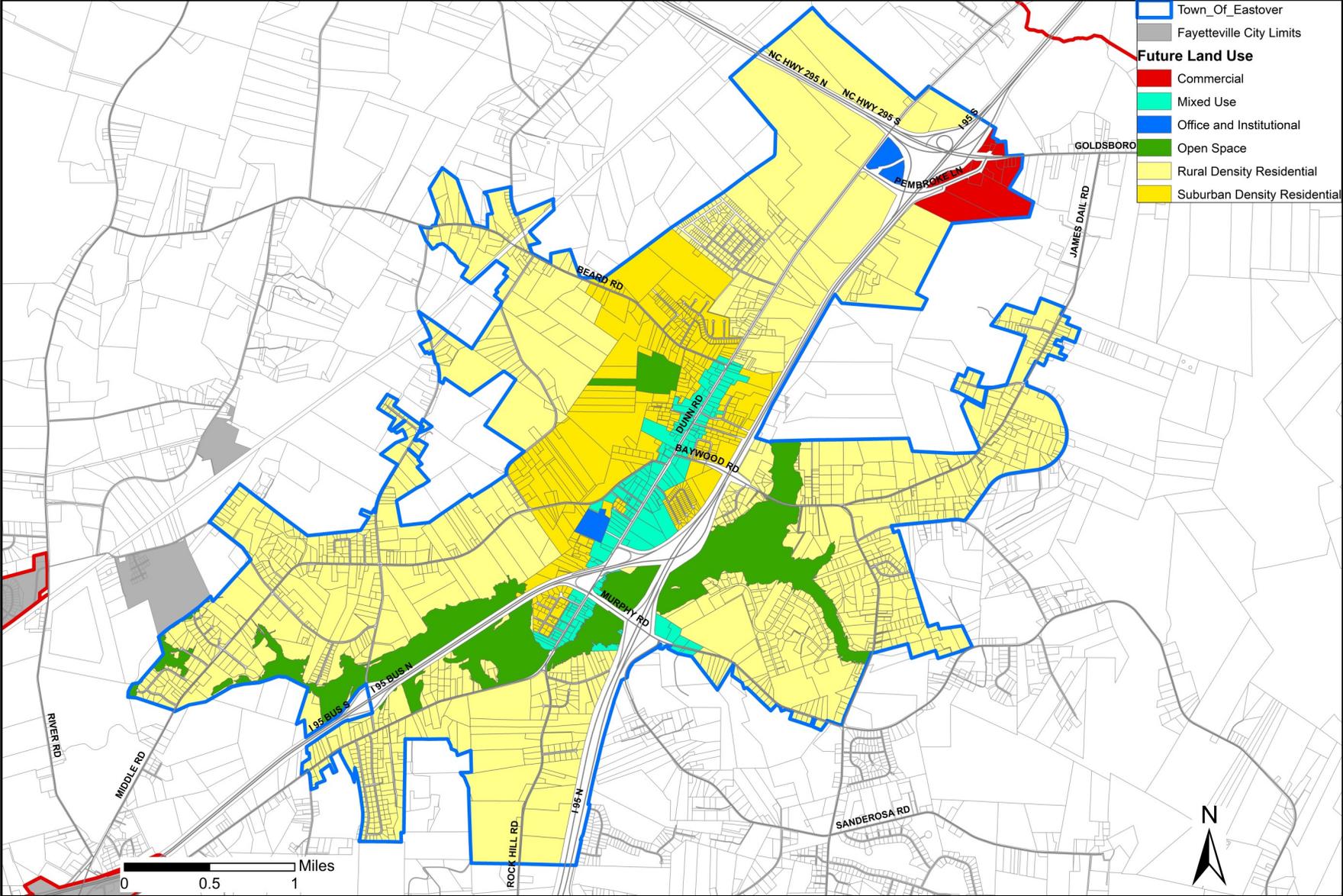
Map 16.1: Future Land Use Map for Northern Portion of Study Area

# Future Land Use Map (South)



Map 16.2: Future Land Use Map for Southern Portion of Study Area

# Town of Eastover Future Land Use Map



Map 16.3: Future Land Use Map for Town of Eastover

# Recent Legislation

Legislation adopted by the N.C. General Assembly in 2017 emphasizes the importance of Comprehensive Plans or “Land Use Plans” in making zoning decisions. The new legislation requires that a statement amending the plan is required when a governing body makes a zoning decision that is not consistent with the most recently adopted comprehensive plan. The General Statute referenced is shown below:

## § 153A-341. Purposes in view.

- (a) Zoning regulations shall be made in accordance with a comprehensive plan.
- (b) Prior to adopting or rejecting any zoning amendment, the governing board shall adopt one of the following statements which shall not be subject to judicial review:
  - (1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
  - (2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
  - (3) A statement approving the zoning amendment and containing at least all of the following:
    - a. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.
    - b. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.
    - c. Why the action was reasonable and in the public interest.
- (c) Prior to consideration by the governing board of the proposed zoning amendment, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

# Plan Consistency

The Future Land Use Map is based on the policies and assumptions contained in the Eastover Area Land Use Plan. The Future Land Use Map shows the general land use recommended and includes a range of potentially appropriate land uses and intensities within each land use classification.

While the Future Land Use Map will influence future zoning, it does not alter current zoning or affect the right of property owners to use the land for its purpose as zoned at the time of this Plan's adoption. The Future Land Use Map will not be referenced as part of the review of development plans, including site plans and subdivisions.

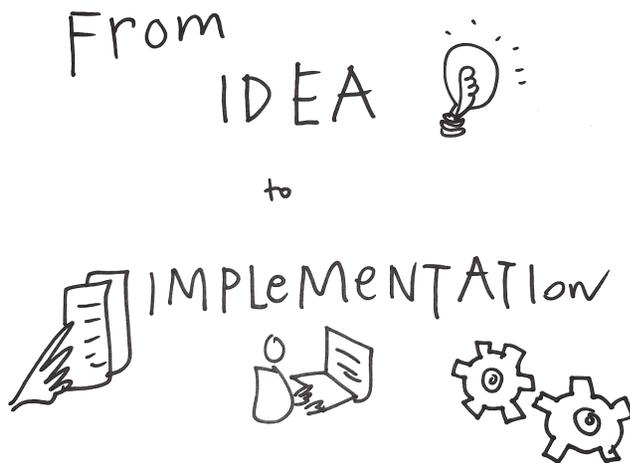
The designation of an area with a particular land use classification does not mean that the most intense zoning district described in the land use classifications is automatically recommended. A range of densities and intensities applies within each category, and the use of different zoning districts within each category should reinforce this range and be based on topography, soils, hydrology, adequate streets, infrastructure capacity, availability of community facilities, community character, protection of common open space, and prevailing density and lot size in the surrounding area.

The Future Land Use Map documents the general recommended future use for each designated area. However, other types of uses may be compatible with the designated use and deemed to be consistent with the Land Use Plan. For example, a school or duplex-style home could be found to be consistent with the plan designation of Suburban Density Residential.

The future land use classifications should not be interpreted to support nor preclude developments without consideration of the policies and intent of the Land Use Plan.

# Plan Implementation

Ideally, after adoption of a Land Use Plan by a governing board, the plan is not placed neatly on a shelf and archived, but regularly consulted and referred to in making formal and informal decisions. Considerable thought went into this plan from the public, the Citizen's Planning Committee, elected and appointed officials, Town staff and Cumberland County Planning staff. Implementation means taking advantage of the analysis that was performed and the strategic thinking of those who combined data with the community's desires and values. Of course, no plan is perfect, and every plan should be supplemented and updated with more recent information, or adjusted to suit changing circumstances. Overall, consistent efforts to bring forward the major recommendations and the Future Land Use Map should pay off in achieving the areas vision for its future.



# Cumberland County Joint Planning Board

Mr. Charles Morris, Chairman	Town of Linden
Mrs. Diane Wheatley, Vice-Chairman	Cumberland County
Mrs. Jami McLaughlin	Town of Spring Lake
Mr. Harvey Cain, Jr.	Town of Stedman
Mr. Donovan McLaurin*	Towns of Falcon, Godwin & Wade
Dr. Vikki Andrews	Cumberland County
Mr. Carl Manning	Cumberland County
Mrs. Lori Epler	Cumberland County
Mr. Stan Crumpler	Town of Eastover
Ms. Patricia Hall	Town of Hope Mills

\*left Planning Board after Eastover LUP update began

## Eastover Town Council

Mayor: Charles G. McLaurin

Council Members:

Cheryl C. Hudson	Randy P. Lee
J. Lawrence Buffaloe	Bruce R. Sykes
M. Stan Crumpler	Lee P. Hedgecoe

# Planning Staff

## *Administrative Staff*

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

## *Comprehensive Planning\**

Mr. Rufus (Trey) Smith, III	Planning Manager
Mrs. Jennifer Oppenlander	Senior Planner
Mr. Aaron Barnes	Planner
Mrs. Jaimie Walters	Planner

An area plan such as this one requires the knowledge and expertise of the entire planning department staff. The Cumberland County Planning Department, made up of the aforementioned sections as well as Addressing/ Street Naming, GIS & Community Assistance, Land Use Codes, Graphic Services, and Transportation, have all contributed to this plan.

*\*Section responsible for this plan*

# APPENDIX

## *Potential Eastover Area Grant Opportunities*

**1. The *NC Department of Commerce Industrial Development Fund***

North Carolina's Industrial Development Fund (IDF) provides incentive industrial financing grants and loans available to local municipal or county government applicants located in the 80 most economically distressed counties in the State.

**2. *HUD Community Development Block Grant Disaster Recovery Program***

HUD provides flexible grants to help cities, counties, and States recover from presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.

**3. *FEMA Community Assistance Program - State Support Services Element***

This program provides funding to states to provide technical assistance to communities in the National Flood Insurance Program (NFIP) and to evaluate community performance in implementing NFIP floodplain management activities

**4. *North Carolina Cooperative Extension***

NC State Extension helps create prosperity for North Carolina through programs and partnerships focused on agriculture and food, health and nutrition, and 4-H youth development.

**5. *Cumberland County Rural Operating Assistance Program Grant***

With this grant, the Community Transportation Program provides transportation assistance for several different types of riders, including the elderly and disabled, those needing assistance for job access, and the general public. It consists of three main funding parts: the *Elderly and Disabled Transportation Assistance Program*, as well as the *Urban Employment* and *Rural General Public allotments*.

**6. *NC Rural Economic Development Center- Small Business Credit Initiative***

Helps make capital available for business startups and expansions across the state. With more business investment comes more jobs for North Carolinians.

# APPENDIX

## Transportation Resources

The Community Transportation Program is to provide safe, dependable, accessible and affordable transportation to Cumberland County residents. Listed below are programs that service rural portions of the County, but may be restricted by available funding.

*EDTAP provides operating assistance funds for the transportation of the state's elderly and disabled citizens. This transportation assistance allows for the individual to reside for longer periods in their homes, thereby enhancing their quality of life.*

*Rural General Public (RGP) funds are intended to provide transportation services to the general public in rural areas who do not qualify for transportation assistance under any other program.*

*The Mid Carolina (AAA) Nutrition & Medical Grant allows for transportation for seniors 60+ to doctors' appointments and to the certified senior centers to participate in the congregate nutrition program.*

### ***Employment Transportation Assistance Program (EMPL)***

*EMPL is intended to help the general public for travel to work, training and other employment-related destinations not served by the FAST system.*

*The purpose of the Enhanced Mobility of Seniors and Individuals with Disabilities Program (Section 5310) is to enhance mobility for seniors and individuals with disabilities throughout the country by removing barriers to transportation services, expanding the transportation mobility options available, and providing funds for programs to serve the special needs of transit-dependent populations beyond traditional public transportation services and Americans with Disabilities Act (ADA) complementary paratransit services.*

# APPENDIX

## Zoning Districts

### SECTION 302. CONSERVANCY DISTRICT.

CD Conservancy District. This district is designed to preserve and protect identifiable natural resources from urban encroachment. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources and on file in the County Planning and Inspections Department.

### SECTION 303. AGRICULTURAL DISTRICTS.

A. A1 Agricultural District. This district is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.

B. A1A Agricultural District. This district is primarily designed to allow for residential use of single-family residential dwellings and/or Class A manufactured homes on lots with an area of one acre or greater and is to be located within predominantly agricultural areas. The district is not intended to encourage large scale developments and shall not be considered for tracts of land greater than ten acres.

# APPENDIX

## Zoning Districts

A. R40 Residential District. A district designed primarily for single-family dwelling units with a lot area of 40,000 square feet or above.

B. R40A Residential District. A district designed primarily for single-family dwelling units including the use of manufactured homes on individual lots with a lot area of 40,000 square feet or above.

C. R30 Residential District. A district designed primarily for single-family dwelling units with a lot area of 30,000 square feet or above.

D. R30A Residential District. A district designed primarily for single-family dwelling units and Class A manufactured homes with a lot area of 30,000 square feet or above.

E. R20 Residential District. A district designed primarily for single-family units with a lot area of 20,000 square feet or above.  
(Amd. 2-21-06)

F. R20A Residential District. A district designed primarily for single-family units and Class A manufactured homes with a lot area of 20,000 square feet or above.  
(Amd. 2-21-06)

G. RR Rural Residential District. A district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.  
(Amd. 01-19-10, Amd. 04-18-11)

H. R15 Residential District. A district designed primarily for single-family dwelling units with a lot area of 15,000 square feet or above.

I. R7.5 Residential District. A district designed primarily for single-family dwellings on lots with a lot area of 7,500 square feet or above.  
(Amd. 11-20-06)

J. R6 Residential District. A district designed for a mix of single- and multi-family dwellings.

# APPENDIX

## Zoning Districts

K. R6A Residential District. A district designed for a mix of single- and multi-family dwellings including the use of manufactured homes on individual lots and in manufactured home parks.

L. R5A Residential District. A district designed primarily for multi-family dwelling units with a maximum density of 13 ½ dwelling units per net acre.

*(Amd. 02-19-08)*

M. R5 Residential District. A district designed primarily for multi-family dwelling units with a maximum density of 29 units per acre, dependent upon the type of development.

*(Amd. 02-19-08)*

O&I(P) Planned Office and Institutional District. This district is designed primarily for agencies and offices rendering services in the professions, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized generally as having no retail or wholesale trade, except as incidental uses. The district is often situated between business and residential areas and may also consist of a mix of limited business and residential uses. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide. To promote the essential design features with the O&I(P) district, plan approval is a requirement.

*(Amd. 04-18-11)*

# APPENDIX

## Zoning Districts

A. C1(P) Planned Local Business District. This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C1(P) district, plan approval is a requirement.

B. C2(P) Planned Service and Retail District. This district is designed to allow for the non-residential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.

*(Amd. 02-19-08)*

C. C(P) Planned Commercial District. This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement.

*(Amd. 02-19-08)*

# APPENDIX

## Zoning Districts

### SECTION 307. PLANNED INDUSTRIAL DISTRICTS.

A. M1(P) Planned Light Industrial District. This district is designed for a wide variety of light industrial operations involving manufacturing, processing and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. To promote the essential design features with the M1(P) district, site plan approval is a requirement.

*(Amd. 02-19-08)*

B. M(P) Planned Industrial District. This district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with surrounding or abutting residential or commercial areas. The general intent of this district is to permit uses confined to service, wholesaling, manufacturing, fabrication and processing activities that can be carried on in an unobtrusive manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. This district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted except those having only limited contact with the general public and those not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity. To promote the essential design features within the M(P) district, site plan approval is a requirement.

*(Amd. 02-19-08. Amd. 09-16-08)*

# APPENDIX

## Zoning Districts

A. C1(P) Planned Local Business District. This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C1(P) district, plan approval is a requirement.

B. C2(P) Planned Service and Retail District. This district is designed to allow for the non-residential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.

*(Amd. 02-19-08)*

C. C(P) Planned Commercial District. This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations

# APPENDIX

## Complete Hazard Mitigation Plan Recommendations

Action Number	Action Description	Issue/Background Statement	Responsible Agency	Anticipated Cost	Funding Sources	Timeframe	Status	Addresses Current Development	Addresses Future Development	Hazard Addressed
<b>Cumberland County and All Jurisdictions</b>										
1	Maintain an all Hazards public education program to educate and prepare residents for all of the hazards that impact Cumberland County.	To educate, enhance preparedness, and resiliency of Cumberland County and its municipal residents through public education programs that included booths at fairs, festivals and special events, websites, brochures, school programs, and etc.	Cumberland County Emergency Management	\$90,000	Local Operating Budget	Short Range	New			All Hazards
2	Explore the Fire Adapted Communities concept implementation in Cumberland County.	To enhance the preparedness and resiliency of Cumberland County and its municipalities to the effects of wild land fire and urban interface, through education; programs such as Fire Wise, Ready Set Go, Community Wildfire Protection Plan; Fuel Management; local codes and ordinances.	Emergency Management, NC Forest Service and Fire Marshalls	Staff Hours	Local Operating Budget and Federal	Medium Range	New	X	X	Wildfire
3	Conduct a countywide infrastructure vulnerability assessment to identify priority needs for updating ill-designed or outdated critical structures.	It has been difficult to locate any comprehensive assessments of local infrastructure in Cumberland and Hoke Counties. With current and projected natural hazard occurrences, it is essential to have an accurate and comprehensive understanding of the current condition of critical facilities to ensure the ability to continue to provide for basic needs, such as water and electrical supplies, transportation routes, waste management, etc.	County/city structural and civil engineers in partnership with U.S. Army Corps of Engineers	Staff Hours	Local Operating Budget and Federal	Medium Range	New	X		All Hazards
4	Conduct social vulnerability analysis to identify priority needs and opportunities that will address the specific problems vulnerable populations face from a range of hazards, including barriers to evacuation, event-specific vulnerabilities, and impediments to recovery.	There exist various groups of individuals that have additional financial, social and/or environmental barriers to being resilient in the face of natural hazard events. In Cumberland County, for example, groups with significant number of people affected include about 10K outdoor workers with direct exposure to extreme heat days, elderly people and especially those with existing cardiovascular conditions, and other low-income and/or minority groups.  As natural hazard events increase in intensity and frequency, these groups will find it harder to safely and efficiently get out of harm's way. These groups will also have difficulty in obtaining and paying for essential components to sustain life, such as medications, utilities, and transportation to/from a place of work, etc.	County Social Services Department and/or County Health Department	Staff Hours	Local Operating Budget	Medium Range	New			All Hazards
5	Collaborate with NC Cooperative Extension and NC Agriculture and Forestry Adaptation Working Group to provide more local support and encouragement of forest conservation and farmland preservation measures.	Forests and farmland provide a multitude of social, economic and environmental benefits, that when looked at comprehensively, far outweigh any profit/revenue projections of residential or commercial properties.  Outside of development pressure, some of the other major health risks include: (1) increasing wildfire risk, (2) increasing number and types of insects and pests, (3) lack of sufficient water during the growing season for crops, and (4) increasing damage from strong winds and flooding. It is vital, especially in the face of a changing climate, to preserve these working lands and to support higher density development in already existing urban and suburban centers.	County Board of Commissioners, Conservation District Programs, and other land preservation organizations.	Unknown	NC Cooperative Extension, NC Forest Service, US Department of Agriculture and NC Wildlife Resources Commission.	Short Range	New		X	Wildfire, Inland Flooding
6	Include climate predictions from the Cumberland County Climate Resiliency Plan in the Regional Hazard Mitigation Plan.	To properly prepare for natural hazard occurrences, it is important to include predictions that warn of: (1) increasing temperatures and extreme heat days, (2) increasing frequency and strength of severe weather events, (3) more heavy rain/flooding, and (4) more frequent and prolonged drought. Although some climate	The Planning Department/ Planning Director for each jurisdiction in Cumberland County	None	Existing FEMA grant	Short Range	New	X	X	All Hazards

# APPENDIX

## Hazard Mitigation Plan Recommendations

Action Number	Action Description	Issue/Background Statement	Responsible Agency	Anticipated Cost	Funding Sources	Timeframe	Status	Addresses Current Development	Addresses Future Development	Hazard Addressed
		projections do not pose an immediate threat, any comprehensive mitigation plan for emergency management should at the very least, and by the very nature of the definition of "mitigation", acknowledge the changing climate and possibility of increased extreme weather and flooding events.								
7	Provide financial assistance for low-income residents to help with power bills and support services during extended periods of high temperature and other extreme weather.	Low-income households face challenges in keeping up with utility bills. Some low-income utility assistance programs are offered, but funds are limited. Extreme weather and increasing temperatures will place even greater pressure on these programs' ability to provide assistance to all those in need, and citizen's lives will be increasingly at stake.	County Health Department	Unknown	NC Department of Health and Human Services and County Department of Health	Medium Range	New			Extreme Heat, Winter Weather
8	Analyze and update local development ordinances to make buildings safer from wind and flooding, more energy and water efficient, more tolerant of heat waves and healthier to live in. Also, provide incentives for making buildings safer from wind, flooding, more energy and water efficient, and healthier to live in.	Energy and water efficiency will be increasingly important to a community's resiliency in the face of natural hazards specifically because of projections of increasing temperatures and extreme heat days, and prolonged periods of drought. Climate projections also state that precipitation will continue to follow a seasonal pattern, whereby hot, Summer months are classified with less precipitation and Winters with more precipitation. Extreme heat days will be specially taxing on buildings with older A/C systems or inadequate insulation and in low-income households where upkeep with rising utility costs could become a burden.	Planning and Code Departments of each jurisdiction	Staff Hours	Local Operating Budget	Medium Range	New		X	Inland Flooding, Hurricane Wind, Thunderstorm Wind, Extreme Heat, Winter Storms
9	Use natural systems, more open space and green surfaces to manage stormwater in a more resilient fashion.	Impervious surfaces typically found in urban centers, such as paved roads, buildings, parking lots and pavement, drastically increase flash floods and urban flooding, which seems to be a common occurrence in Cumberland County. For instance, within a 90 day period (March 1 – June 30, 2015), three flooding incidents were reported due to heavy rainfall events. Use of LID stormwater management practices is mentioned only in summary in the Growth Factor Analysis, stating it "...should be emphasized in sensitive areas..." This, coupled with the naturally flat topography of the eastern portions of the County also help to create excess runoff and subsequent urban flooding issues, especially in the Special Flood Hazard Areas (SFHA) of the County, and specifically around Blounts and Cross Creek, as referenced in various resources.	Engineering Department of each jurisdiction	Staff Hours	Local Operating Budget	Short Range	New		X	Inland Flooding
10	Seek grant funding for mitigation opportunities eligible under the most current version of the UHMA Guidance and Public Assistance 406 mitigation Guidance at the time of application. Projects could include: acquisition, elevation, mitigation reconstruction, and wet/dry flood proofing to commercial and/or residential structures as applicable; redundant power to critical facilities, wind retrofits to critical facilities, storm shelters and other activities that reduce to the loss of life and property.	Federal Grant funding, historically, has been available to states for mitigation opportunities through annual grant funds and Presidentially Declared Disaster Funds. These opportunities include Pre-Disaster Mitigation Grant (PDM), Flood Mitigation Assistance (FMA), and Hazard Mitigation Grant Program (HMGP) all of which fall under the Unified Hazard Mitigation Assistance Program (UHMA). Two other funding streams for mitigation opportunities are the Community Development Block Grant – Disaster (CDBG-DR) and Public Assistance 406 Mitigation which are only available after a disaster. The purpose of these programs is to reduce the vulnerability to the loss of life and property from natural disasters and build a more resilient community through targeted projects and project areas. Participation in the programs is strictly voluntary.	Emergency Management, Engineering and/or Planning Departments of each jurisdiction	Project Cost, Staff Hours, and applicable cost share	Federal and State Grants, Local Operating Budget	Long Range	New	X		All hazards

## RESOLUTION OF RECCOMENDATION

### EASTOVER AREA LAND USE PLAN

#### CUMBERLAND COUNTY JOINT PLANNING BOARD

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Joint Planning Board hereby recommends adoption of the Eastover Area Land Use Plan

On this 16 day of October, 2018.

BY: \_\_\_\_\_

Charles Morris, Chairman

CUMBERLAND COUNTY JOINT PLANNING BOARD

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

Thomas J. Lloyd, Planning Director



# RESOLUTION OF ADOPTION

## EASTOVER AREA LAND USE PLAN

### COUNTY OF CUMBERLAND

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

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

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

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

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

On this 19th day of November, 2018.

BY: Larry L. Lancaster

Larry L. Lancaster, Chairman

BOARD OF COUNTY COMMISSIONERS



ATTEST: Candice White

Candice White, Clerk to the Board



**RESOLUTION OF ADOPTION**  
**EASTOVER AREA LAND USE PLAN**  
**TOWN OF EASTOVER**

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

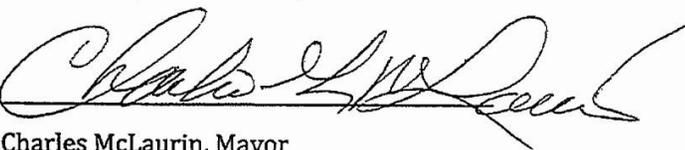
WHEREAS, the Planning Staff has prepared a specific document entitled the Eastover Area Land Use Plan designed to provide the Town of Eastover and surrounding area a statement of desirable objectives to guide future growth, change, and development; and

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

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

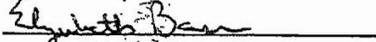
NOW, THEREFORE, BE IT RESOLVED that the Eastover Town Council hereby adopts the Eastover Area Land Use Plan

On this 11th day of December, 2018.

BY: 

Charles McLaurin, Mayor

EASTOVER TOWN COUNCIL

ATTEST: 

Elizabeth Bass, Town Clerk