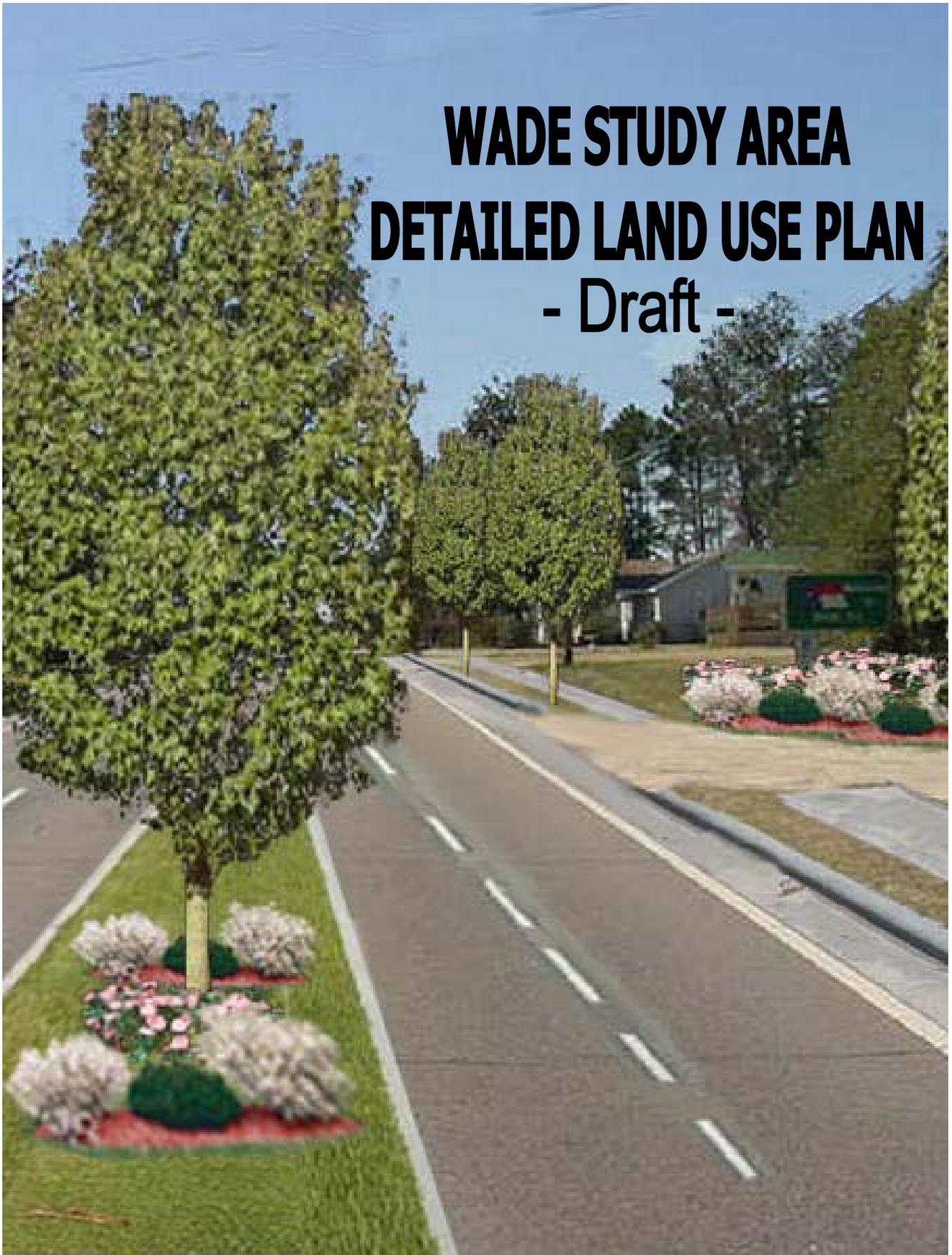


**WADE STUDY AREA  
DETAILED LAND USE PLAN  
- Draft -**



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# ***INTRODUCTION***

The Cumberland County 2010 Land Use Plan is a general plan designed to provide overall goals and guidelines for development within the County. It is considered to be the first phase of the land use planning process. The second phase of this process is the development of detailed plans for specific geographical areas in the County. The Planning Board has prioritized the Wade Area as the sixth area to receive detailed planning, as displayed in **Map 1 – Cumberland County Area Land Use Plans**. The Planning Board prioritization was based upon such factors as the construction of the Outer Loop/U.S. Highway 13 Extension - affecting the southwestern portion of the Study Area, the provision of water and sewer service to areas currently served by wells and septic tanks, as well as the completion of detailed area plans nearby (Stedman, Vander, Eastover, Spring Lake and North Fayetteville).

This detailed land use plan contains a comprehensive view of all existing features, conditions, and policies that may impact the development of the Study Area. The cornerstone of the plan's development is citizen participation. The Wade Citizen Planning Committee, which is a group of volunteers from the Study Area willing to work with the Planning Staff to accomplish this objective, developed this Plan.

## ***DEFINITION OF THE STUDY AREA***

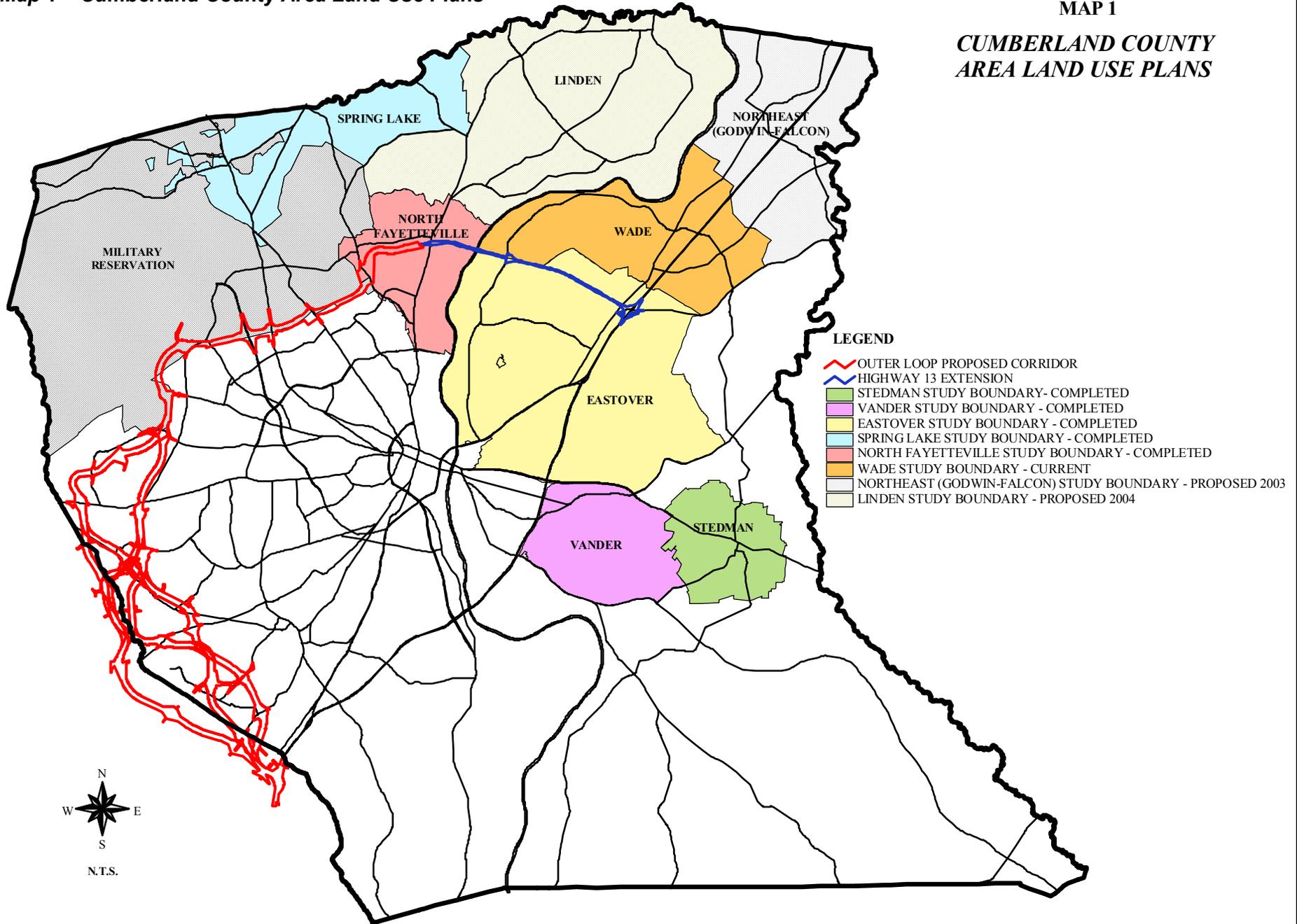
The Study Area is defined as follows: the northwest boundary is the Cape Fear River; the northeastern boundary extends from the Cape Fear River in a southeastern direction along parcel lines intersecting with Percy Strickland Road, southeastward along Percy Strickland Road and along Sambo Jackson Road; the southeastern boundary, which follows fire district lines, extends from the intersection of Sambo Jackson Road and Stewart Road southward along Stewart Road and Goldsboro Road (U.S. Highway 13); the southwestern boundary (also following the fire district boundary) extends along parcel lines in a northwestern direction crossing the CSX Railroad line and running parallel to the south side of Rich Walker Road, crossing Rich Walker Road following parcel lines until intersecting with the Cape Fear River. The entire Study Area comprises 15,581.67 acres or 24.35 square miles, and is illustrated in **Map 2 – Wade Study Area Boundary**.

## ***PREFACE***

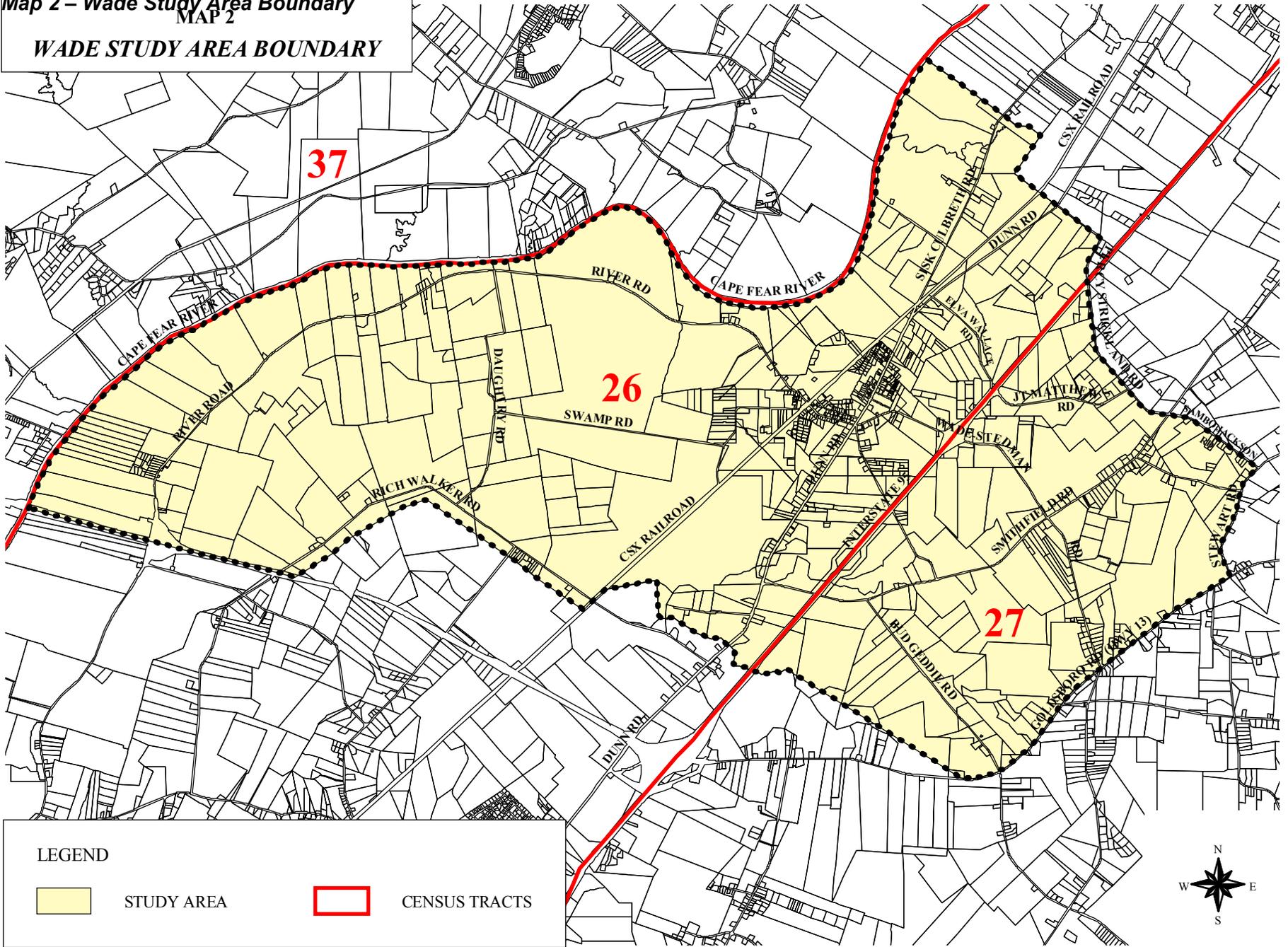
In order to develop a detailed land use plan for the Wade Study Area, it is necessary to put the Area into context. The Study Area is located in the northeastern portion of the County and is traversed by two north-south corridors, Interstate 95 and U.S. Highway 301 (Dunn Road). Additionally, the Outer Loop/U.S. Highway 13 Extension will be constructed along the southwestern portion of the Area. The highest concentration of population is within the Town Limits of Wade; the remainder of the Study Area primarily contains rural residential development and farmland. There are few urban services available within the Study Area. Water service is provided within the Wade Town Limits and along U.S. 301 South to the Eastover Central School, which is outside of the Study Area. The North Cumberland Regional Sewer System (NORGRESS) has been established to develop plans for a sewer system for the northern portion of the County, which includes a portion of the Wade Study Area. Development can be expected within this area once sewer service is in place, thus having a major impact upon the Study Area.

Map 1 – Cumberland County Area Land Use Plans

MAP 1  
CUMBERLAND COUNTY  
AREA LAND USE PLANS



**Map 2 – Wade Study Area Boundary**  
**MAP 2**  
**WADE STUDY AREA BOUNDARY**



## ***THE PROCESS***

The process utilized in the development of this Area Plan is very similar to the one used to develop the Cumberland County 2010 Land Use Plan. The cornerstone of the process is citizen participation. Efforts have been and will continue to be made to encourage the citizens to play a more active role in the Plan development, adoption and implementation phases of the process, through the organization of a citizen group that will oversee the implementation of the adopted Plan and serve as a steering group for Plan updates.

In order to accomplish the development of area plans, the following must be undertaken:

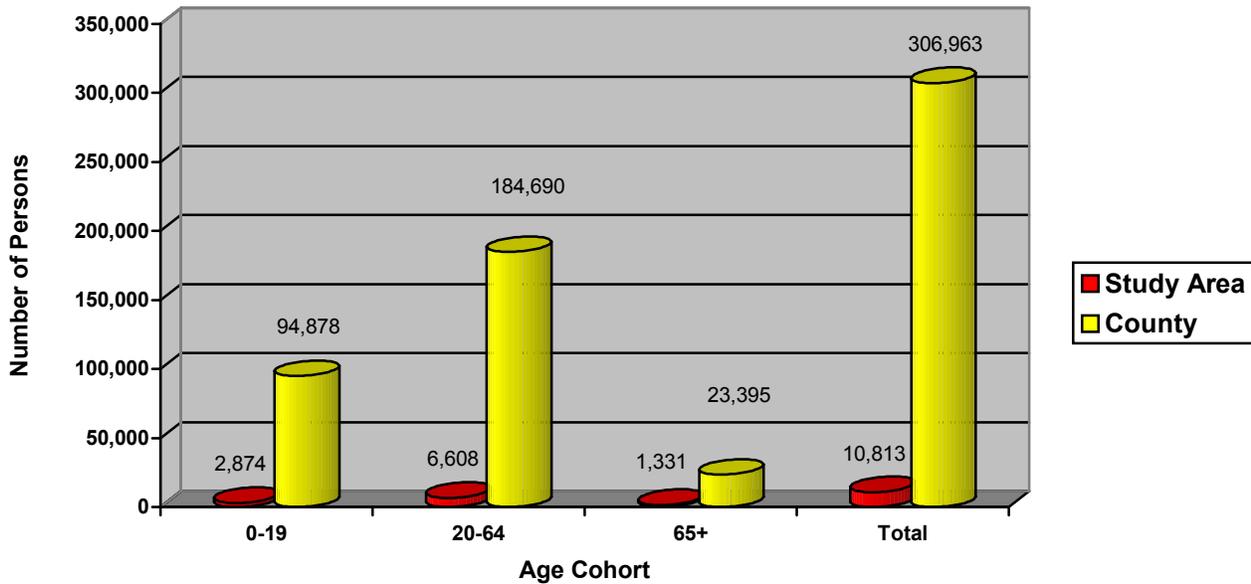
- A. Develop a definition of the Study Area;
- B. Develop data collection method(s) to be utilized;
- C. Collect and analyze general information and physical, social and economic data;
- D. Conduct a vision session with residents in the area, and establish a citizen planning committee;
- E. Compile and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

# EXISTING CONDITIONS

## POPULATION AND ECONOMIC CHARACTERISTICS

Examination of population and economic characteristics is a necessary step in developing a detailed land use plan. The 2000 U.S. 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 according to descending size, including County, Municipality, and Census Tracts. Examination of Census data between 1970 and 2000 will be accomplished using Census Tract data in order to illustrate trends that have occurred. Oftentimes a study area may not be the same size as a Census Tract; therefore the data will not be exact to the study area boundary but will give a fair representation to conditions and trends within the area. The Transportation Analysis Zones (TAZ) that are now available can be tailored to coincide with an actual study area. This data gives an actual account of demographic information. For purposes of this Plan both Census Tract and TAZ information have been used. Comparisons have been made between Census Tracts 26 and 27, which cover an area that includes the Wade Study Area, and the County as a whole. Available Census data such as age, labor force and income cohorts were selected in order to present existing conditions and growth trends that have occurred within the Study Area<sup>1</sup> since 1970. The Transportation Analysis Zones (TAZ) will be used to illustrate demographic information for the year 2000 and will be specific to the Study Area.

**Exhibit 1 – Comparison of Age Characteristics 2000**



Data Source: Cumberland County Joint Planning Board, 2003

According to the 2000 Census data, the total population of Cumberland County is approximately 306,963 persons. As displayed in **Exhibit 1 – Comparison of Age Characteristics 2000**, the total population of the Combined Census Tracts, that fall within the Wade Study Area, is at least 10,813 persons, which is approximately 3.5% of the total County population. Further comparison of the age

<sup>1</sup> For practical purposes, data for Census Tracts 26 and 27 will be labeled as “Study Area”, even though the Wade Study Area is smaller than the two combined Census Tracts.

cohorts between the Study Area and the County are presented in the table of **Exhibit 2 – Comparison of Age Cohorts 2000** below.

**Exhibit 2 – Comparison of Age Cohorts 2000**

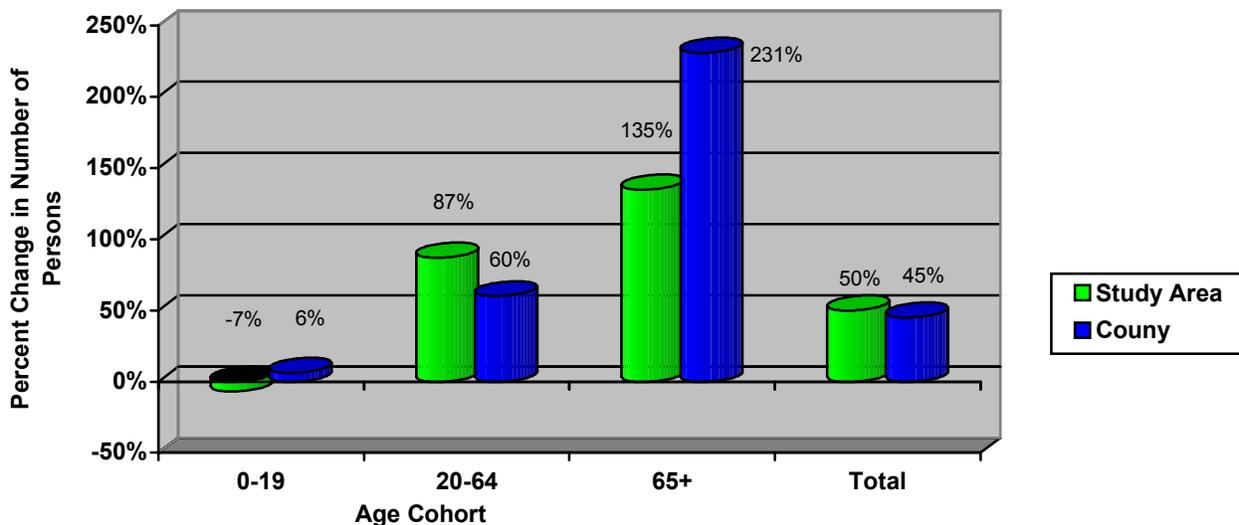
Age Cohort	% Of Total County	% Of Total Study Area
0 – 19	31%	27%
20 – 64	61%	61%
65+	8%	12%
Total	100%	100%

Data Source: Cumberland County Joint Planning Board, 2003

Examination of this data indicates that the overall population within the Study Area is slightly older than the overall population of the County. At least 12% of the total population within the Study Area are at least 65 years of age and older, compared to 8% for the County as a whole. The data also indicates that for both the Study Area and the County as a whole, the majority of the population (at least 61%) is between 20 and 64 years of age. Approximately 27% of the overall population within the Study Area and of the County is between 0 and 19 years of age.

Age characteristics are also used to demonstrate trends that have occurred within a given population. According to **Exhibit 3 – Change in Age Characteristics 1970–2000**, the Wade Study Area experienced an increase in population of at least 50% between 1970 and 2000, and the overall County population experienced a 45% increase during the same 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% 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 while the County population increased at least 60% in the same category. The Wade Study Area experienced a decrease in the number of persons between the ages of 0 and 19, 7%, while the County experienced a 6% increase.

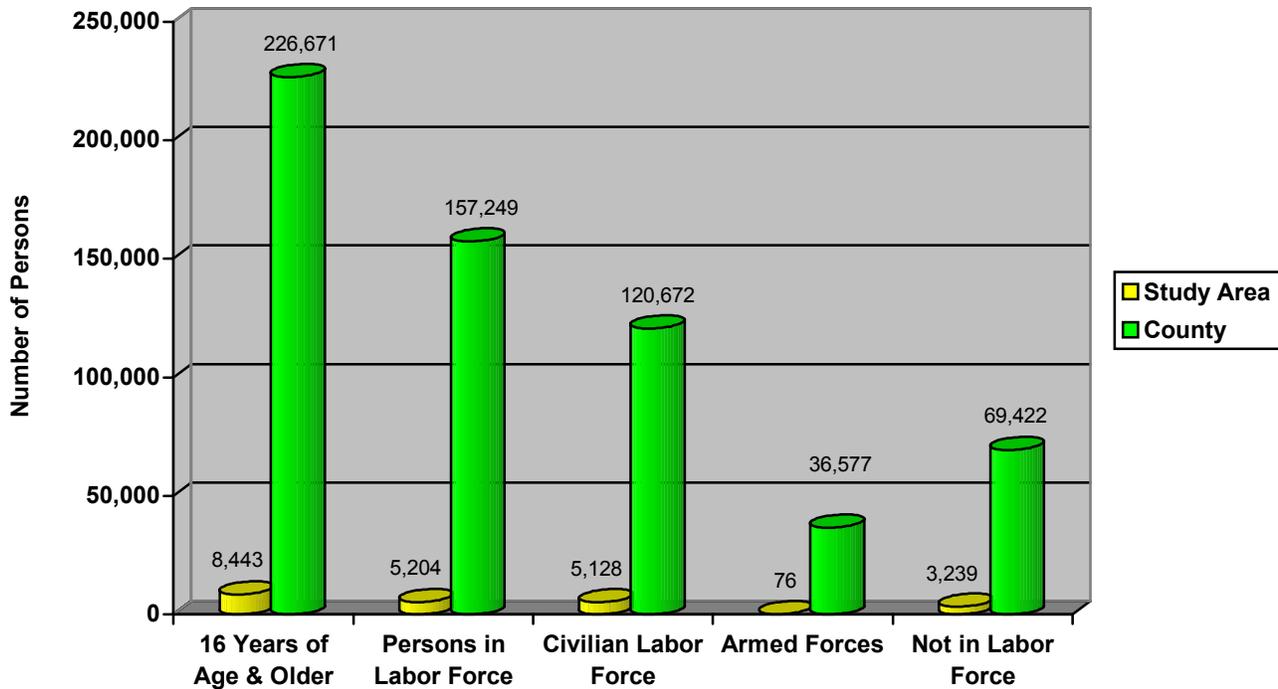
**Exhibit 3 – Change in Age Characteristics 1970–2000**



Data Source: Cumberland County Joint Planning Board, 2003

Since at least 61% of the total population within the Study Area is between 20 and 64 years of age, examination of Labor Force characteristics is appropriate. **Exhibit 4 – Labor Force Characteristics 2000** illustrates this data as it relates to the Study Area as well as the County.

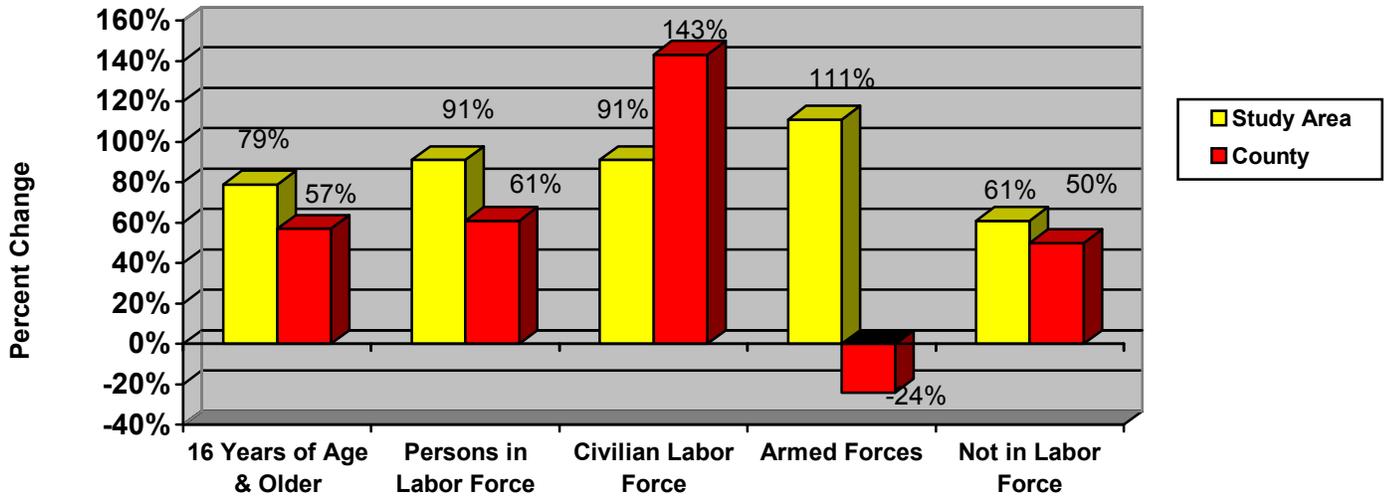
**Exhibit 4 – Labor Force Characteristics 2000**



Data Source: Cumberland County Joint Planning Board, 2003

According to this exhibit, approximately 226,671 persons (74%) of the overall County population are eligible for the Labor Force (16 years of age and older), compared to 8,443 persons within the Study Area (78% of the total Study Area population). Approximately 69% of the total number of persons in the County eligible for the Labor Force are currently within the Labor Force, compared to 62% for the Study Area. Of the total number of persons in the Labor Force of the overall County, at least 77% are in the Civilian Labor Force and 23% are in the Armed Forces. The data for the Wade Study Area indicates that approximately 99% are in the Civilian Labor Force and 1% are in the Armed Forces. The aging population trend that has occurred within the last twenty years has a direct impact upon the Labor Force characteristics. According to **Exhibit 5 – Changes in Labor Force Characteristics 1970–2000**, the number of persons eligible for the Labor Force (16 years of age and older) increased approximately 79% within the Wade Study Area compared to 57% for the County as a whole. The total number of persons actually in the Labor Force increased at least 91% within the Study Area as opposed to a 61% increase within the County population. A significant increase in the number of persons within the Civilian Labor Force occurred between 1970 and 2000. The Civilian Labor Force increased at least 143% for the overall County, compared to 91% for the Study Area. Within the Study Area, there was a 111% increase in the number of persons within the Armed Forces compared to a decrease of approximately 24% Countywide for the same category and time period. Additionally, the Study Area experienced a 61% increase in the number of persons not in the Labor Force, as opposed to a 50% increase for the County overall.

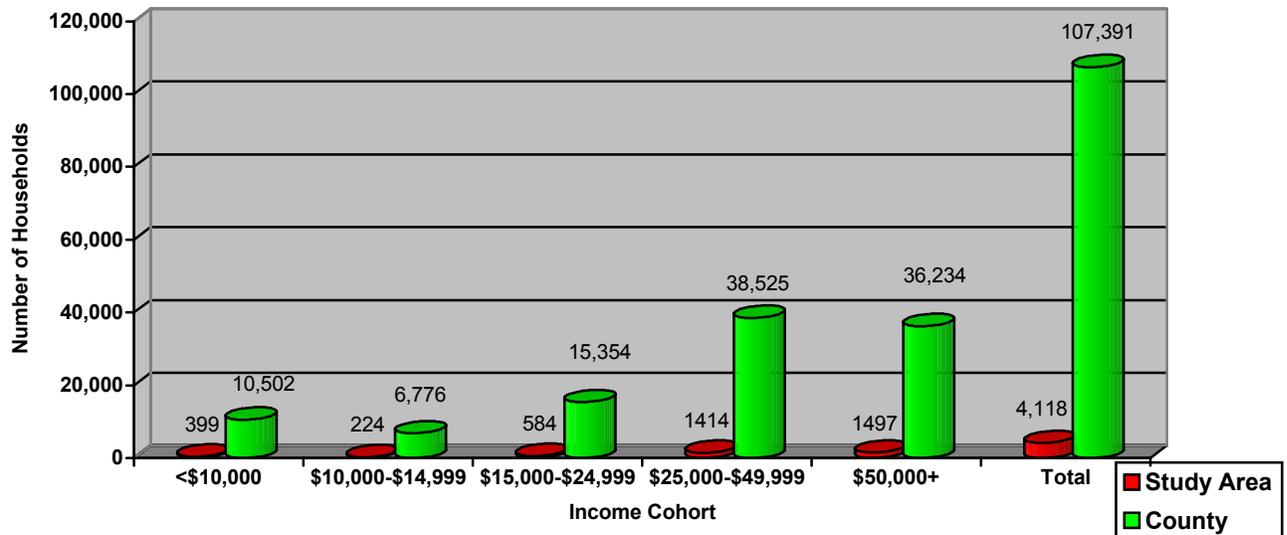
### Exhibit 5 – Changes in Labor Force Characteristics 1970–2000



Data Source: Cumberland County Joint Planning Board, 2003

Income characteristics are linked to the current Labor Force data. **Exhibit 6 – Income Characteristics 2000** compares the income cohorts of the Wade Study Area and Cumberland County.

### Exhibit 6 – Income Characteristics 2000



Data Source: Cumberland County Joint Planning Board, 2003

According to this exhibit, the income characteristics within the Wade Study Area are similar to those of the County. This data is further illustrated in **Exhibit 7 – Comparison of Income Characteristics of the Study Area and Cumberland County 2000** below.

**Exhibit 7 – Comparison of Income Characteristics of the Study Area and Cumberland County  
2000**

<b>Income Range</b>	<b>% Of Total County</b>	<b>% Of Study Area</b>
Less than \$10,000	10%	10%
\$10,000 - \$14,999	6%	6%
\$15,000 - \$24,999	14%	14%
\$25,000 - \$49,999	36%	34%
\$50,000 or more	34%	36%
Total Families	100%	100%

Data Source: Cumberland County Joint Planning Board, 2003

Examination of this data reveals that the majority of income ranges earned by the total households within the Study Area and the County are evenly dispersed. Additionally, both the Study Area and the County have almost identical percentages for the income ranges. According to this data, households within the Study Area have slightly higher incomes than the overall County population. Approximately 30% of the total number of households within the Wade Study Area and the total number of households Countywide earn \$24,999 or less annually. Conversely, 70% of the total number of households within the County and within the Study Area earn an annual income greater than \$25,000 dollars. The difference in the data is 34% of the total County households earn \$50,000 or more, compared to 36% of the total households within the Study Area earning the same amount annually.

Summarizing this data reveals several interesting trends that have occurred within the Wade Study Area between 1970 and 2000:

- ❖ A significant increase in the overall age of the population has occurred within the Study Area, as well as the entire County;
- ❖ The total population within the Study Area experienced an a 5% additional increase to that of the total County population;
- ❖ Approximately 79% of the overall Study Area population is eligible for the Labor Force, compared to 57% for the total County population;
- ❖ A significant increase occurred in the number of persons within the Civilian Labor Force Countywide (143%) compared to 91% within the Study Area;
- ❖ Within the Wade Study Area, the number of persons within the Armed Forces increased by 111%, while the County experienced a 24% decrease; and
- ❖ The overall annual income of families within the Wade Study Area is slightly higher than the annual income of families Countywide.

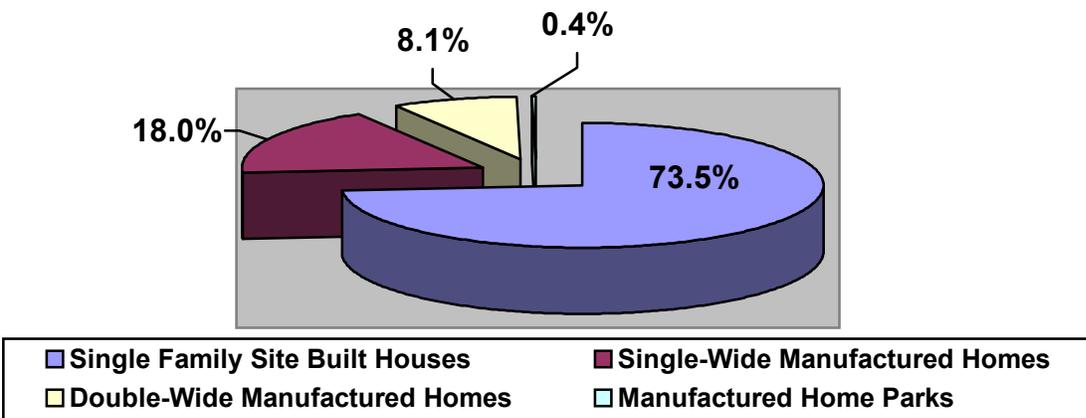
Growth is anticipated to continue within the Wade Study Area due to the Outer Loop/U.S. Highway 13 Extension and the availability of water and sewer service.

## HOUSING

The examination of existing housing within a study area is an integral part of detailed land use planning. Housing data can be used to project future housing needs and related infrastructure, as well as illustrate growth trends that have occurred. Growth trends are illustrated in **Map 3 – Wade Study Area Residential Structures Year Built**. This map, based upon County tax records, shows parcels with single-family housing units and the year they were built. According to this information there are a total of 416 single-family dwelling units in the Study Area as of 2002. Examination of this data, which is available prior to 1930 through 2002, reveals that the most substantial increase in the number of single-family dwelling units occurred in the 1940's. During this period, approximately 76 single-family dwelling units were built (18.27% of the total single-family dwelling units within the Study Area). Construction of single-family dwelling units maintained a constant rate during the decades of the 50's, 60's, 70's and 90's averaging approximately 56 dwelling units (13.4% of the total single-family dwelling units) per decade. Approximately 11.78% of the total single-family dwellings (49 dwelling units) were built prior to 1930. During the decade of the 80's, approximately 9.86% of the total single-family dwelling units (41) were built. The decade of the 30's and the period between 2000 and 2002 had the least amount of construction: 17 (4.09%) and 8 (1.92%) single-family dwelling units respectively.

Additional housing data is available through a field survey conducted by the Planning Staff and includes manufactured housing (singlewide and doublewide units) and multifamily units (apartments, duplexes, etc.) that are not included in the Residential Structures Year Built data. **Exhibit 8 – Wade Study Area Housing Composition** illustrates the various types of housing units within the Study Area.

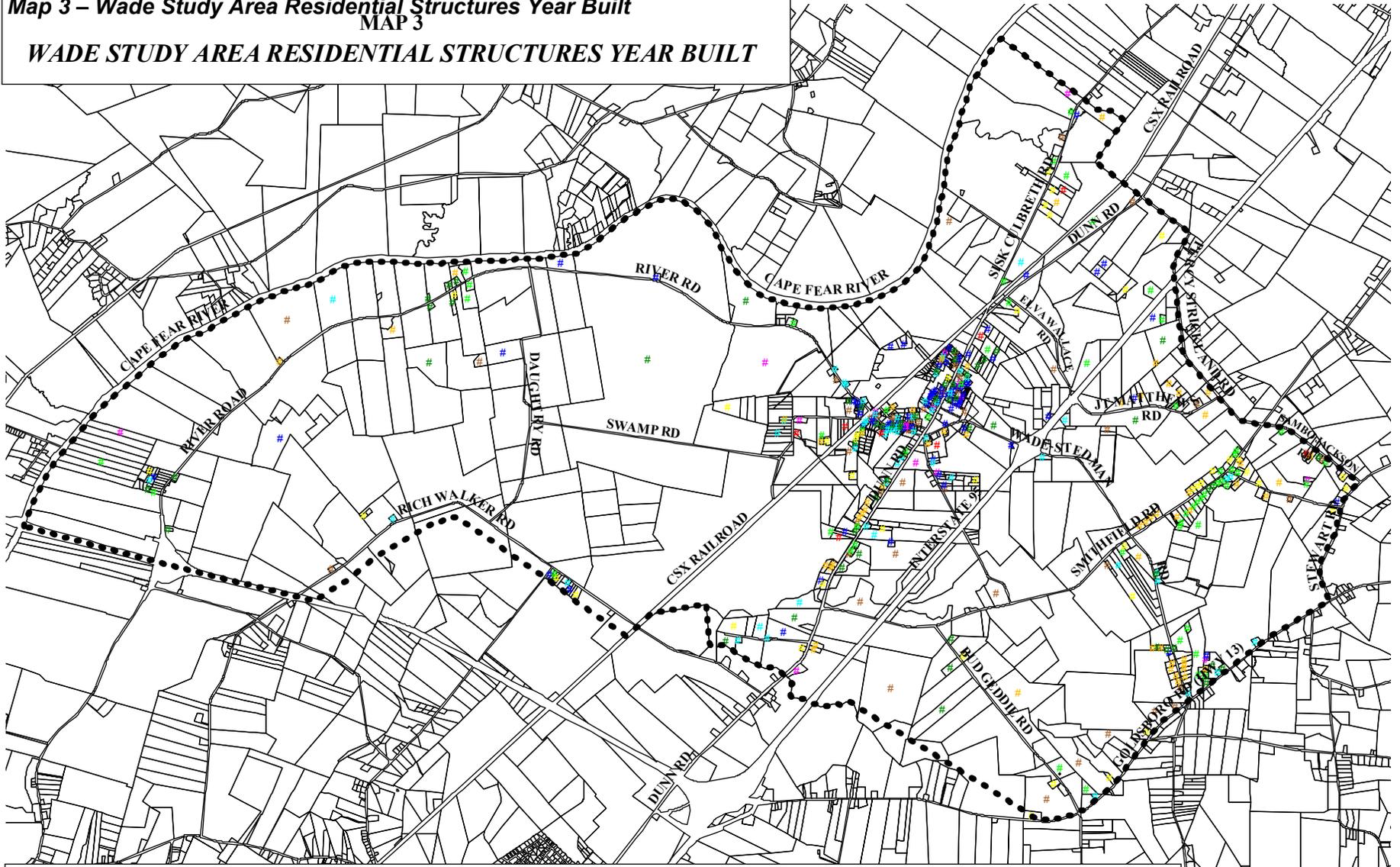
**Exhibit 8 – Wade Study Area Housing Composition**



Data Source: Cumberland County Joint Planning Board, 2003

Further examination of the existing housing composition is needed in order to determine the quality (physical condition) of the existing housing units. The quality of the existing housing is used to measure the difference between existing housing and the housing that is needed for the citizens within the Study Area. There are three general classifications used by planners to describe the physical condition of a housing unit: standard, substandard, and dilapidated. The term standard refers to a housing unit that poses no threat to the health, safety and comfort of the resident. A housing unit considered to be substandard may exhibit one or more of the following characteristics: structurally unsound; hazards such as faulty wiring, asbestos, lead pipes; poorly weatherized; lack of adequate plumbing; etc. Dilapidated housing units are generally characterized as being unfit for human habitation.

**Map 3 – Wade Study Area Residential Structures Year Built**  
**MAP 3**  
**WADE STUDY AREA RESIDENTIAL STRUCTURES YEAR BUILT**

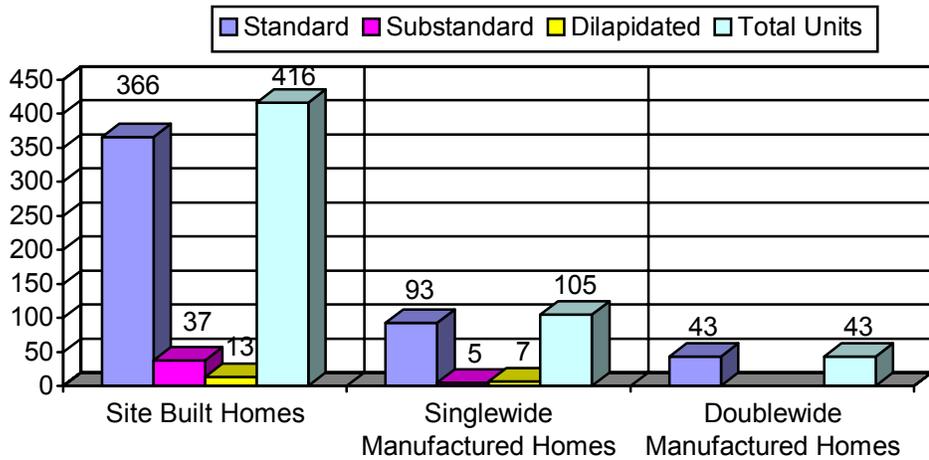


**LEGEND**

.....	STUDY AREA BOUNDARY	#	1970 THROUGH DECEMBER 1979	#	1930 THROUGH DECEMBER 1939
#	2000 THROUGH DECEMBER 2002	#	1960 THROUGH DECEMBER 1969	#	PRIOR TO 1930
#	1990 THROUGH DECEMBER 1999	#	1950 THROUGH DECEMBER 1959		
#	1980 THROUGH DECEMBER 1989	#	1940 THROUGH DECEMBER 1949		



### Exhibit 9 – Wade Study Area Housing Conditions



Data Source: Cumberland County Joint Planning Board, 2003

According to **Exhibit 9 – Wade Study Area Housing Conditions**, there are a total of 564 housing units within the Study Area. This figure includes site built homes, singlewide and doublewide manufactured homes. It is apparent that the majority of the housing stock within the Study Area is site built, 416 units (88% of the total housing units). Singlewide units account for 9% (105 units), and doublewide units account for 3% of the total housing stock (43 units). Overall, 89% of the total housing units are classified as standard, 7% are substandard and 4% are dilapidated. Examining this data further reveals that all of the doublewide housing units are standard, whereas the majority of substandard units are site built and over one-half of the dilapidated units are site built.

## **TRANSPORTATION**

Part of the Wade Study Area is within the Fayetteville Urban Area Thoroughfare Planning Area. Transportation addresses all modes of transportation including the thoroughfare system, rail, mass transit, bicycle and pedestrian systems. Consideration should be given to existing facilities and services as well as future improvements.

### **The Thoroughfare System**

The Thoroughfare System is composed of various types of roads classified according to traffic volume, design capacity and function. Interstate 95 is classified as a major thoroughfare-freeway serving as the major connector between New England and Miami, Florida and a north-south gateway through Cumberland County. U.S. Highway 301 is classified as a major thoroughfare, serving as a gateway into Cumberland County, the Town of Wade, and the City of Fayetteville. River Road is classified as a major thoroughfare, extending from the western boundary of the Town of Wade southward to Business I-95. The following roads are classified as rural collectors: Wade–Stedman Road, Smithfield Road, Bud Geddie Road and Sisk-Culbreth Road. The Thoroughfare System and FAMPO planning area are illustrated in **Map 4 – Wade Study Area Thoroughfare Plan**.

### **The Rail System**

The Seaboard Coastline Railroad bisects the Study Area. This railroad is a major north-south passenger and freight line, connecting the Eastern Seaboard Area from New England to Florida. Although passenger service is not directly available in Wade, service is available through daily service in Fayetteville. Freight service was available through a railroad spur to the former Wade Wood site. This spur is currently abandoned but can be easily restored.

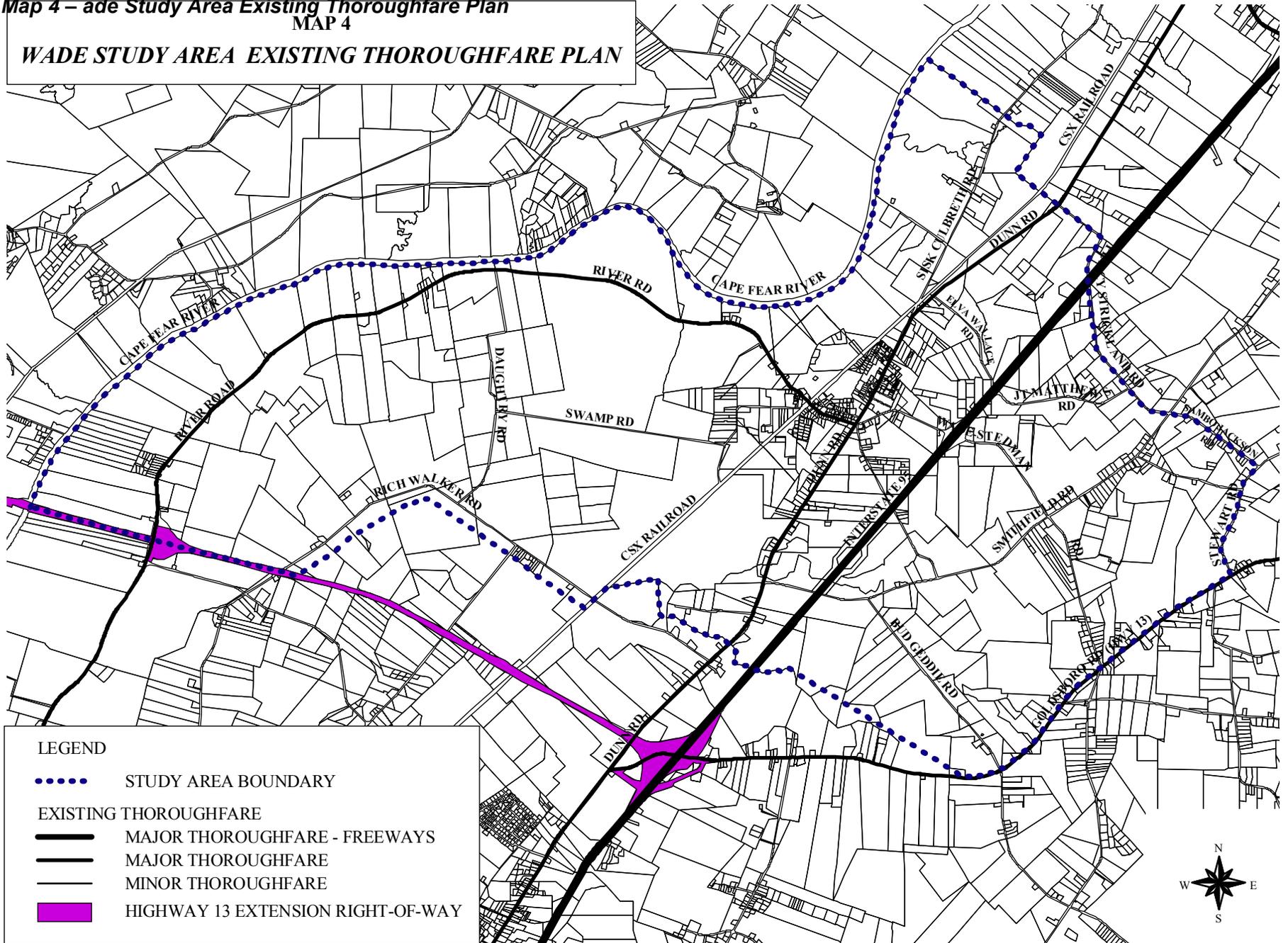
### **Mass Transit**

The Fayetteville Area System of Transit (FAST) provides mass transit service within the corporate limits of Fayetteville. Currently, there is no mass transit service within the Study Area and no plans exist to provide future service.

### **Bicycle and Pedestrian Movement**

There are no existing or proposed bicycle routes within the Wade Study Area, according to the Fayetteville Area Metropolitan Planning Organization Bicycle and Pedestrian Plan, February 1999.

**Map 4 – Wade Study Area Existing Thoroughfare Plan**  
**MAP 4**  
**WADE STUDY AREA EXISTING THOROUGHFARE PLAN**



**LEGEND**

- ..... STUDY AREA BOUNDARY
- EXISTING THOROUGHFARE
- MAJOR THOROUGHFARE - FREEWAYS
- MAJOR THOROUGHFARE
- MINOR THOROUGHFARE
- HIGHWAY 13 EXTENSION RIGHT-OF-WAY



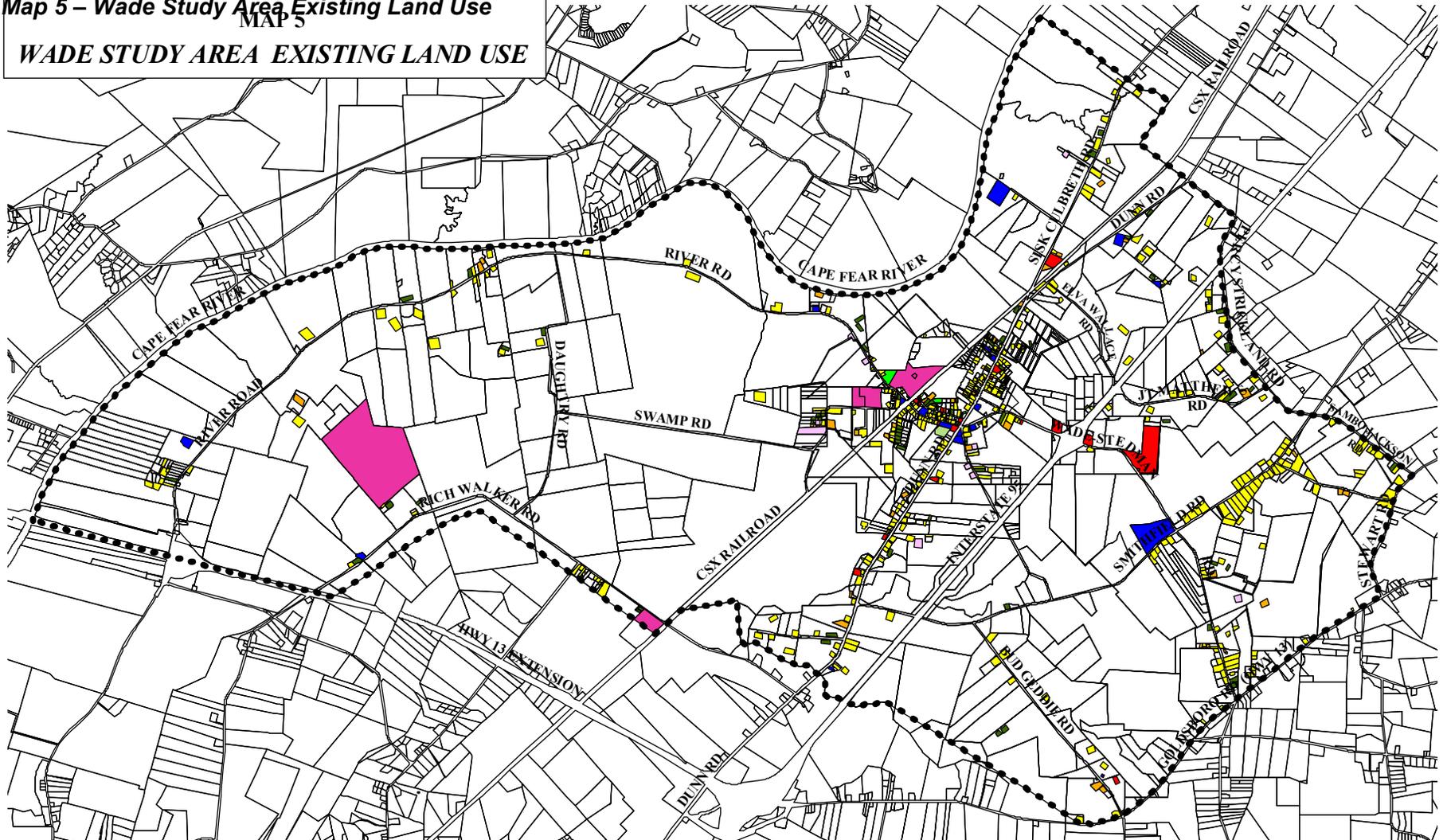
## EXISTING LAND USE

The following types of land uses are found within the Wade Study Area: farmland/no existing land use, single-family residential (site built homes, mobile home parks and manufactured homes on individual lots), industrial development, office and institutional uses, commercial development, utilities and open space shown on **Map 5 – Wade Study Area Existing Land Use**. The farmland/vacant areas are dispersed throughout the Study Area with large tracts located along River Road, Rich Walker Road, Sisk-Culbreth Road, Smithfield Road and Bud Geddie Road. According to this information, approximately 11,814.22 acres are classified as farmland/vacant. This accounts for approximately 75.8% of the total Study Area. Approximately 20.0% of the Study Area is classified as streets/roads/railroad and right-of-way (approximately 3,767.45 acres). At least 2.0% of the Study Area is considered residential (317.13 acres). The residential development is located primarily along Dunn Road, within the Wade Town Limits; and along J.T. Matthews Road, Smithfield Road, Goldsboro Road (Highway 13), Sambo Jackson Road and Percy Strickland Road. Industrial/manufacturing accounts for 221.07 acres (1.4%) within the Area and is primarily located within the Town of Wade, on Powell Street. There are two additional sites located along Rich Walker Road. Office and Institutional development accounts for 50.62 acres (approximately .3% of the Study Area). Most of this development is located within the Town of Wade and one tract along Smithfield Road. Commercial development accounts for approximately 46.78 acres (.3% of the Study Area). This development is located along Dunn Road (primarily inside the Town of Wade) and along the Wade-Stedman Road. Utilities account for at least 12.00 acres (.1% of the Study Area) and open space/recreation accounts for approximately 3.60 acres (less than .1% of the Study Area). These uses are scattered throughout the Study Area.

Map 5 – Wade Study Area Existing Land Use

MAP 5

WADE STUDY AREA EXISTING LAND USE



LEGEND

..... STUDY AREA BOUNDARY

EXISTING LAND USE CLASSIFICATIONS

- NO EXISTING LAND USE / AGRICULTURAL
- MANUFACTURED HOME PARK

- SINGLE-WIDE MANUFACTURED HOME
- DOUBLE-WIDE MANUFACTURED HOME
- SITE-BUILT HOUSE
- RECREATION / OPEN SPACE
- OFFICE & INSITUTIONAL

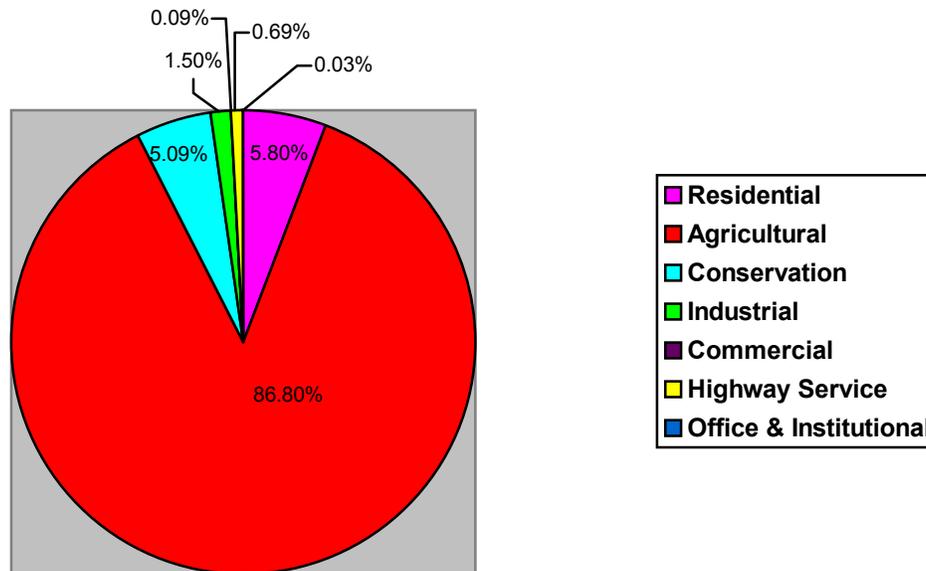
- COMMERCIAL
- UTILITIES
- INDUSTRIAL



## EXISTING ZONING

The Wade Study Area is zoned as shown on **Map 6 – Wade Study Area Existing Zoning**. The zoning within the Study Area consists of agricultural, conservation, residential, industrial, highway services, commercial as well as office and institutional classifications. This information is also explained in **Exhibit 10 – Wade Study Area Existing Zoning By Type** and **Exhibit 11 – Wade Study Area Existing Zoning By Acreage**.

**Exhibit 10 – Wade Study Area Existing Zoning By Type**



Data Source: Cumberland County Joint Planning Board, 2003

**Exhibit 11 – Wade Study Area Existing Zoning By Acreage**

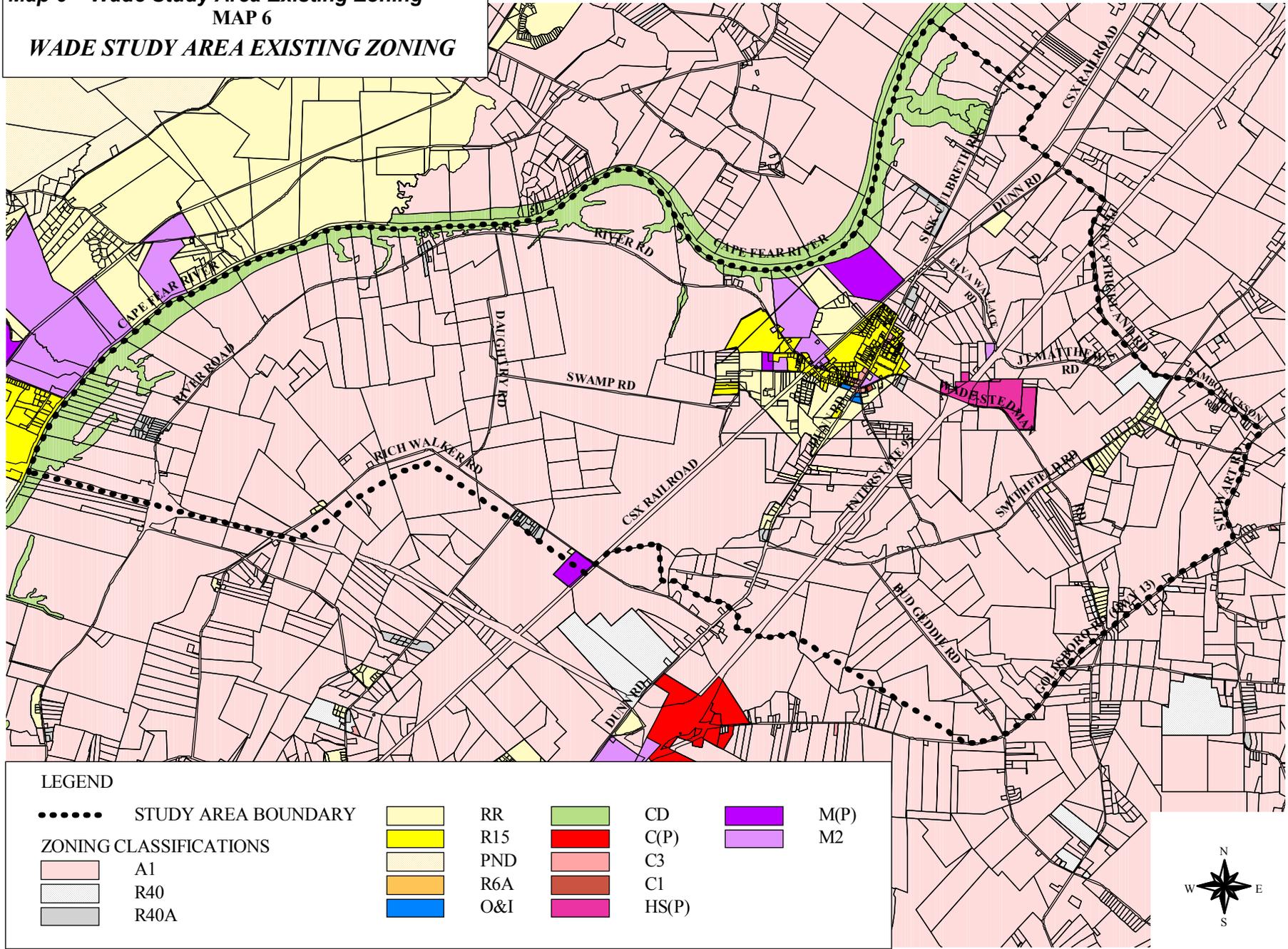
Zoning District	Acreage	% Of the Total Study Area
A1 - Agricultural	13,524.303	86.80%
CD - Conservation	793.869	5.08%
RR – Rural Residential	496.124	3.18%
R6A – Medium Density Residential	209.356	1.34%
M2 – Heavy Industrial	119.523	0.76%
M (P) – Planned Industrial	113.958	0.73%
HS (P) – Highway Services	107.261	0.69%
R40A – Farmland Residential	89.607	0.58%
R15 – Low Density Residential	65.084	0.42%
R40 – Farmland Residential	46.502	0.30%
C3 – Heavy Commercial	12.00	0.08%
O&I – Office and Institutional	5.371	0.03%
C1 – Light Commercial	1.163	0.01%
<b>Total</b>	<b>15,584.121</b>	<b>100.0%</b>

Data Source: Cumberland County Joint Planning Board, 2003

Map 6 – Wade Study Area Existing Zoning

MAP 6

WADE STUDY AREA EXISTING ZONING



LEGEND

..... STUDY AREA BOUNDARY

ZONING CLASSIFICATIONS

	A1		RR		CD		M(P)
	R40		R15		C(P)		M2
	R40A		PND		C3		
			R6A		C1		
			O&I		HS(P)		



According to both exhibits, approximately 13,524.30 acres (86.8% of the total land area) are predominantly zoned as agricultural. This zoning district is associated with the Farmland Protection Area and requires a minimum two-acre lot per residential unit, yielding a density of one unit per two acres. Residential zoning accounts for approximately 5.8% (926.67 acres) of the total Study Area. There are five residential zoning districts located within the Wade Study Area: RR, R40, R40A, R15, and R6A. The RR Rural Residential District allows 1 dwelling unit per 20,000 square feet. This district yields a density of approximately 2.1 dwelling units per acre. The RR District also permits mobile or manufactured homes on individual lots. The R6A Residential District generally requires 6,000 square feet per dwelling unit built but can yield a maximum density of 9.6 units per acre. This district generally accommodates multifamily housing and manufactured home parks. Manufactured home parks are only allowed in the R6A District. Public water and sewer is recommended within this District. The R40 and R40A Residential Districts generally require a minimum of 40,000 square feet per dwelling unit. They yield a density of 1 dwelling unit per acre. The R40A District allows manufactured homes (Class A and B) on individual lots. The R15 Residential District requires a minimum of 15,000 square feet per dwelling unit and yields a density of approximately 2.9 units per acre, and no manufactured homes are allowed.

The CD Conservancy District accounts for the third largest zoning classification within the Study Area, claiming 793.87 acres (5.09%). This District is designed to preserve and protect identifiable natural resources from urban encroachment. Areas zoned as such are usually swamps, flood land, etc.

Approximately 1.5% of the total land area is zoned as industrial (233.48 acres). The M2 – Heavy Industrial District is designed for basic manufacturing and processing industries, all of which creates a high degree of nuisance and is not generally compatible with residential, or commercial and service uses. The M(P) Planned Industrial District permits uses confined to wholesaling, manufacturing, fabrication, and processing activities that can be conducted in an unobtrusive manner. This District requires site plan approval in order to ensure limited external effects, suitable open space, landscaping, parking and service areas. This type of development is usually located on large tracts of land.

The Planned Highway Services District accounts for at least 0.69% (107.26 acres) of the Study Area. This district is designed for commercial establishments serving transients using a major highway system. This District is usually found near the intersection of major thoroughfares and requires site plan approval.

Commercial zoning accounts for approximately 13.16 acres (0.09%) of the Wade Study Area and comprises two zoning districts: C3 – Heavy Commercial and C1 – Light Commercial. The C3 – Heavy Commercial District is designed to provide a full range of commercial uses, but does not require site plan approval. The C1 – Light Commercial District is designed to cater to the simple shopping needs of an immediate neighborhood with an emphasis on convenience goods.

The Office and Institutional District is designed to accommodate businesses rendering specialized services such as real estate, brokerage and finance; as well as traditional institutional functions both public and private, public assembly, religious, cultural and recreational activities; and group housing. This District accounts for 5.37 acres (0.03%) of the Study Area.

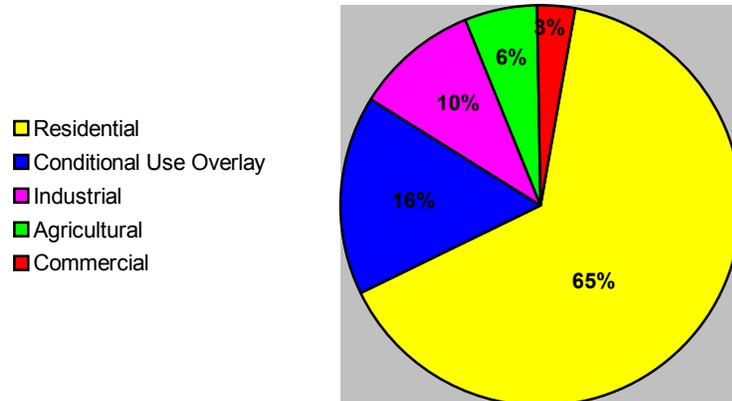
## Zoning History

The Wade Study Area was initially zoned as part of a countywide zoning process, which spanned several decades. The County was divided into geographic areas in order to accomplish the zoning in an organized manner (Areas 14, 18 and 19A fall within the Wade Study Area). Areas 14 and 19A were zoned in 1980 and Area 18 was zoned in 1990. The majority of this area was initially zoned as A-1 Agricultural and HS (P) Planned Highway Service District (recognizing existing uses at the Interstate 95 interchange). The Town of Wade was zoned in 1980, recognizing the existing residential, commercial and industrial land uses. There were no rezoning requests made within the Study Area until 1985. An analysis of the zoning cases submitted between 1985 and 2002 reveals that approximately 317.79 acres were rezoned or initially zoned within the Study Area (the majority of these cases were outside of the Town of Wade). This involved 36 rezoning cases over a 17-year period. Of the cases submitted, 86% (31 cases) were approved, 3 cases (8%) were withdrawn, and 6% were denied (2 cases).

Zoning trends within the Study Area indicate that there has been a shift to residential districts. As depicted in **Exhibit 12 – Wade Study Area Total Zoning Cases By Type**, approximately 65% of the total rezoning cases submitted changed to residential zoning; 16% of the total cases involved Conditional Use Overlay Districts; 10% of the total cases submitted changed to industrial; 6% of the total cases changed to agricultural; and 3% of the total cases submitted changed to commercial.

**Exhibit 12 – Wade Study Area Total Zoning Cases By Type**

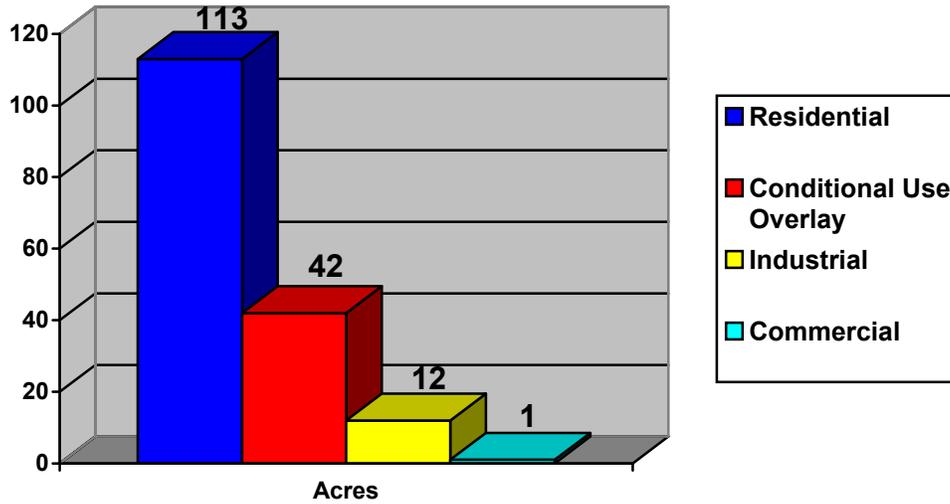
Examination of this data also reveals that approximately 42% of the cases rezoned to residential were suburban density (RR-Rural Residential), 42% were farmland (R40, R40A and A-1), and 16% were medium density residential (R6A). All of the cases rezoned to industrial were heavy industrial (M2) and all of the cases rezoned to commercial were light commercial (C-1).



Data Source: Cumberland County Joint Planning Board, 2003

According to **Exhibit 13 – Wade Study Area Acreage Shifts By Zoning District Types** approximately 113 acres were rezoned to a residential zoning district; 12 acres were rezoned to an industrial zoning district and 1 acre was rezoned to a commercial district. Approximately 42 acres were rezoned to a conditional use overlay.

### Exhibit 13 – Wade Study Area Acreage Shifts By Zoning District Types



Data Source: Cumberland County Joint Planning Board, 2003

Analysis of this data illustrates a slight shift from the A-1 Agricultural District, which requires a minimum of 2 acres for individual lots, to suburban density residential zoning districts requiring 20,000 square feet per dwelling unit (2 units per acre) and medium density residential districts requiring 6,000 square feet per dwelling unit. This shift involved at least 113 acres. Approximately 42 acres involved the use of a Conditional Use Overlay District, which is designed to allow certain uses, which are not permitted or specified conditional uses in the underlying zoning district, as long as these uses are compatible with existing plans or location criteria. The original zoning does not change but the requested use must meet specific guidelines prior to approval of a zoning permit. The Study Area also has experienced an increase in industrially zoned acreage (12 acres).

# ***COMMUNITY FACILITIES AND SERVICES***

## **UTILITIES**

### **Water Service**

Water service is provided to the Area by public water service and individual wells and is illustrated on **Map 7 – Wade Study Water Service Area**. Public water service is provided to residents within the Town of Wade. This system, which was built in 1987, serves approximately 227 customers. Three productive wells, out of a total of five that have been dug, provide adequate amounts of raw water only requiring chlorine treatment. A 75,000 gallon elevated storage tank is also part of the system. The system serves the entire Town and also extends southward along Dunn Road to include service to the Eastover Central School. The remaining portion of the Study Area relies on individual wells as a source of water. Individual wells depend on ground water contained in underground aquifers. The yield of these wells is determined by the hydraulic characteristics of the aquifers, soil types, well spacing and construction quality.

Cumberland County is divided into two distinct areas based upon soil, geologic, and hydrologic characteristics: the Sandhills and the Central Coastal Plain. The Wade Study Area is located within the Central Coastal Plain, which has characteristics such as Surficial soils that may either be sandy or clayey, well drained upland areas and extensive swampy areas along stream valleys. The groundwater system is divided into two distinct aquifer systems, “Surficial” and “Cretaceous” that correspond to differences in hydrological characteristics. The Surficial aquifer is nearest to land surface and generally produces low well yields ranging from 10 to 20 gallons per minute, the water quality is generally poor and the aquifer is vulnerable to pollution. These wells are cheaper to construct due to the aquifer location near the land surface. The Cretaceous aquifer is located beneath the surficial aquifer, produces between 100 and 300 gallons per minute, and provides fair to excellent water quality. These wells should be spaced at least 4,000 feet apart, and are usually the most expensive to construct.

### **Sewer Service**

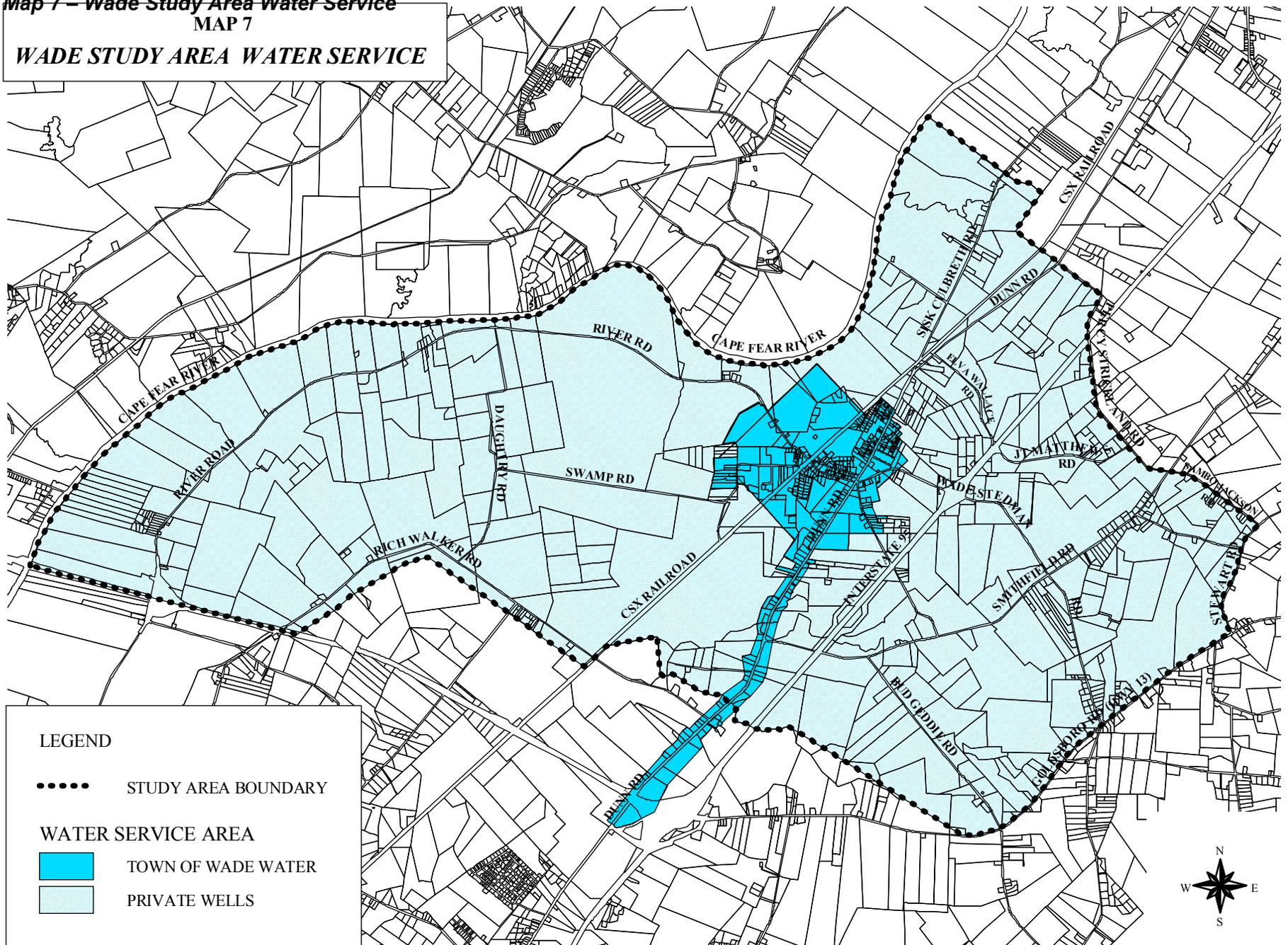
The Wade Study Area is currently served by individual septic tanks. Sewer service is expected for the Town of Wade as illustrated in **Map 8 – Wade Study Area Sewer Service**. The remaining portion of the Study Area is projected to rely on individual septic tanks for an undetermined amount of time.

Septic tank longevity and viability is dependent upon soil type. The U.S. Department of Agriculture has established degrees of limitations for septic tank usage by soil type. According to **Map 9 – Wade Study Area Septic Tank Suitability**, approximately 9,452.10 acres (60.66% of the total Study Area) are classified as having severe limitations. Approximately 30.46% of the total Study Area has moderate limitations. Slight limitations are found in approximately 997.99 acres (6.40% of the Study Area). At least 2.16% of the Study Area is unclassified (336.15 acres) and 49.12 acres (0.32%) is classified as water. Generally, soils in the northern part of the Town of Wade, as well as scattered locations within the southern part of Town have moderate to severe limitations for septic tank use. The remaining portion of the Study Area has a predominance of severe and moderate limitations. Slight limitations are found in the northern part of the Town of Wade as well as in the central and eastern portions of the Study Area.

Map 7 – Wade Study Area Water Service

MAP 7

WADE STUDY AREA WATER SERVICE



LEGEND

----- STUDY AREA BOUNDARY

WATER SERVICE AREA

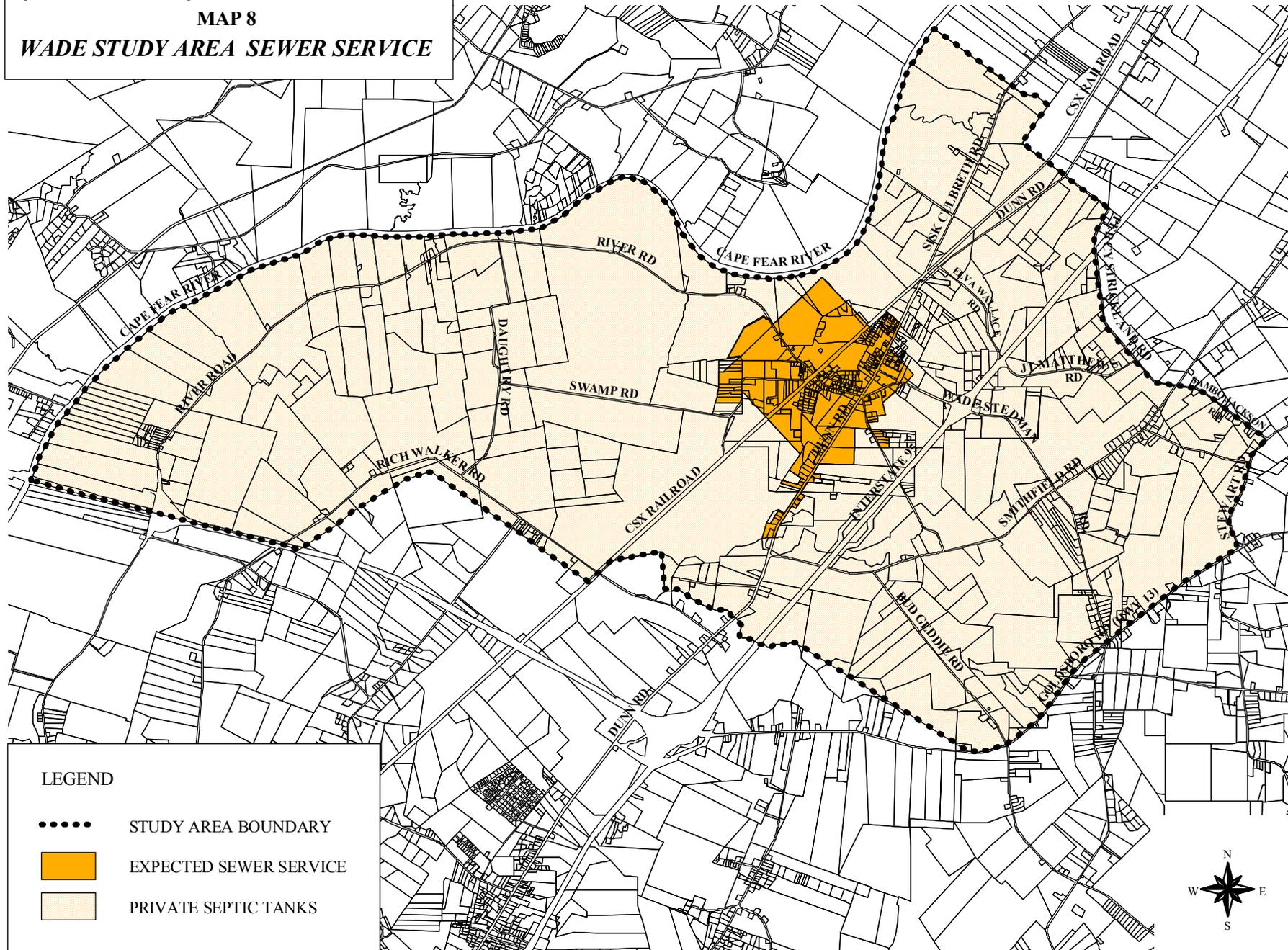
 TOWN OF WADE WATER

 PRIVATE WELLS



Map 8 – Wade Study Area Sewer Service

MAP 8  
WADE STUDY AREA SEWER SERVICE



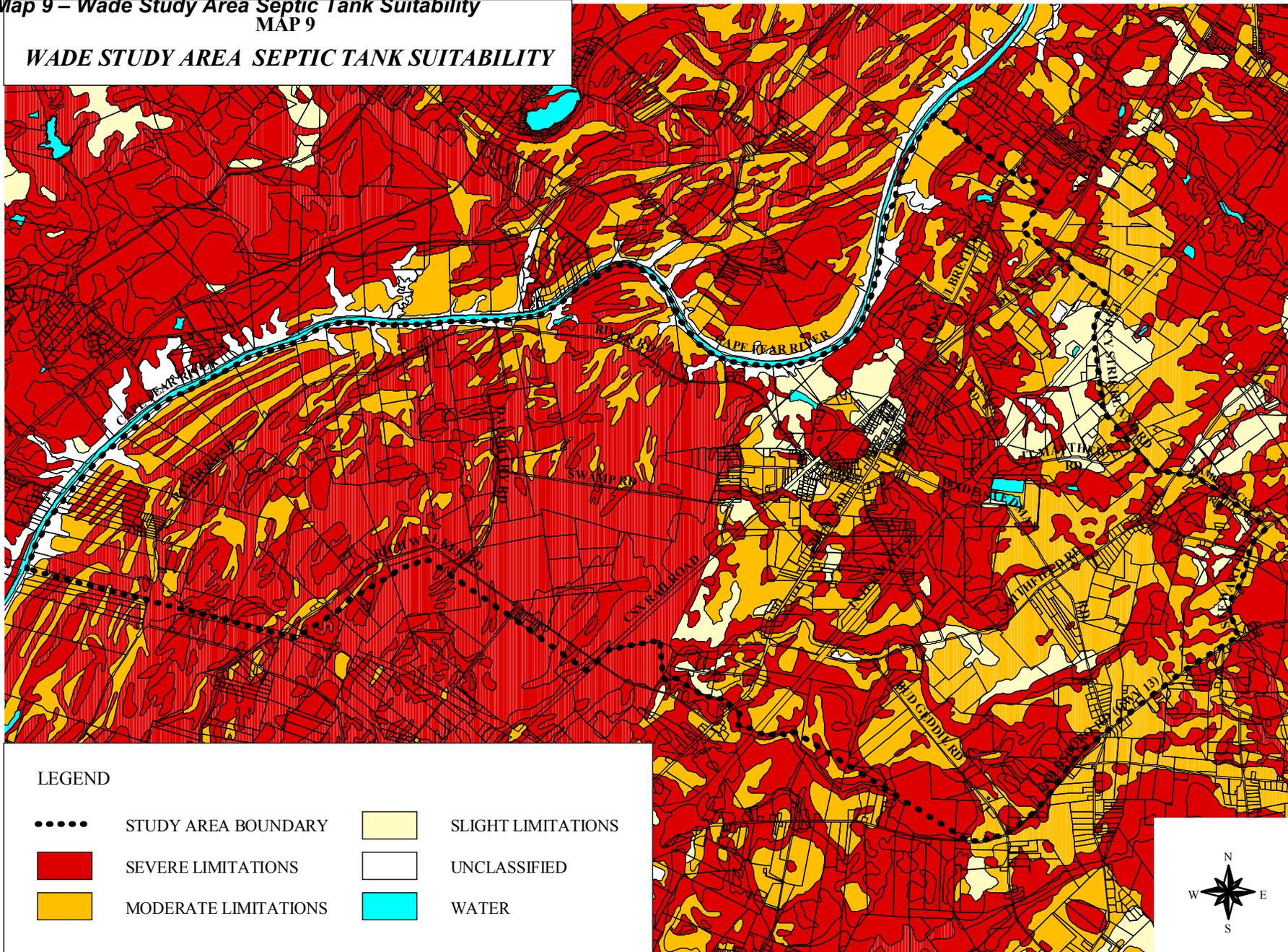
LEGEND

- ..... STUDY AREA BOUNDARY
- EXPECTED SEWER SERVICE
- PRIVATE SEPTIC TANKS



**Map 9 – Wade Study Area Septic Tank Suitability**  
**MAP 9**

**WADE STUDY AREA SEPTIC TANK SUITABILITY**



**LEGEND**

- |        |                      |              |                    |
|--------|----------------------|--------------|--------------------|
| •••••  | STUDY AREA BOUNDARY  | Light Yellow | SLIGHT LIMITATIONS |
| Red    | SEVERE LIMITATIONS   | White        | UNCLASSIFIED       |
| Yellow | MODERATE LIMITATIONS | Cyan         | WATER              |



## **Electric Service**

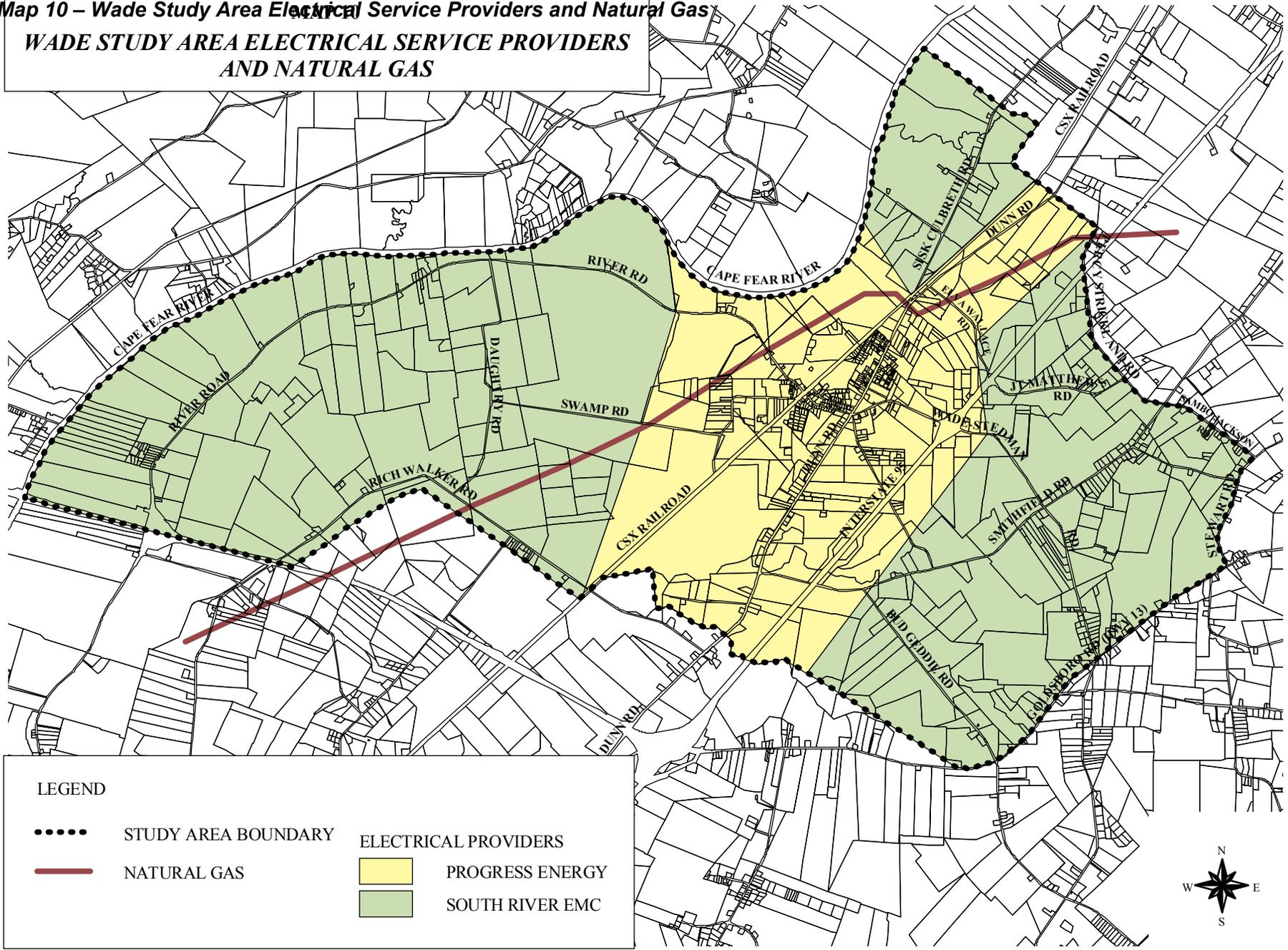
South River Electric Membership Corporation (SREMC) and Progress Energy Carolinas (former Carolina Power and Light - CP&L) provide electric service to the Study Area as depicted on **Map 10 – Wade Study Area Electrical Service Providers and Natural Gas**. Progress Energy Carolinas serves the central portion of the Study Area along a north-south axis on either side of Interstate 95, US 301, and the CSX Railroad. The Town of Wade is an unassigned area but chooses Progress Energy Carolinas as its electrical provider. The South River EMC serves the remainder of the Study Area.

## **Other Services**

Other utility services in the Study Area include natural gas and telephone. North Carolina Natural Gas Corporation provides natural gas service to the Area. A 12 – inch main transmission line bisects the Study Area as is illustrated on **Map 10 – Wade Study Area Electrical Service Providers and Natural Gas**. This 12 – inch line taps into the Transcontinental Gas Pipeline Corporation Trunk Line in Davidson (Mecklenburg County) and Pleasant Hill (North Hampton County). Currently, residents are not able to tap into this line. Sprint Carolina Telephone, headquartered in Franklinton, North Carolina, provides telephone service. Sprint is a full-service communications company poised for continued growth in technology and new subscribers.

Utilities are not the only other services offered within the Study Area, as illustrated in **Map 11 – Wade Study Area Community Facilities**. This map illustrates the Wade Town Hall, the Community Building, Fire Department, Post Office, District Seven Elementary School, 3 well lots, a County dumpster site, and a power substation.

**Map 10 – Wade Study Area Electrical Service Providers and Natural Gas**  
**WADE STUDY AREA ELECTRICAL SERVICE PROVIDERS AND NATURAL GAS**



**LEGEND**

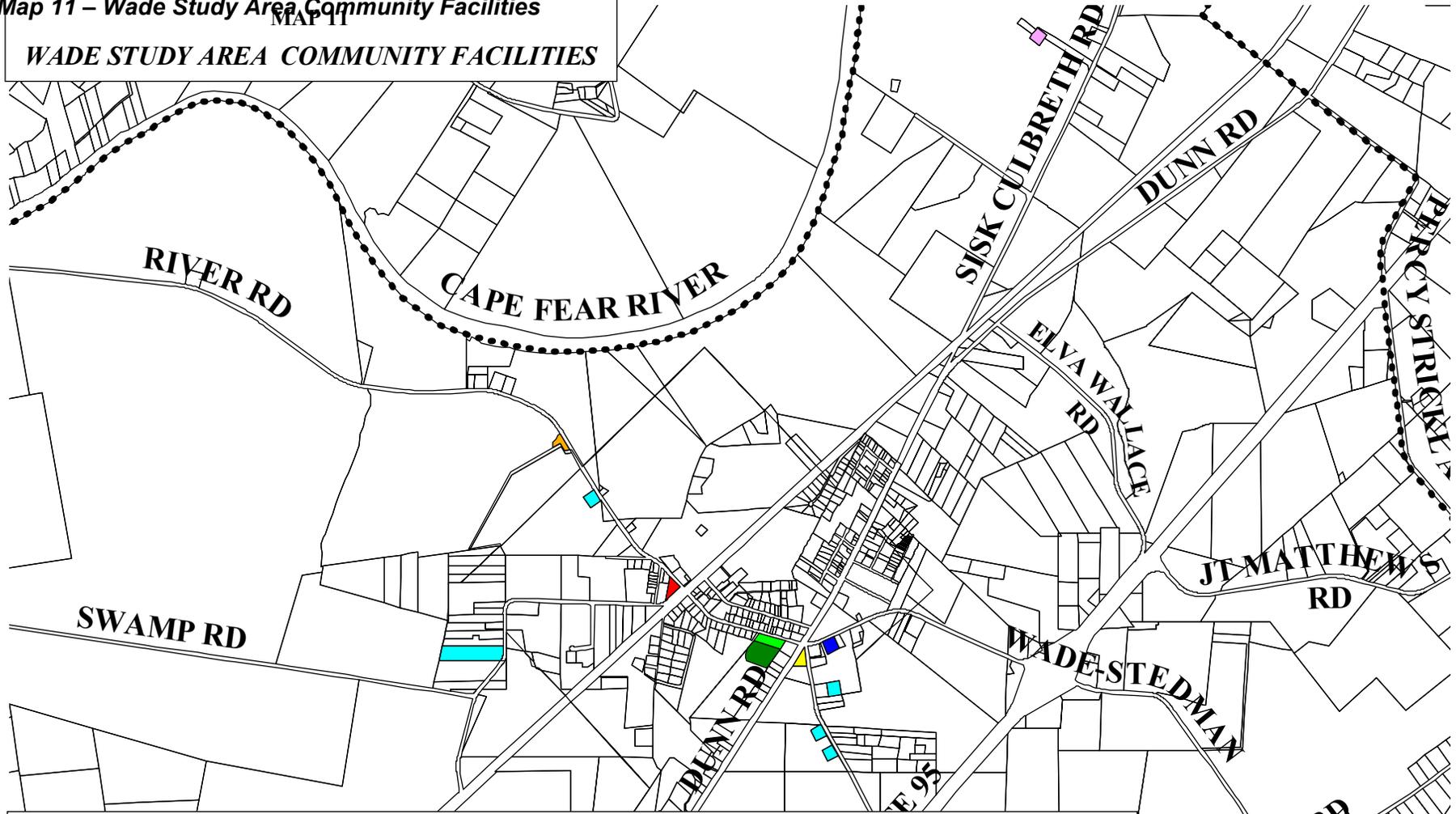
.....	STUDY AREA BOUNDARY	ELECTRICAL PROVIDERS
—	NATURAL GAS	PROGRESS ENERGY
		SOUTH RIVER EMC



SCALE: NOT TO SCALE

Map 11 – Wade Study Area Community Facilities

WADE STUDY AREA COMMUNITY FACILITIES



LEGEND

..... STUDY AREA BOUNDARY



FIRE DEPARTMENT



COUNTY DUMPSTER

COMMUNITY FACILITIES



TOWN HALL



U.S. POST OFFICE



WELL LOT



COMMUNITY BUILDINGS



EXISTING TOWN PARK



POWER SUBSTATION



DISTRICT 7 ELEMENTARY SCHOOL



## **PARKS, OPEN SPACE, HISTORIC AND SCENIC SITES**

The Town of Wade has a park facility located on Church Street. This three-acre facility contains the following: two tennis courts; softball/ baseball/football field; play apparatus; open play area; and picnic facilities. The park facility is maintained and supervised by a Recreation Advisory Committee, while organized recreational activities are provided by the Cumberland County Recreation and Parks Department. The Town has purchased a 34-acre tract that had been leased previously, which includes the existing park. According to population data from the North Carolina Office of State Planning, the ratio of acres of parkland per 1,000 persons is 70.83 acres for the Town of Wade compared to 4.64 acres per 1,000 persons within the County (does not include Federal or Military acreage).

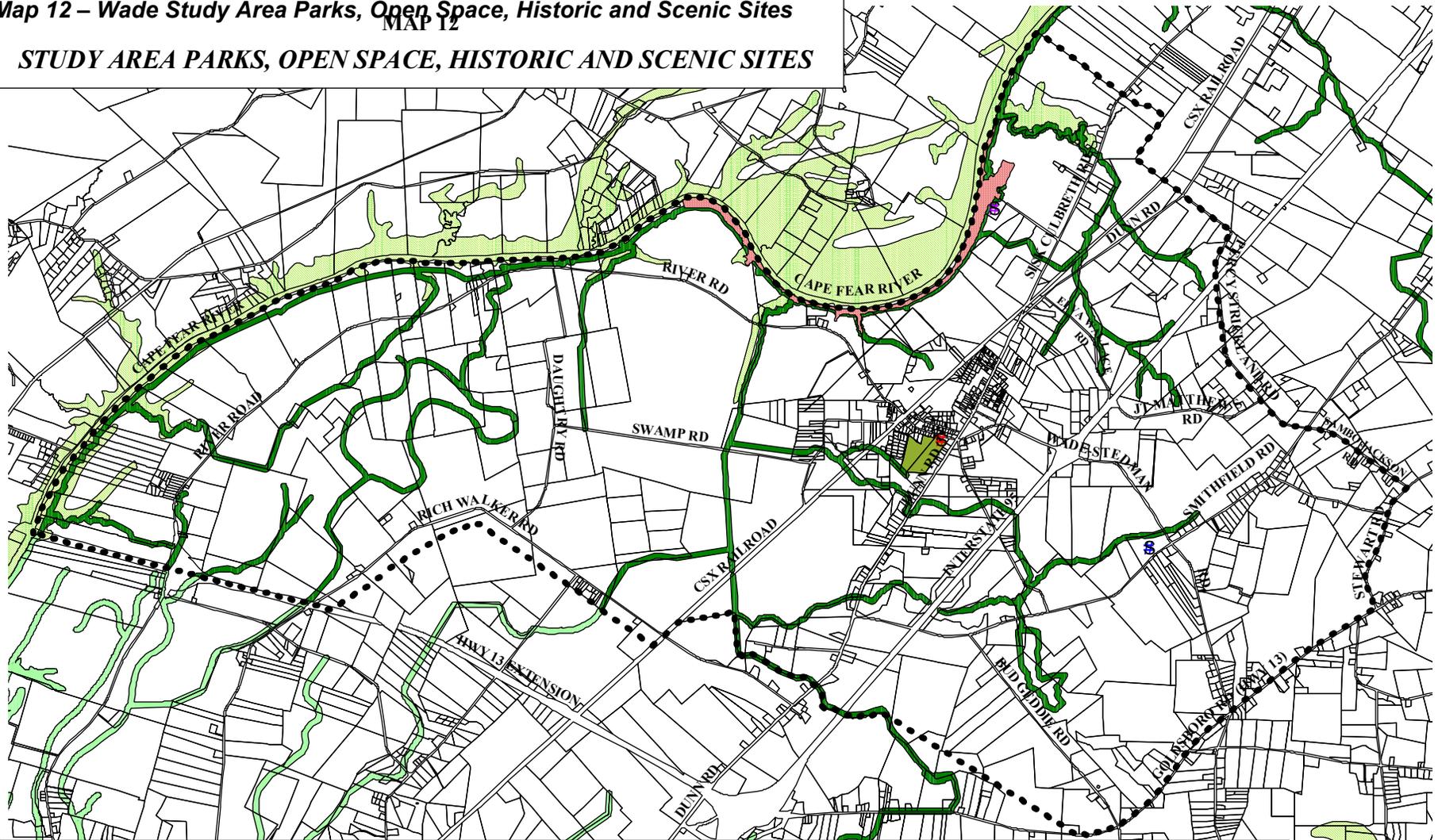
There is no County owned park within the Study Area. Presently, the County has two parks: Arnette and Lake Rim. Some County recreation activities are conducted at District Seven Elementary School. Long-range plans include acquisition of parkland in the Eastover Area and the Godwin/Falcon Area.

The Cape Fear River provides a wealth of open space and scenic sites within the Study Area as is illustrated in **Map 12 – Wade Study Area Parks, Open Space, Historic and Scenic Sites**. Located along the banks have the River and its tributaries are lands that have been designated as open space. These lands are to be preserved and protected from development and could be used for passive recreation such as hiking and fishing. The Cape Fear River Bluffs are located along the bend in the River in the north central portion of the Study Area. These bluffs are considered to be scenic sites not only within the County but also within the Cape Fear Region. The Old Bluff Presbyterian Church is located north of the Town on Old Bluff Church Road has been on the National Register of Historic Sites since 1974. The structure is a two-story frame temple form church constructed in the 1850's in the Greek Revival style typical of Presbyterian Churches in the Upper Cape Fear Valley. This site is situated on one of the steep bluffs along the Cape Fear River.

Map 12 – Wade Study Area Parks, Open Space, Historic and Scenic Sites

MAP 12

STUDY AREA PARKS, OPEN SPACE, HISTORIC AND SCENIC SITES



LEGEND

..... STUDY AREA BOUNDARY

EXISTING TOWN PARK

OPEN SPACE

**S** WADE COMMUNITY BUILDING

**S** OLD BLUFF CHURCH HISTORIC SITE

RIVER BLUFFS SCENIC SITE

ENVIRONMENTAL CORRIDORS

**S** DISTRICT 7 ELEMENTARY SCHOOL

EASTOVER LAND USE PLAN

ENVIRONMENTAL CORRIDORS



## FIRE SERVICE

The Study Area encompasses the Black River/Wade Fire District as shown on **Map 13 – Wade Study Area Fire Protection Service Area**. The Wade Volunteer Fire Department provides the service to the Black River/Wade Fire District. Originally, the area was served by the Vander Volunteer Fire Department, whose station was more than 10 miles away. In 1975, the Vander Fire District was divided, and from the division the Wade Fire District was created, and the Wade Volunteer Fire Department was organized. The Department is housed within a 3,600 square foot station (Station Number 16) located at the intersection of Church Street and Powell Street within the Wade Town Limits as shown on **Map 11 – Wade Study Area Community Facilities**. The Station is located approximately in the center of the Study Area adjacent to the CSX Railroad. This can be a problem for emergencies on the east side of the tracks when the train comes since some of the freight trains are quite long. An overpass with the realignment of River Road will enhance the accessibility of the Fire Department to all areas within the Study Area. Future plans for the Department include either enlarging the Station or building a new facility, increasing the number of volunteers, and replacing or updating fire suppression vehicles and equipment. The insurance rating for the Department is “6”.

## EDUCATIONAL FACILITIES

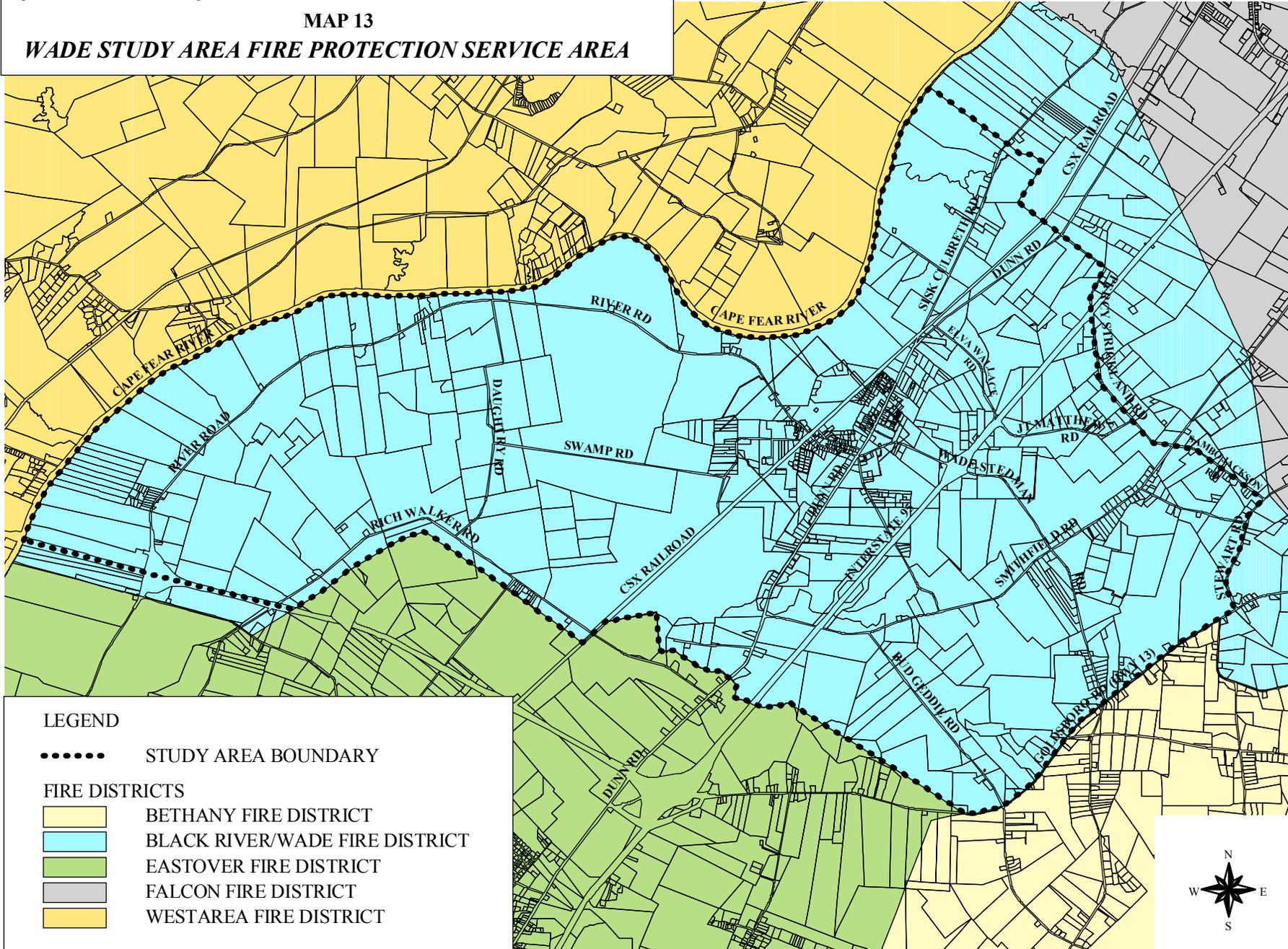
Four schools serve the Study Area: District Seven Elementary, Eastover Central Elementary, Mac Williams Middle School and Cape Fear High School. District Seven Elementary is located within the Study Area at the intersection of Smithfield and Wade-Stedman Roads as shown on **Map 11 – Wade Study Area Community Facilities**. The majority of students within the Study Area attend this school, which has a current enrollment of 227 students and a capacity of 250 students. A small number of students within the Area attend Eastover Central Elementary. This school has a current enrollment of 297 students and a capacity of 382 students; however the school serves as a Cultural Arts school, which reduces the available space to 340 students. All middle school students attend Mac Williams Middle School, which has an enrollment of 1,127 and a capacity of 1,336 students. Cape Fear High School, having an enrollment of 1,468 and a capacity of 1,415 serves all of the high school students within the Study Area.

Statistical projection models used by the Board of Education show that the Wade Study Area is projected to experience growth of less than 1% per year. Statistical models assume that all factors of the equation will remain consistent with current conditions. This is not a realistic projection due to the anticipated change in factors that affect growth and development, such as the Outer Loop/U.S. Highway 13 Extension, availability of sewer and water, economic conditions, military migration etc. All of the schools will be affected by growth and development within the Study Area but it is difficult to quantify the rate of growth.

Map 13 – Wade Study Area Fire Protection Service Area

MAP 13

**WADE STUDY AREA FIRE PROTECTION SERVICE AREA**



**LEGEND**

●●●●● STUDY AREA BOUNDARY

**FIRE DISTRICTS**

- BETHANY FIRE DISTRICT
- BLACK RIVER/WADE FIRE DISTRICT
- EASTOVER FIRE DISTRICT
- FALCON FIRE DISTRICT
- WESTAREA FIRE DISTRICT



SCALE: NOT TO SCALE

## ENVIRONMENTAL ISSUES

### Hydric Soils and Wetland Areas

The U.S. Army Corps of Engineers and the Environmental Protection Agency both define wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soils conditions.” Wetlands generally include swamps, marshes, bottomland forests, floodplains, wet meadows, and pocosins. The Clean Water Act of 1977 authorized the Army Corps of Engineers and the Environmental Protection Agency to administer and enforce Section 404 of that Act, which requires anyone depositing dredged or fill materials into the “waters of the United States, including wetlands,” must apply for and receive a permit for such activities.

The local Army Corps of Engineers District Office determines if an area is wetland based on three indicators: vegetation, soils and hydrology. Vegetation indicators show that plant species specific for wetland areas exist on the site. Soil indicators denote Hydric soils, which have characteristics developed under conditions where soil oxygen is limited by water saturation for long periods on the site. Hydrology indicators refer to the presence of water, either above the soil surface or within the soil for a sufficient period of the year to significantly influence the plant types and soils that occur in the area. All three factors must be present for an area to be classified as a wetland.

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

Within the Study Area approximately 40.28% of the land area has hydric soils as a major component and 13.09% could possibly exhibit hydric soil characteristics or have wet spots as shown in **Map 14 – Wade Study Area Hydric Soils**. As indicated by the data, this area exhibits a strong possibility that one of the variables for determining wetland is prevalent. Any development plans in this area should be coordinated with the Army Corps of Engineers before any land disturbing activities are undertaken. Another factor that exhibits the possible prevalence of wetlands is the floodplain area as shown in **Map 15 – Wade Study Area Floodplain**. Approximately 4.19% of this area, according to Federal Emergency Management Agency (FEMA), is within the designated 100-year flood line and will be inundated in a 100-year storm, and 40.63% of the Study Area will be inundated in a 500-year flood.

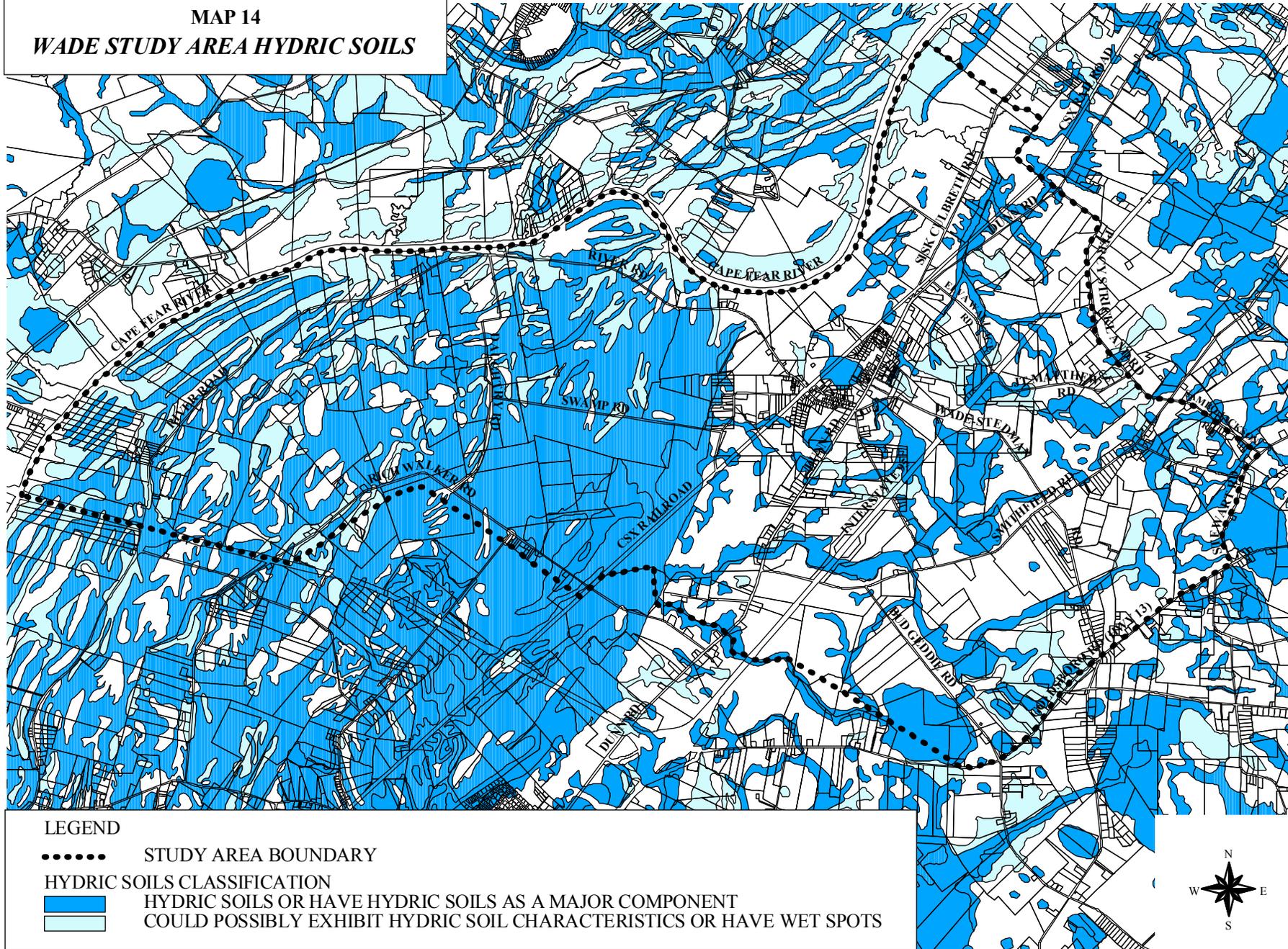
### Watershed

The Cape Fear River Water Supply Watershed, illustrated in **Map 16 – Wade Study Area Water Bodies and Watersheds**, impacts the Wade Study Area. This watershed is part of the area that supplies raw drinking water to residents in the City of Fayetteville or any area supplied by the Public Works Commission. The watershed area is classified as WS-IV, where waters, by definition, are protected as water supplies that are generally moderately to highly developed watersheds. Discharges are restricted to a limited number of treated domestic wastewater (sewage) or industrial wastewater discharges; no new industrial discharges are allowed in the Critical Area; and local non-point source control programs are required to control non-point source pollution. The Cape Fear Watershed Area consists of approximately 39,277 acres with 9,063 acres (approximately 23%) being located within the Study Area. This 9,063 acres area located in the Watershed, which makes up approximately 58% of the Study Area, is described as follows: an area from the Cape Fear River just north of the Town Limits of Wade east to Interstate 95 and south to the southern boundary of the Study Area.

Map 14 – Wade Study Area Hydric Soils

MAP 14

WADE STUDY AREA HYDRIC SOILS



LEGEND

..... STUDY AREA BOUNDARY

HYDRIC SOILS CLASSIFICATION

 HYDRIC SOILS OR HAVE HYDRIC SOILS AS A MAJOR COMPONENT

 COULD POSSIBLY EXHIBIT HYDRIC SOIL CHARACTERISTICS OR HAVE WET SPOTS

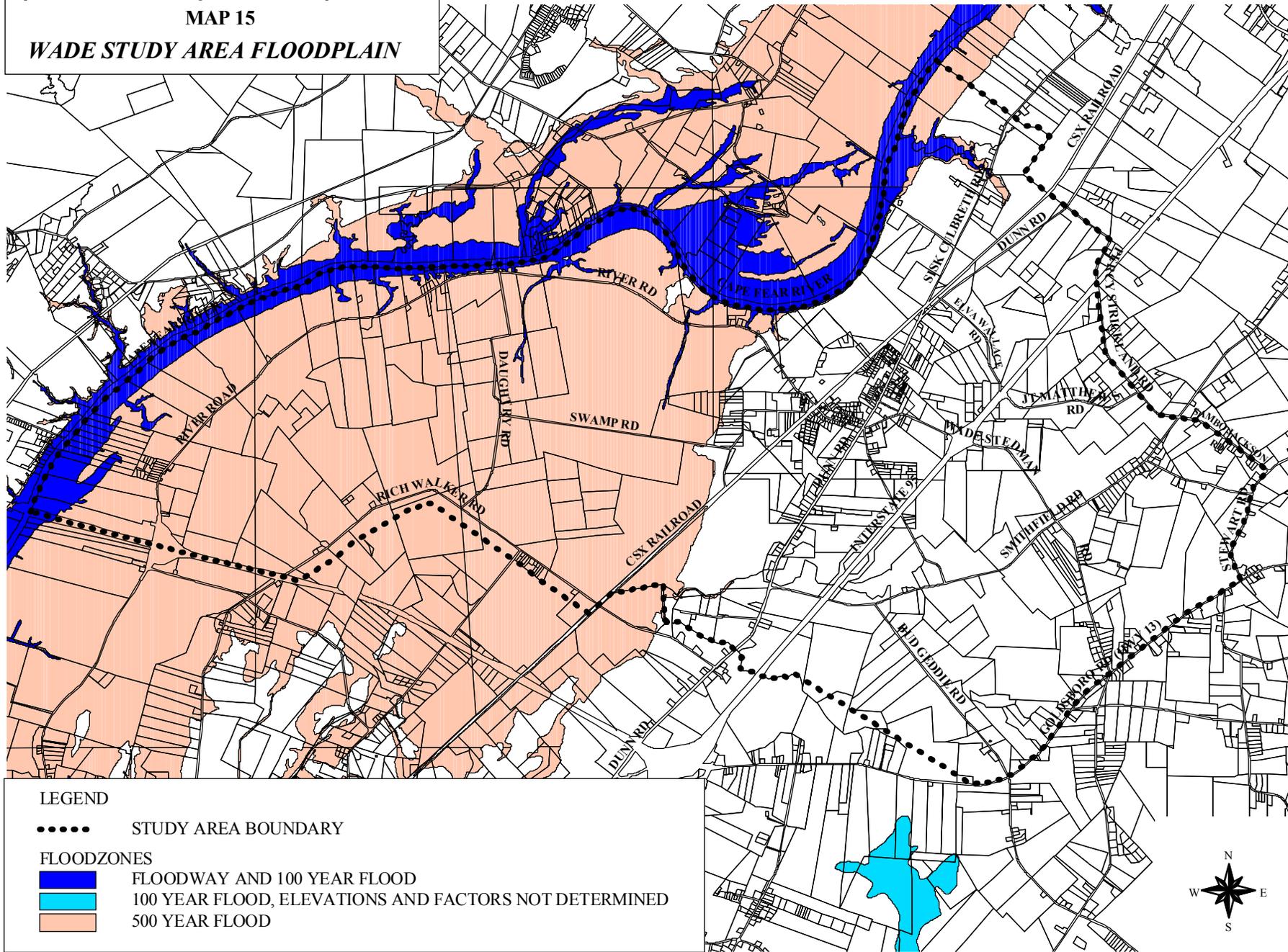


SCALE: NOT TO SCALE

**Map 15 – Wade Study Area Floodplain**

MAP 15

**WADE STUDY AREA FLOODPLAIN**



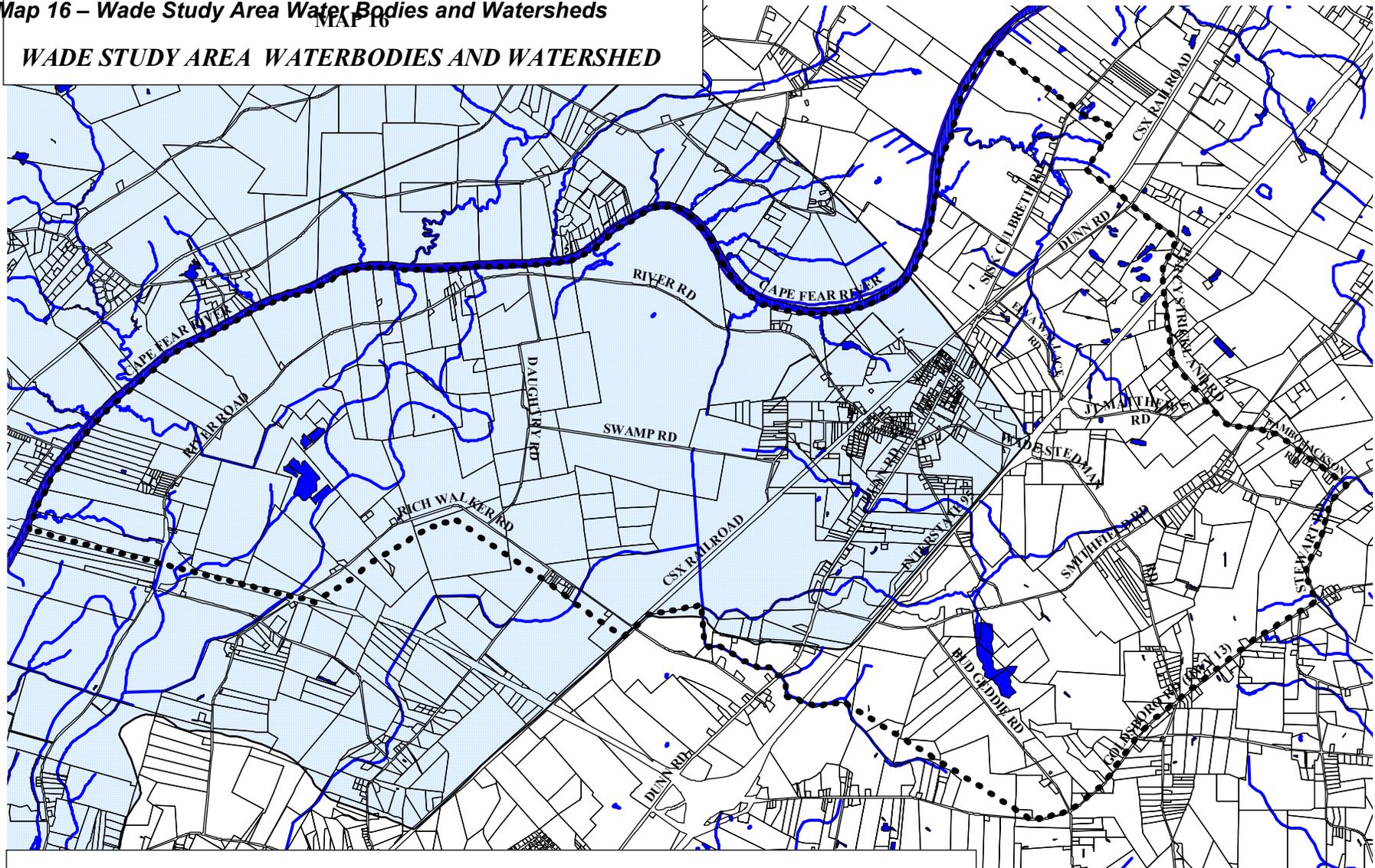
**LEGEND**

••••• STUDY AREA BOUNDARY

**FLOODZONES**

- FLOODWAY AND 100 YEAR FLOOD
- 100 YEAR FLOOD, ELEVATIONS AND FACTORS NOT DETERMINED
- 500 YEAR FLOOD

**WADE STUDY AREA WATERBODIES AND WATERSHED**



**LEGEND**

.....	STUDY AREA BOUNDARY	WATERSHED CATEGORY
—	WATERCOURSES	CAPE FEAR RIVER WATERSHED AREA CLASS WS-IV
■	WATER BODIES	



The existing watershed regulations for Cumberland County limit development to two dwelling units per acre. All other residential and non-residential development shall be allowed a maximum of 24% built upon area. A maximum of three dwelling units per acre, or 36% built upon area, is allowed for projects without a curb and gutter street system, whichever is least restrictive. High-density options using engineered storm water control devices are permitted as long as it does not exceed 70% built upon area. Buffer requirements have to be met for all new development activities located along all perennial waters indicated on the most recent U.S.G.S. topographic maps. A minimum of a 100-foot vegetative buffer is required for new development that exceeds the low-density option, while a minimum 30-foot vegetative buffer is required for new development meeting the low-density option.

### **Agricultural and Farm Issues**

The Wade Study Area has some designated Prime Farmland and State and Locally Important Farmland. Prime Farmland, as defined by the U.S. Department of Agriculture, consists of soils that are best suited for producing food, feed, forage, and fiber and oilseed crops. The soils need only be treated and managed using acceptable farming methods since they have adequate moisture, and a sufficient growing season. Prime Farmland Soil produces high yields with minimal inputs of energy and economic resources, and farming these soils results in the least damage to the environment. Within Cumberland County, approximately 16% of the total land area (66,700 acres) is classified as Prime Farmland. Within the Wade Study Area, approximately 26.46% (approximately 4,122 acres) is classified as Prime Farmland. This amounts to approximately six percent of the total Prime Farmland in the County.

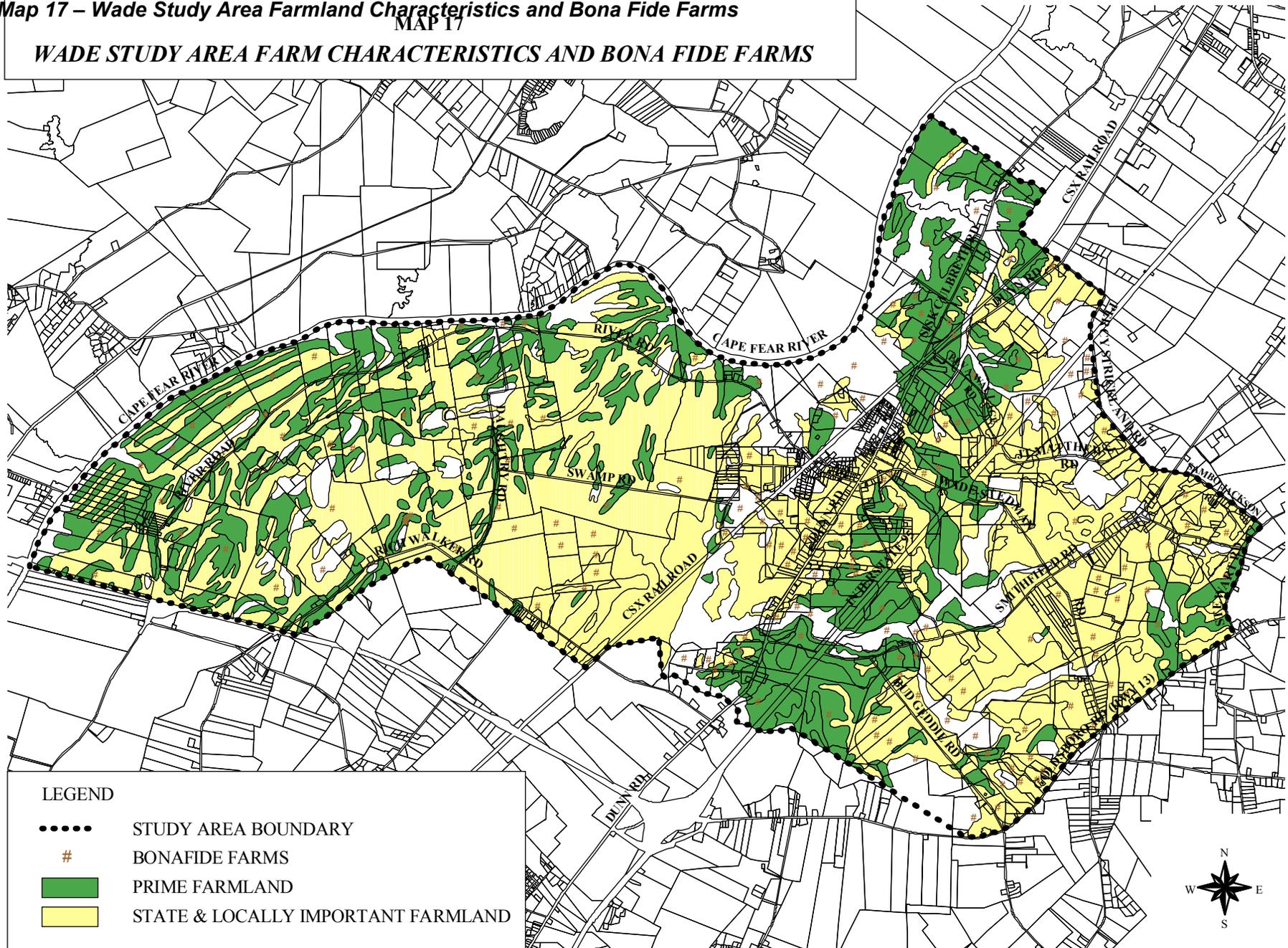
State and Locally Important Farmland consists of soils that have characteristics, which do not fit the definition of Prime Farmland in one or more ways. They are suited for producing crops economically when managed according to modern farming methods, but require management practices such as drainage to control excessive water, and more fertilization. Within Cumberland County, approximately 30% (127,300 acres) of the total land area meets the definition of State and Locally Important Farmland. In the Wade Study Area, approximately 53.79% (8,381 acres) of the Area is classified as State and Locally Important Farmland. The Study Area accounts for approximately seven percent of the total State and Locally Important Farmland in the County. This data is illustrated on **Map 17 – Wade Study Area Farmland Characteristics and Bona Fide Farms**. Additionally, current data of the County Tax Office indicates that there are 172 bona fide farms within the Study Area, which comprises approximately eight percent of the total bona fide farms in the County (2,106 farms). A bona fide farm is listed as participating in the Present Use Value Taxation Program.

The overall goal of the Farmland Plan as outlined in the Cumberland County 2010 Land Use Plan is to “protect and preserve natural resources, the environment, and the rural character; enhance and protect farming and the agricultural industry; and enhance and protect the quality of life of rural residents.” Additionally, the 2010 Land Use Plan addressed farming and agribusiness as a vital economic factor in the County that needed to be balanced with urbanization. The Plan recognized that there are farming areas in the County that would have to be conceded to urban development and no farmland protection measures would be applicable. The Plan defined Farmland Protection Areas, identified measures to protect farmland and recommended that the following be established as protected areas: water courses and water bodies abutting farming operations. Other protection measures include the provision of Class “C” Private Streets only under certain conditions; formulation of a Farm Advisory Committee; requiring a disclosure notice on final plats and deeds of property in the Farmland Protection Area, advising property owners of subjection to farming operations; measures to provide and enhance farming opportunities for young people; and the active preservation of farmland and rural character.

Map 17 – Wade Study Area Farmland Characteristics and Bona Fide Farms

MAP 17

WADE STUDY AREA FARM CHARACTERISTICS AND BONA FIDE FARMS



LEGEND

..... STUDY AREA BOUNDARY

# BONAFIDE FARMS

PRIME FARMLAND

STATE & LOCALLY IMPORTANT FARMLAND



During recent years, the agricultural commodities produced within this region of the State shifted from tobacco toward swine production. This shift and the resulting impact have resulted in legislation governing large-scale swine operations. During 1997, the State of North Carolina enacted regulating legislation including the following:

- a. Instituted a moratorium on the construction and expansion of swine farms;
- b. Authorized Counties to adopt regulations governing swine farms served by animal waste management systems, having a design capacity of 600,000 pounds steady state live weight (SSLW) or greater, provided that zoning regulations may not have the effect of excluding swine farms served by animal waste management systems having a design capacity of 600,000 pounds SSLW or greater from the entire zoning jurisdiction;
- c. Authorized the development and adoption of economically feasible standards and plans necessary to implement programs to control the emission of odors from animal operations;
- d. Established site requirements for swine houses, lagoons, and areas onto which waste is applied at swine farms. According to these requirements, swine houses or a lagoon that is a component of a swine farm shall be located:
  1. At least 1,500 feet from any occupied residence;
  2. At least 2,500 feet from any school, hospital, church, outdoor recreational facility, national park, State park, historic property acquired by the State or listed in the North Carolina Register of Historic Places, or child care center as defined in G.S. 110-86, that is licensed under Article 7 of Chapter 110 of the General Statutes;
  3. At least 500 feet from any property line;
  4. At least 500 feet from any well supplying water to a public water system;
  5. At least 500 feet from any other well that supplies water for human consumption; except a well located on the same parcel or tract of land on which the swine house or lagoon is located and that supplies water only for use on the parcel or tract of land or for use on adjacent parcels or tracts of land, all of which are under common ownership or control.
- e. The outer perimeter of the land area, onto which waste is applied from a lagoon that is a component of a swine farm, shall be at least 75 feet from any boundary of property on which an occupied residence is located and from any perennial stream or river, other than an irrigation ditch or canal.

The moratorium on construction and expansion of swine farms, which has been imposed since 1997, is currently being considered by the State Legislature to be extended for 4 additional years. According to the location requirements set forth in Section “d” above, there are areas within the Study Area suitable for swine farms as illustrated in **Map 18 – Wade Study Area Designated Area Suitable for Swine Farms**.



# ***PAST PLANS, POLICIES AND REGULATIONS***

## **THE CUMBERLAND COUNTY 2010 LAND USE PLAN**

The Cumberland County 2010 Land Use Plan was designed as a general plan to guide future development and revitalization of the County. It was designed to have broad concepts and goals applied throughout the County with the understanding that detailed area plans, such as this one, would be completed in order to provide more detailed planning, as well as serve as an update to the 2010 Land Use Plan. Additionally, the Cumberland County 2010 Land Use Plan contains a land use plan map depicting future land use for the County. This map, as it applies to the Wade Study Area, is illustrated in **Map 19 – Wade Study Area 2010 Land Use Plan**. According to this illustration, the majority of the Study Area is designated as Farmland, which yields a density of 1 residential dwelling unit per 2 acres and lends itself primarily to agricultural uses. There is an activity node located at the intersection of River Road and the Outer Loop/Highway 13 Extension. This activity node denotes a proposed cluster of non-residential development at the interchange. Within the Town of Wade the 2010 Land Use Plan recognized the existing development and projected that to remain consistent. This type of development includes low and medium density residential development, heavy commercial, office and institutional, industrial and open space.

## **ZONING AND SUBDIVISION REGULATIONS**

The Town of Wade and the remainder of the Study Area are regulated by the Cumberland County Zoning Ordinance, which has been in effect for this portion of the County since 1980. This ordinance is designed to promote the general health, safety and welfare of the citizens; to provide the appropriate arrangement of development in order to avoid street congestion, overcrowding of land, undue concentration of population, and blockage of air and light; and to facilitate the adequate provision of infrastructure. It is administered and enforced by the Cumberland County Planning and Inspections Department and approved by the Wade Board of Commissioners (within the Town Limits) and the Cumberland County Board of Commissioners (unincorporated portion of the Study Area). Subdivision regulations are also applied within the Study Area. The Town of Wade adopted subdivision regulations in 1997. The remaining portion of the Study Area is regulated by the Cumberland County Subdivision Ordinance, which was revised in 1996. The purpose of subdivision regulations is to establish procedures for platting, recording, and developing real property in an orderly and efficient manner.

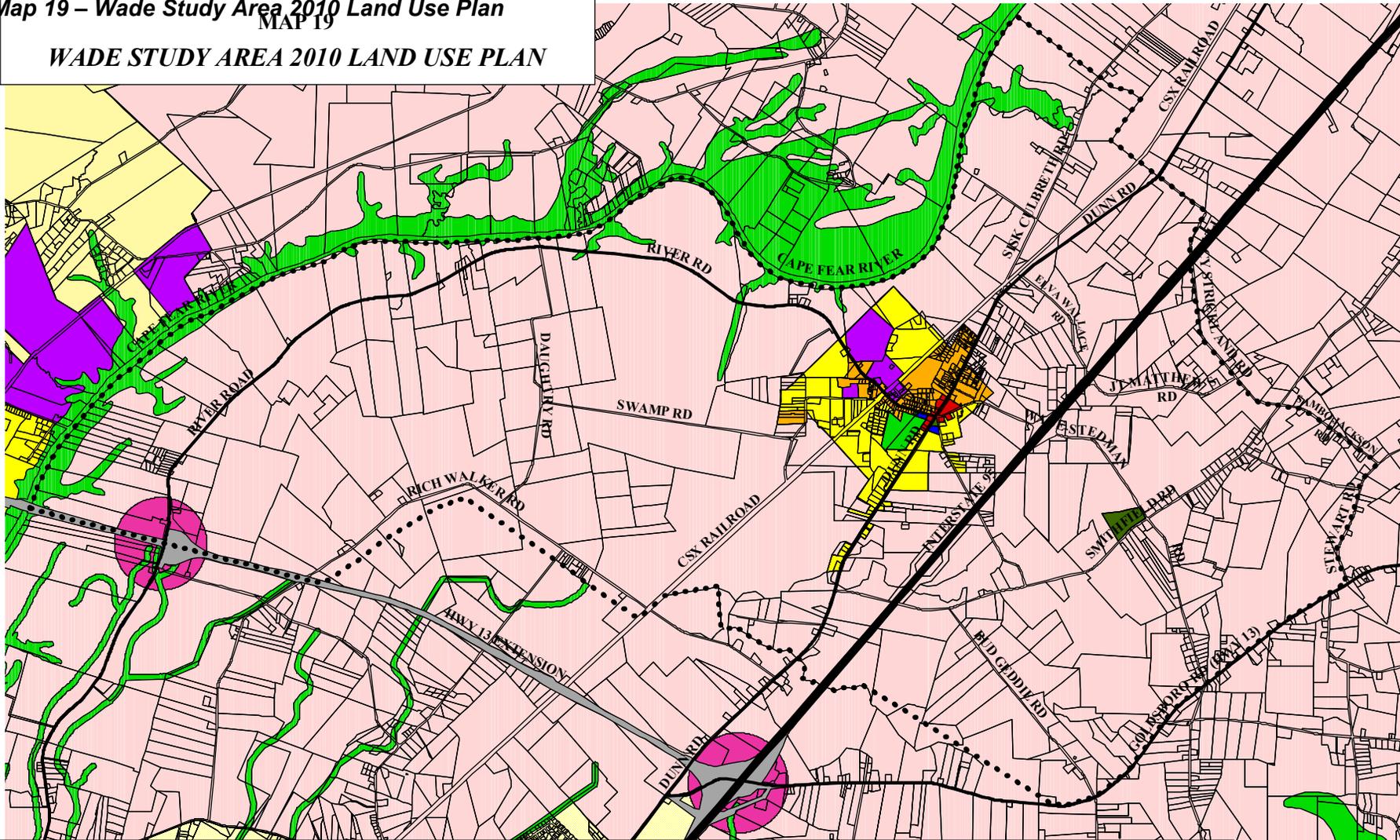
## **1978 LAND USE POLICIES PLAN**

The 1978 Land Use Policies Plan was created in order to update land use policies applied to residential, commercial and industrial development. Concepts such as the Urban Service Area and the Transitional Zoning Policy Surrounding Regional, Community and Neighborhood Shopping Centers were introduced. The Policies Plan also outlines location and site requirements for fire stations, libraries, parks and schools. The 1978 Land Use Policies Plan was examined during the development of this Study and elements of the Policies Plan, such as the Urban Services Area concept and the Transitional Use and Zoning concept, are included in the Recommendations Section below.

Map 19 – Wade Study Area 2010 Land Use Plan

MAP 19

WADE STUDY AREA 2010 LAND USE PLAN



LEGEND

- ..... STUDY AREA BOUNDARY
- PROPOSED THOROUGHFARES
  - - - MAJOR THOROUGHFARE
  - - - MINOR THOROUGHFARE
- EXISTING THOROUGHFARES
  - == MAJOR THOROUGHFARE - FREEWAYS
  - == MAJOR THOROUGHFARE
  - == MINOR THOROUGHFARE
  - == HIGHWAY 13 EXTENSION RIGHT-OF-WAY

LAND USES

- [Light Pink Box] FARMLAND
- [Light Yellow Box] ONE ACRE RESIDENTIAL LOTS
- [Yellow Box] SUBURBAN DENSITY RESIDENTIAL
- [Light Green Box] LOW DENSITY RESIDENTIAL
- [Orange Box] MEDIUM DENSITY RESIDENTIAL
- [Dark Orange Box] HIGH DENSITY RESIDENTIAL
- [Light Brown Box] LIGHT COMMERCIAL
- [Red Box] HEAVY COMMERCIAL

- [White Box] DOWNTOWN
- [Pink Box] ACTIVITY NODE
- [Light Blue Box] COMMUNITY ACTIVITY NODE
- [Dark Blue Box] NEIGHBORHOOD ACTIVITY NODE
- [Light Purple Box] OFFICE & INSTITUTIONAL
- [Dark Purple Box] LIGHT INDUSTRIAL
- [Purple Box] HEAVY INDUSTRIAL
- [Green Box] GOVERNMENTAL
- [Light Green Box] OPEN SPACE



SCALE: NOT TO SCALE

# ***CITIZEN PARTICIPATION***

## **VISION SESSION**

The Citizens within the Wade Study Area were invited to a Community Meeting held on June 21, 2001 at the District Seven Elementary School in order to introduce them to their role in developing the Wade Study Area Detailed Land Use Plan as well as to solicit their input as part of the Plan development. Attendees were asked to express their “visions” for the future of the Study Area. Additionally they were asked to complete a questionnaire that gave additional insight about concerns and issues that are important to them. This section will provide a summary of the Citizens’ responses during the “Visioning Session” held during the Community Meeting. These responses are characterized as Future Visions, and Positive and Negative Things about the Study Area. The Citizens’ Future Vision of the Study Area includes:

### **Community Facilities and Services**

- Ambulance facility
- Healthcare facility
- Water and sewer service
- Transit service
- Senior Citizens center
- Sheriff annex
- Paved roads
- Library branch
- Organized activities to attract middle-aged persons
- Parks and recreation facilities
- Streetlights
- Childcare center
- Speed controls on the highways

### **Economic Development Opportunities**

- Industry
- Bank
- Grocery stores
- Community shopping center
- Laundromat

### **Land Use Decisions**

- No congestion
- Housing types for all
- Single-family residential
- Mixed housing types
- Utilize the school facilities for citizens
- Assisted living facility
- The Community should define the Visions for the Area.

### **Positive aspects of the Study Area:**

Services and facilities such as the water system, fire department, medical clinic, schools, and churches  
Small town atmosphere and a low-density population  
The local elected officials are in touch with the population  
The environment is clean, especially the air.

### **Weaknesses in the Study Area:**

The lack of services and facilities such as sewer service, trash pickup, transportation, dental and advanced life support facilities, shopping facilities, Laundromat, apartments access to modern technology  
Inadequate police protection and animal control  
Low tax base  
County officials are not in touch with citizens in the Study Area.

## **QUESTIONNAIRE RESULTS**

Residents attending the Visioning Session were asked to complete a questionnaire in order to obtain additional information that would be helpful in the preparation of a Land Use Plan. Out of approximately 39 persons who attended the Community Meeting, 33 questionnaires were completed and returned. The Questionnaire addressed quality of life issues, their likes and dislikes, influence on development as well as general characteristics of the respondents.

The questionnaire provided information that reflects the Citizens' perception of their quality of life. The top five issues that were very important in determining the quality of life in the Area include: fire protection, education, police protection, water system, and community appearance. The respondents' assessment of their personal quality of life showed that 31% felt that it was getting better, 27% felt that it was staying the same, 9% felt that it was getting worse (33% did not respond to the question). Their response to the quality of life in Wade showed that 36% felt that it is good, 31% did not answer, 27% said that it was fair; 6% showed that it was excellent, and 0% said that it was poor. The top five items in the Town that enhanced the quality of life include: fire protection, water system, schools, air and water quality and health facilities.

The second part of the questionnaire listed the residents' likes and dislikes regarding the Area. Their likes included: the quiet countryside, clean environment, friendly people/small-hometown feeling, good schools, health facilities and the churches. The respondents' dislikes included: property tax, lack of water and sewer service, unlicensed vehicles parked in yards (junk cars), animal control, lack of recreational activities for children and senior citizens, delayed response by police and ambulance service, increasing crime rate, lack of commercial businesses, transportation, social services, and entertainment, and employment opportunities.

Respondents were also asked to give input regarding who should have influence upon development. At least 20% indicated that citizens should have the most significant role in affecting development in the Study Area. Developers and community/church organizations received 10% of the responses; at least 8% indicated that environmentalists and farmers should have the most significant role in influencing development; elected officials received 5% of the ranking and 39% of the respondents did not answer the question. At least 45% of the respondents felt that planning decisions did not affect them.

Questionnaire results also revealed the general characteristics of the respondents. Approximately 55% were white and 24% were black (21% did not respond); at least 36% were 65 years of age and older; at least 21% were between 55-64 years of age; 21% were 35-54 years of age; 12% did not respond and 9% were 34 years of age and younger. The majority of the respondents live in a single-family residence they own and the majority lives in Wade. At least 61% of the respondents had completed 7-12 years of school and 27% had earned technical school, college or graduate degrees; and 42% were retired.

# ***GOALS AND OBJECTIVES***

The following goals and objectives were formulated and prioritized by the Citizen Planning Committee and were based upon the results of the Visioning Session and questionnaire responses.

## **HEALTH AND PUBLIC SAFETY**

Provide adequate public safety and emergency services to residents within the Study Area.

- Provide Advanced Life Support System, which includes emergency transportation to medical facilities.
- Provide more visibility and a faster response time from the Sheriff's Department.
- Provide a building to house emergency services (including rescue squad and Sheriff deputies).
- Maintain the existing level of service provided by the Volunteer Fire Department as growth warrants, including, but not limited to, the expansion and/or relocation of the Fire Department.

## **UTILITIES**

Maintain and provide adequate utilities to meet current and future needs of the residents within the Study Area.

- Seek alternative sources of water and/or expand the existing water system.
- Develop and implement a long-term sewage plan.
- Promote the extension of natural gas lines, utilizing the source currently available in a cost effective manner, in order to serve residential and non-residential areas and to encourage industrial growth.

## **RESIDENTIAL**

Provide attractive, affordable, and safe housing for residents in the Area, offering a wide range of housing types and prices that meet the needs of the residents and are compatible with the existing housing stock.

- Limit the location and amount of Manufactured Housing within the Study Area.
- Develop housing standards for the Study Area.
- Provide an opportunity for the development of an affordable assisted living facility for the elderly.
- Provide an opportunity for residential development that would be compatible with the rural areas of the Study Area.

## **PARKS AND RECREATIONAL FACILITIES AND SERVICES**

Provide a wide variety of active and passive recreation facilities, parks, and programs accessible to all residents within the Study Area.

- Provide a senior citizen center.
- Provide a park and recreation master plan for the Wade Study Area.
- Reevaluate existing ordinances to include the condition that residential development would dedicate land to be used for recreation or fee in lieu of dedication.
- Provide for additional and utilize existing open space areas for greenways and natural areas.
- Encourage private recreation facilities and expand existing programs and activities.

## **TRANSPORTATION**

Provide networks of streets and highways, mass transit service, and bicycle and pedestrian facilities that meet the needs of the residents within the Study Area.

- Explore the opportunity of providing a light rail system.
- Support the provision of mass transit service.
- Develop a network of pedestrian facilities such as sidewalks, pedestrian and bicycle trails and greenways throughout the Study Area.
- Upgrade and improve the existing road system within the Study Area.

## **ECONOMIC DEVELOPMENT**

Provide adequate economic development opportunities for residential, commercial and industrial development that is dynamic, diverse and capable of providing a full range of economic and business opportunities within the Study Area.

- Promote the Industrial Park Concept, which concentrates similar and compatible industries in an adequately planned area.
- Provide adequate land area to support commercial development, which is concentrated in Activity Nodes.

## **COMMUNITY APPEARANCE**

Improve the visual appearance of the Study Area.

- Develop a landscape ordinance.
- Encourage the responsible local governments to provide and enforce ordinances that address appearance issues.
- Apply the Designated Entrance Corridor concept as contained in the adopted Cumberland County 2010 Land Use Plan.
- Develop a sign ordinance

# ***RECOMMENDATIONS***

Some general recommendations outlined in the Cumberland County 2010 Land Use Plan are applicable to the Wade Study Area. These concepts include the Urban Services Area concept, the Municipal Influence Area concept (MIA), the Nodal/Corridor Urban Form concept, the Transitional Use and Zoning Policy, and the Designated Entrance Corridors concept.

## **URBAN SERVICES AREA**

The Urban Services Area concept, proposed in the 1971 Cumberland County Land Use Plan and re-endorsed in the Cumberland County 2010 Land Use Plan, is applicable in the Wade Study Area. The Urban Services Area defines an area where higher density development will be promoted based on the fact that urban services exist, or are proposed. These urban services include public or community water, sanitary sewer, storm drainage, street lighting, police and fire protection, recreation, and garbage collection. The Urban Services Area for the Wade Study Area consists of the same area designated as the Municipal Influence Area (MIA). These urban services will meet the Town of Wade's standards.

## **MUNICIPAL INFLUENCE AREA**

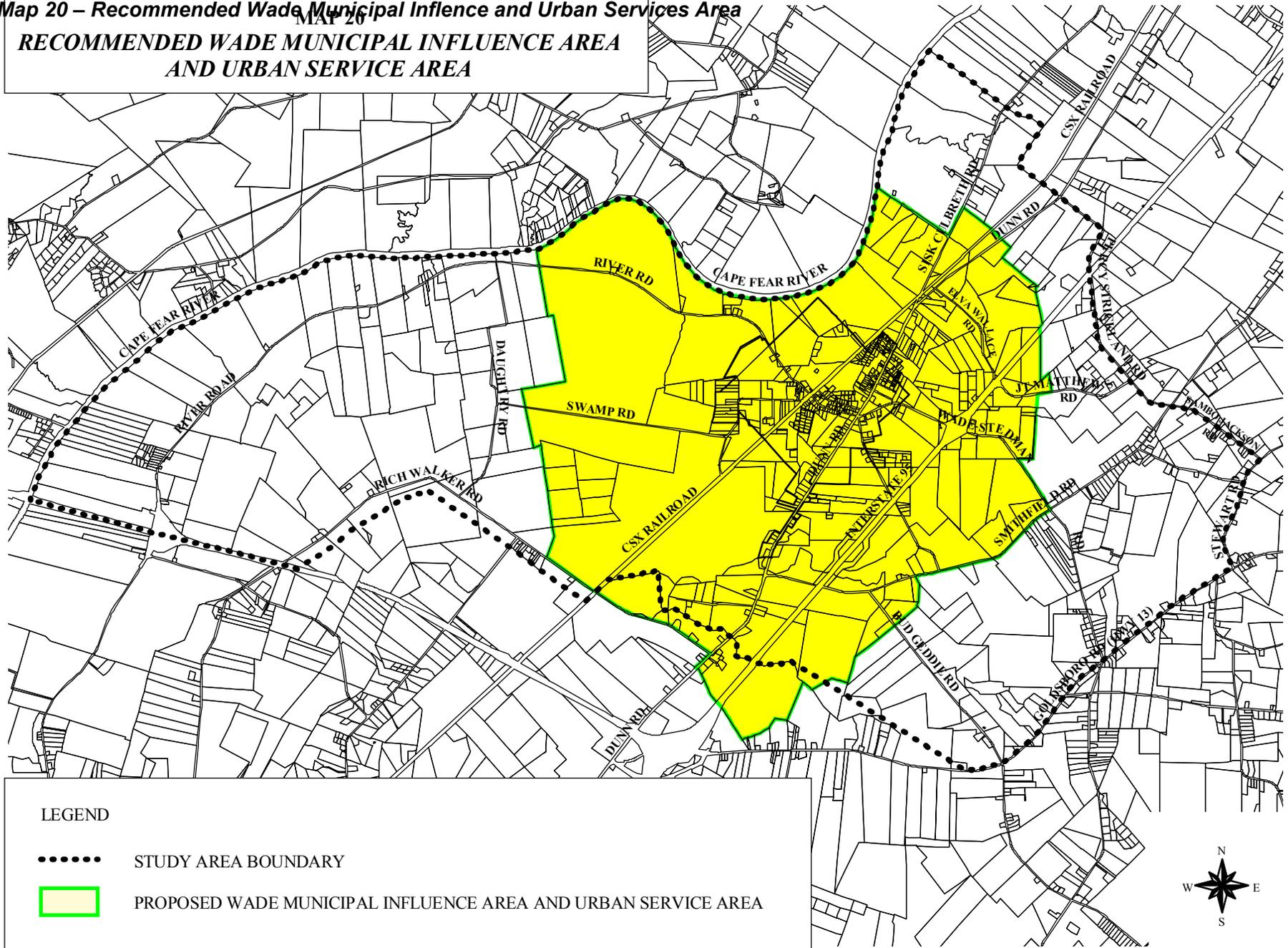
The Cumberland County 2010 Land Use Plan recommended the establishment of a Municipal Influence Area concept (MIA). The purpose of this concept is to give the municipalities in the County some control over development outside of their corporate limits since none of the municipalities in the County have extra-territorial jurisdiction. Under this concept a municipality's development standards can be enforced in a defined area approved by the Board of County Commissioners. This allows the municipality to retain its individuality; to plan and program the extension of public services and facilities in an effective and efficient manner; it forces the municipalities to address future annexation and growth plans and intra-municipal boundaries before they become issues; and it makes future annexations into the municipality more efficient and more cost effective for residents. It is recommended that the Town of Wade's Municipal Influence Area be expanded as shown in **Map 20 – Recommended Wade Municipal Influence and Urban Services Area**.

## **NODAL / CORRIDOR URBAN FORM**

The Cumberland County 2010 Land Use Plan established the Nodal/Corridor concept as the basis for developing the County. The continuation of this concept is recommended in the Wade Study Area. Under this concept, high intensity development (commercial and industrial) will be concentrated in nodes at the intersection of major thoroughfares or along major thoroughfares in areas where urban services exist or are programmed.

The advantages of the Nodal/Corridor Urban Form are that it provides convenient access for residents to retail and employment areas; helps define and provide neighborhood identity; allows for a wide variety of housing types and densities; preserves agricultural areas; promotes a strong central business district; supports efficient mass transit service; provides for efficient and economical public services, and provides a positive visual image and interest along thoroughfares.

**Map 20 – Recommended Wade Municipal Influence and Urban Services Area**  
**RECOMMENDED WADE MUNICIPAL INFLUENCE AREA**  
**AND URBAN SERVICE AREA**



**LEGEND**

- STUDY AREA BOUNDARY
- ▭ PROPOSED WADE MUNICIPAL INFLUENCE AREA AND URBAN SERVICE AREA



SCALE: NOT TO SCALE

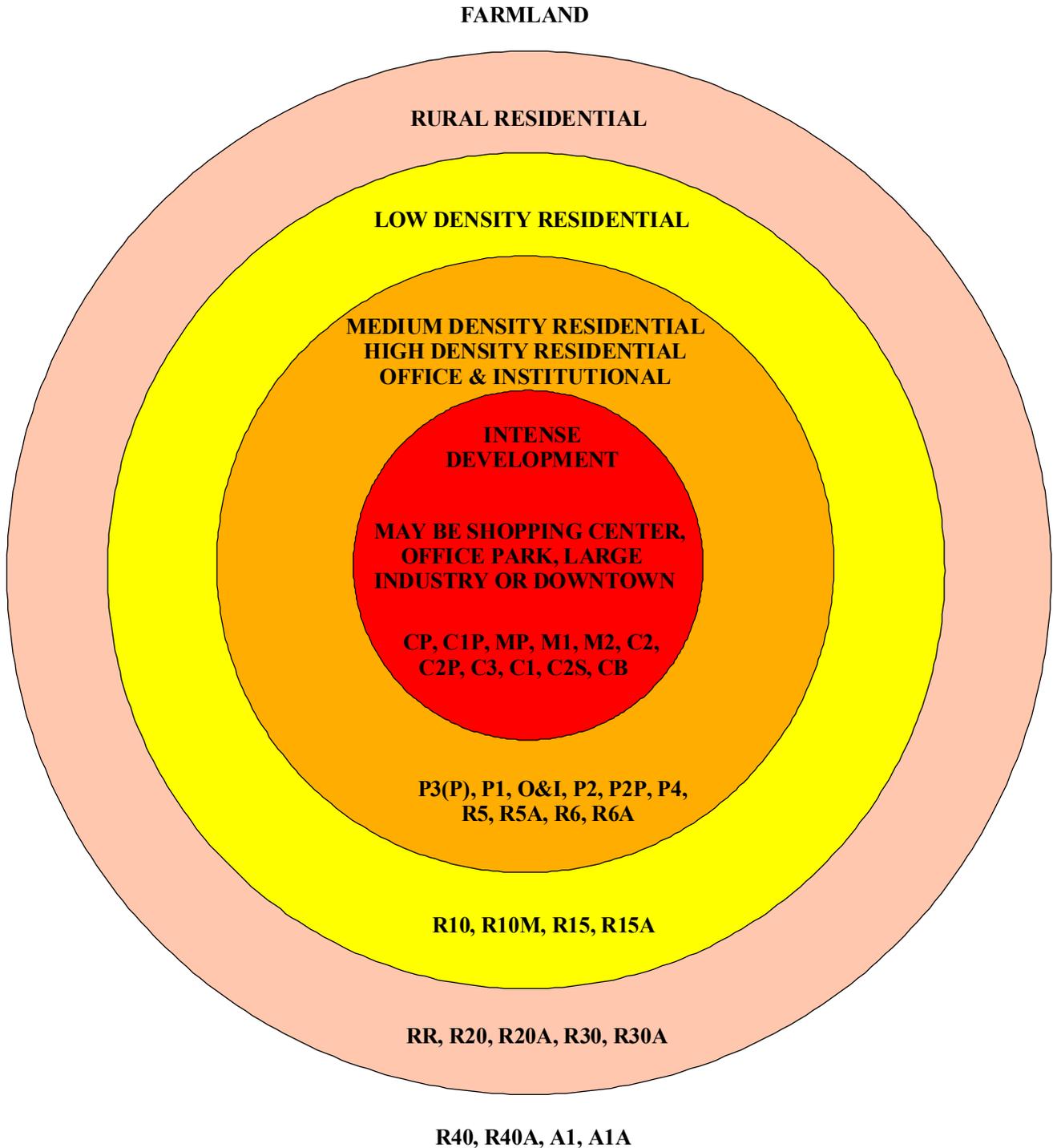
## **TRANSITIONAL USE AND ZONING POLICY**

The Transitional Use and Zoning Policy is designed to provide a transition between high intensity uses and low intensity uses. It minimizes the impact of non-residential uses on low and suburban density residential development as well as preserves the traffic capacity of thoroughfares. An illustration of the application of this concept for the Wade Study Area is as shown in **Exhibit 14 – Transitional Use and Zoning Policy Concept**.

## **DESIGNATED ENTRANCE CORRIDOR**

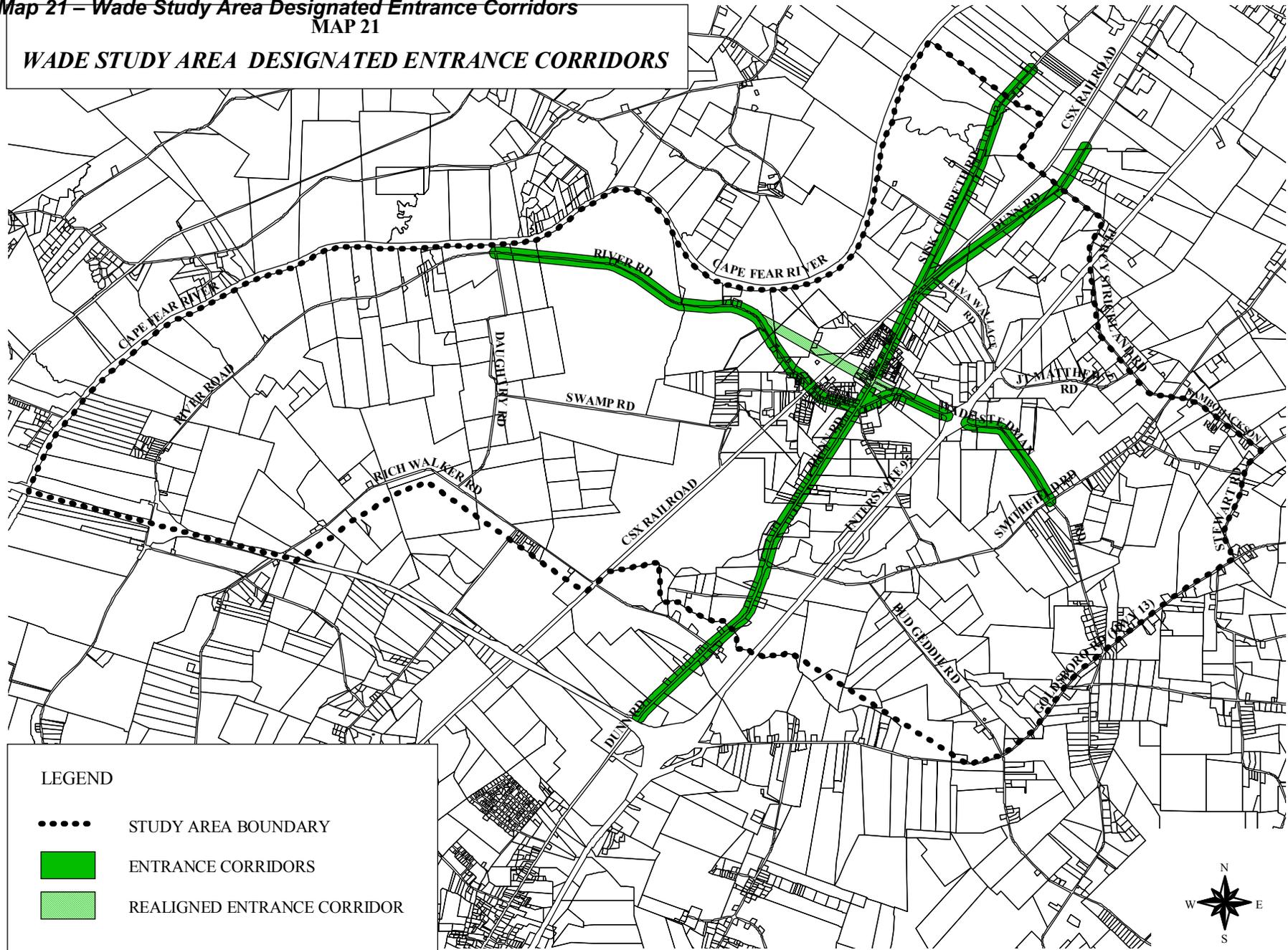
The first visual images of a community usually determine one's impression of the community. The Cumberland County 2010 Land Use Plan recommended that all municipalities enhance the visual appearance of their entranceways through landscaping, sign control, land use compatibility, and circulation measures. Further, all new development along the major entranceways into Cumberland County should plant street trees, and a landscape ordinance be developed to require on site landscaping of all non-residential development as well as medium and high density residential development. Additionally, non-residential development should be grouped in nodes to prevent strip commercial development. These entrances include River Road (including the re-aligned portion), Church Street, Wade-Stedman Road, Dunn Road (U.S. 301), and Sisk Culbreth Road as shown in **Map 21 – Wade Study Area Designated Entrance Corridors**. An illustration of how these Entrance Corridors can be treated is shown in **Exhibit 15 – Illustration of the Designated Entrance Corridor Concept**.

**Exhibit 14 – Transitional Use and Zoning Policy Concept**  
***TRANSITIONAL USE AND ZONING POLICY CONCEPT***



Map 21 – Wade Study Area Designated Entrance Corridors  
MAP 21

**WADE STUDY AREA DESIGNATED ENTRANCE CORRIDORS**



**LEGEND**

- ..... STUDY AREA BOUNDARY
- ENTRANCE CORRIDORS
- ▨ REALIGNED ENTRANCE CORRIDOR



**Exhibit 15 – Illustration of the Designated Entrance Corridor Concept**



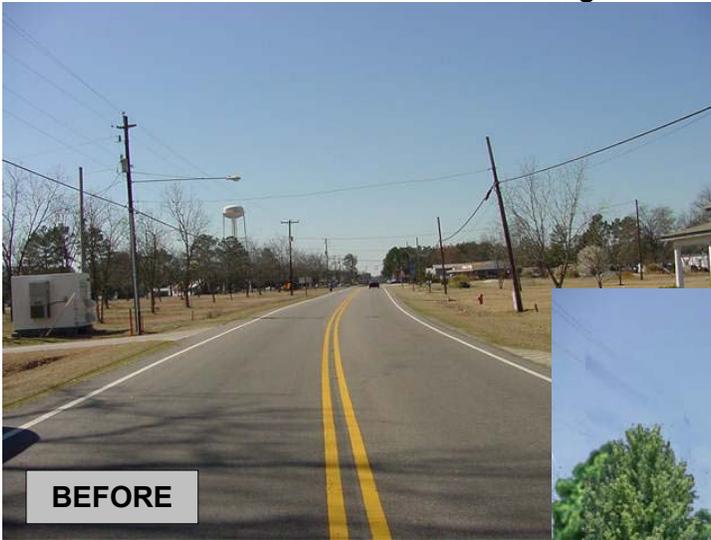
River Road looking West



Main Street at Wade-Stedman Road and Church Street Intersection



**Exhibit 15 – Illustration of the Designated Entrance Corridor Concept ... continued**



**BEFORE**

Main Street looking South  
towards caution light



**AFTER**



**BEFORE**

Main Street looking South  
at town limit line



Data Source: Cumberland County Joint Planning Board, 2003

## WATER AND SEWER PLAN

It is important for the Area to have a definite plan as to where new facilities should be installed as well as improvements to existing facilities. It is recommended that all development within the Area not denoted as Farmland Protection on the Land Use Plan be required to have public or community water and sewer, and that all utilities meet the standards of the Town of Wade and of NORCRESS. The Town of Wade should develop a water and sewer extension policy for areas outside of its Town Limits. Policies should be adopted that require that any development within the NORCRESS sanitary district must hook up to the system. The Town of Wade should increase the amount of available water by drilling new wells or connecting to the Eastover Sanitary Sewer District, Harnett County, or the City of Dunn Water Systems.

## TRANSPORTATION PLAN

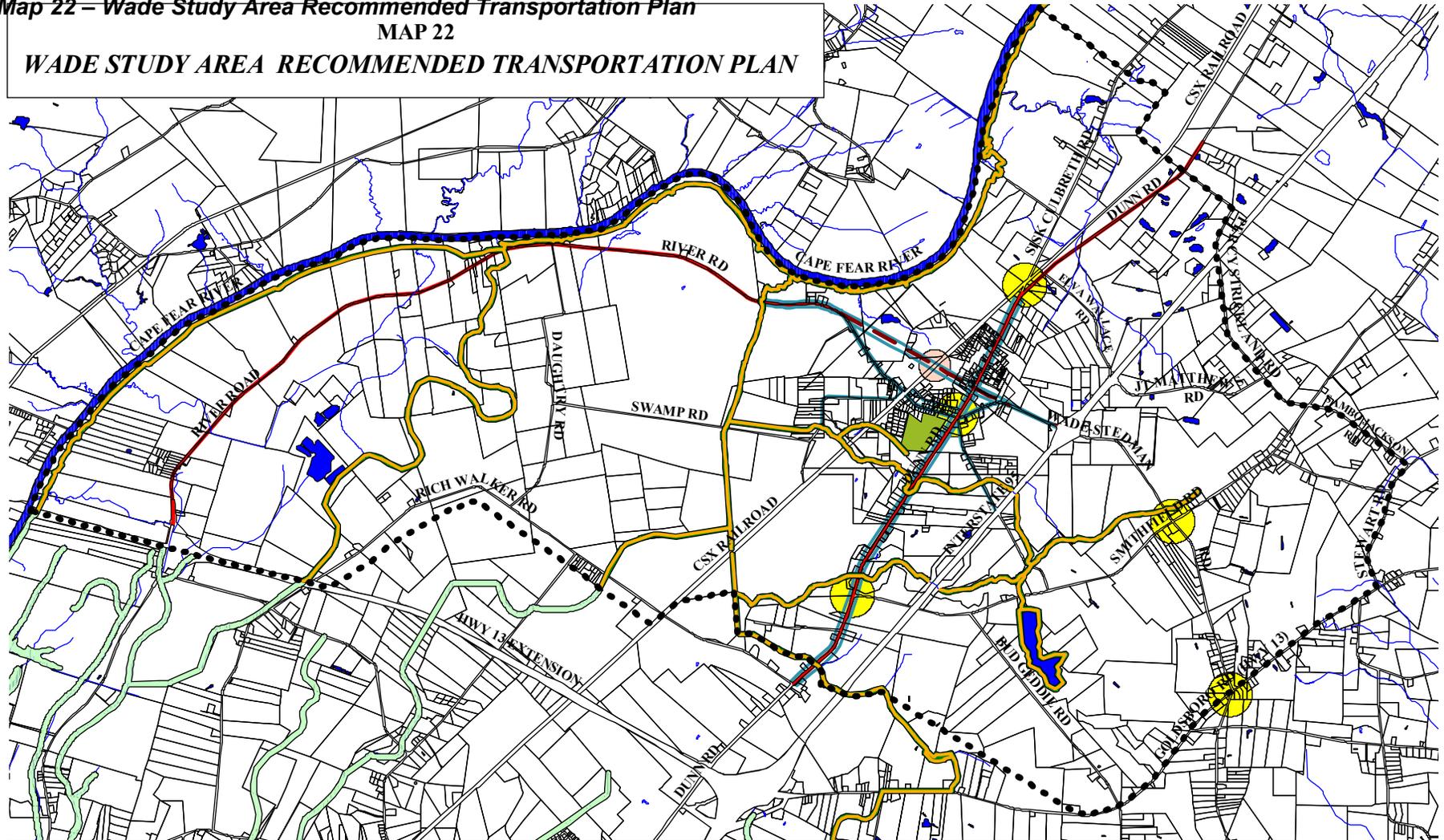
The Transportation Plan includes vehicular, pedestrian, rail, and water transportation. Vehicular transportation issues pertain to road realignment, widening, upgrading the road cross-section from rural (dirt shoulders and ditches) to urban (curb, gutter and drainage structures), and intersection improvements. Pedestrian transportation measures include sidewalks and pedestrian and bicycle trails. The recommended transportation improvements are as illustrated in **Map 22 – Wade Study Area Recommended Transportation Plan**. Rail transportation pertains to the CSX Railroad that traverses the Study Area.

Vehicular circulation improvements should be included in the long range thoroughfare plan for River Road and Wade-Stedman Road, including the widening from the Outer Loop to Interstate 95 and re-alignment from west of Wade to Wade-Stedman Road at the curve between U.S. 301 and interstate 95. Strong considerations should be given to the provision of an overpass over the CSX Railroad Line. Dunn Road (U.S. 301) widening from the Outer Loop to Sisk Culbreth Road also should be included in the long-range plan. This new construction and widening should be a boulevard type cross-section with a landscaped median and sidewalks. Intersection improvements are recommended at Church Street and Dunn Road (U.S. 301), Wade-Stedman Road and Goldsboro Road (Highway 13), Smithfield Road and Wade-Stedman Road, and Dunn Road at Sisk Culbreth Road.

Pedestrian improvements recommended include the provision of sidewalks on both sides of Church Street (called River Road outside the Town) from the creek just west of the Town Limits to Dunn Road (U.S. 301), Wade-Stedman Road, U.S. 301 from Sisk Culbreth Road to Smithfield Road, the proposed newly re-aligned River Road from west of the Town with Wade-Stedman Road at the curve near the eastern Town Limits, Wade-Stedman Road from Dunn Road (U.S. 301) to Smithfield Road. Sidewalks are proposed on one side of Covington Road. While there are numerous areas in the Study Area designated for open space and environmental corridors, only a few are recommended to be used as a pedestrian greenway. A pedestrian greenway is proposed along the entire length of the Cape Fear River, along the western edge of the Study Area linking the Cape Fear River Trail with trails in the Eastover Study Area system, and along the drainage ways that traverse through the Town of Wade, tying the residential areas to the Park, town hall, and ultimately District Seven School and the Old Bluff Church Historic Site.

Rail transportation recommendations include the utilization of the CSX Railroad Line to foster economic development of proposed large industrial tracts designated on the Land Use Plan. It is recommended that efforts be made to promote a railroad spur off this mainline to serve the designated industrial areas on the Plan.

**Map 22 – Wade Study Area Recommended Transportation Plan**  
**MAP 22**  
**WADE STUDY AREA RECOMMENDED TRANSPORTATION PLAN**



LEGEND					
•••••	STUDY AREA BOUNDARY	— (blue line)	PROPOSED SIDEWALKS	— (thin blue line)	WATERCOURSES
- - -	ROAD REALIGNMENT	— (yellow line)	PEDESTRIAN TRAILS	■ (green)	ENVIRONMENTAL CORRIDORS
— (red line)	ROAD WIDENING	■ (olive green)	EXISTING TOWN PARK	■ (light green)	ENVIRONMENTAL CORRIDORS (EASTOVER LAND USE PLAN)
■ (orange)	OVERPASS AND PEDESTRIAN BRIDGE	■ (blue)	WATER BODIES		
■ (yellow)	INTERSECTION IMPROVEMENTS				



Water transportation pertains to the use of the Cape Fear River. Since the River becomes very shallow just north of Carvers Falls, only small crafts can be utilized for northbound traffic. A possible alternative may include providing a docking facility to accommodate large craft, where passengers and goods can transfer to small craft or northbound traffic. This activity should be promoted and utilized as part of the economic engine related to development of the Cape Fear River. Appropriate activities may include guided tours of the historic, unique geologic, and scenic site along the River.

## **PARKS AND OPEN SPACE PLAN**

The recommended Parks and Open Space Plan in the Study Area include formal and informal sites. These sites are located on the aforementioned **Map 12 – Wade Study Area Parks, Open Space, Historic and Scenic Sites**. Formal sites include parks, recreation buildings, and designated historic sites. Informal sites are natural areas such as environmental corridors, flood plains, swamps, or unique geological sites.

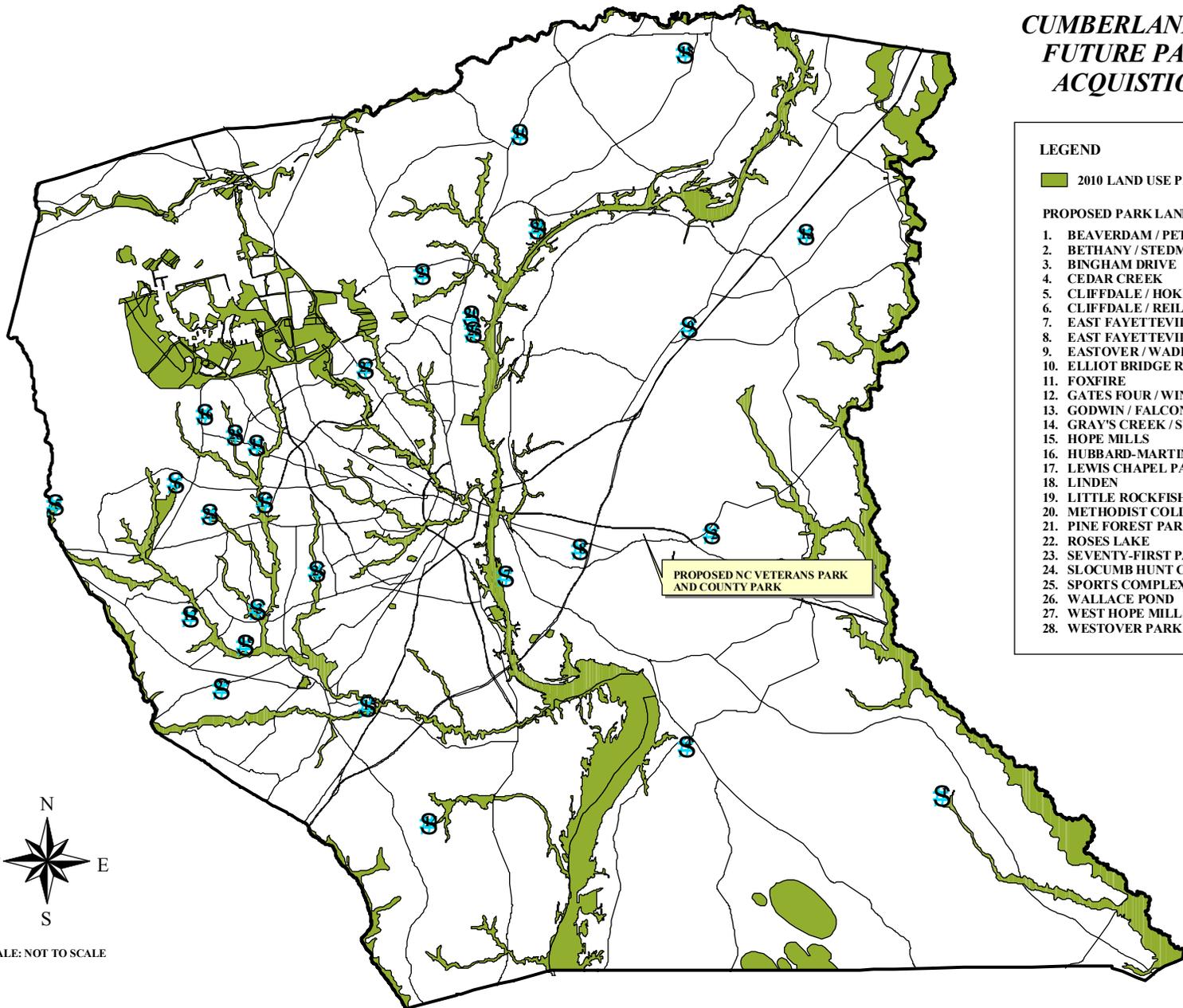
Future plans of the County Parks and Recreation Department include the acquisition of major parks in the Eastover Study Area, in the Godwin/Falcon Area and near Cape Fear High School as shown on **Map 23 – Cumberland County Future Parkland Acquisition Plan**.

Formal recreation sites include the Wade Town Park, District Seven School, the Wade Community Building, and the Old Bluff Historic Site. In December 2001 the Town of Wade adopted the Wade Parks and Open Space Master Plan prepared by the Cumberland County Joint Planning Board, which is shown on **Map 24 – Town of Wade Open Space Master Plan**. This Plan included a new 34-acre park for the Town. The Town of Wade received funding from the North Carolina Parks and Recreation Trust Fund (PARTF) grant of \$89,562, with a similar Town match to develop the 34-acre park on Church Street. The master plan for this park calls for a baseball field, a softball field, large open play area, tennis courts, a volleyball court, basketball court, a multi-purpose center, tot lots, adult play areas, picnicking, jogging/pedestrian trail, parking, and natural areas as shown in **Exhibit 16 – Wade Park Master Development Plan**. Phase One of this master plan, which includes 3,270 linear feet of jogging/walking/pedestrian trail, play equipment, swings, baseball field with bleachers, grading and seeding the open play area, security lighting, benches, a water fountain, and graveling the entrance drive and parking, has been funded and a design consultant is preparing the plans. District Seven Elementary School is located at the intersection of Wade-Stedman Road and Smithfield Road. Facilities at this school include rough ball fields, a pedestrian trail, play apparatus, and an open play area. Presently, the County Recreation and Parks Department utilizes the facilities as a practice field and summer camp. The Wade Community Building located adjacent to the Town Park is utilized for social functions, reunions, and other gatherings. The Old Bluff Church, a National Register site located approximately 1.5 miles north of Wade along the Cape Fear River Bluffs, is also included in the Master Plan.

Informal sites include the environmental corridors that are composed of streams, creeks, drainage ways, canals, bluffs, flood plains, and other natural areas. These sites are located on private property and should be regulated by the Conservation District, Floodplain Regulations, Watershed Regulations, Wetland Regulations, or best management practices. Unique geological features such as the river bluffs and geology, and unique flora and fauna in the Area should be acquired by the public sector or a non-profit organization for protection and preservation.

Map 23 – Cumberland County Future Parkland Acquisition Plan

MAP 23  
**CUMBERLAND COUNTY  
 FUTURE PARKLAND  
 ACQUISITION PLAN**



LEGEND

2010 LAND USE PLAN OPEN SPACE

PROPOSED PARK LAND ACQUISITION

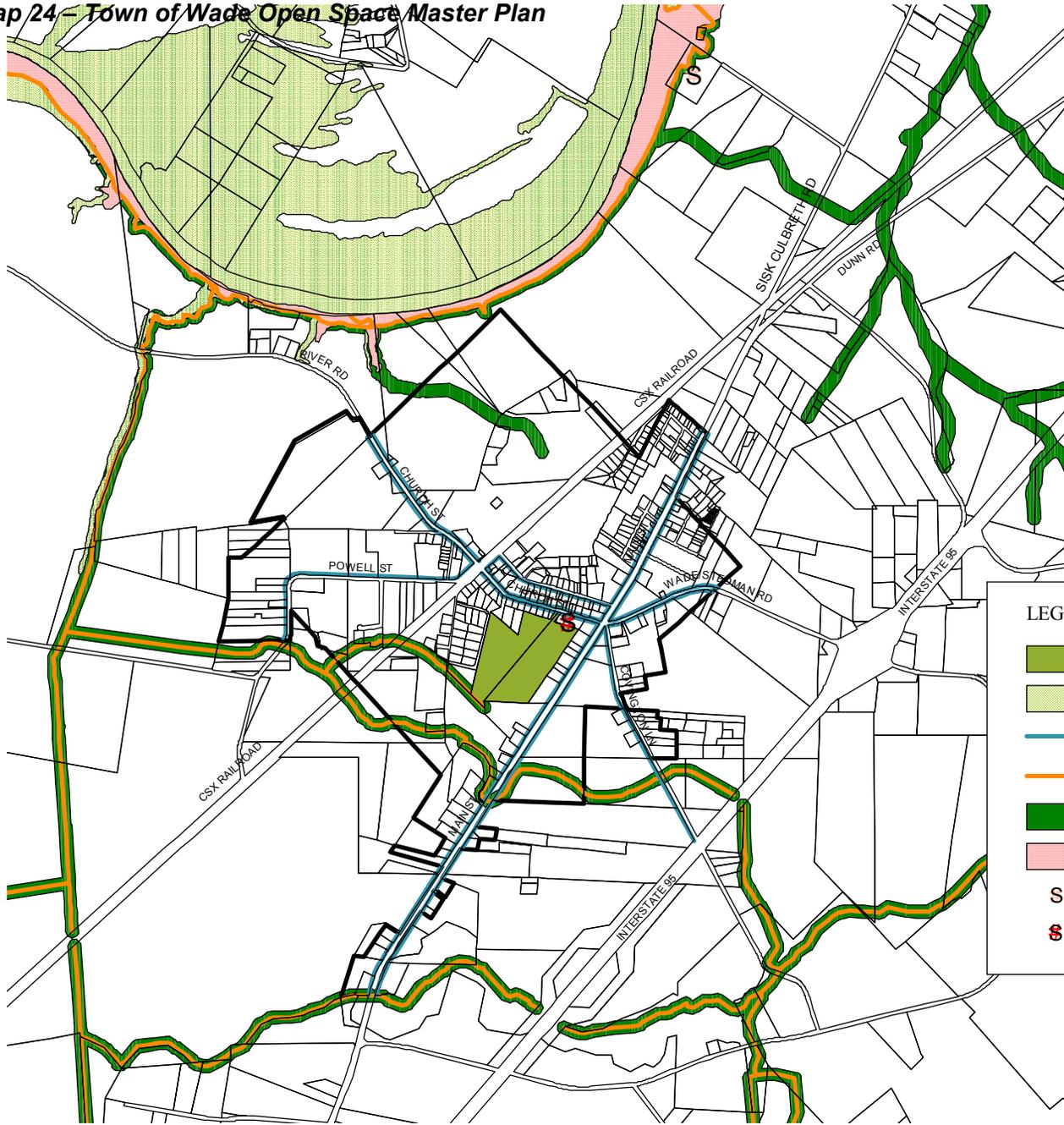
1. BEAVERDAM / PETER'S CREEK
2. BETHANY / STEDMAN
3. BINGHAM DRIVE
4. CEDAR CREEK
5. CLIFFDALE / HOKE LOOP ROAD
6. CLIFFDALE / REILLY ROAD
7. EAST FAYETTEVILLE
8. EAST FAYETTEVILLE / VANDER
9. EASTOVER / WADE / SOUTH RIVER
10. ELLIOT BRIDGE ROAD
11. FOXFIRE
12. GATES FOUR / WINDMERE
13. GODWIN / FALCON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



SCALE: NOT TO SCALE

Map 24 – Town of Wade Open Space Master Plan

MAP 24  
**TOWN OF WADE  
 OPEN SPACE MASTER PLAN**



**LEGEND**

-  EXISTING TOWN PARK
-  100 YEAR FLOOD PLAIN
-  PROPOSED SIDEWALKS
-  PEDESTRIAN TRAILS
-  ENVIRONMENTAL CORRIDORS
-  CAPE FEAR RIVER BLUFFS SCENIC SITE
-  OLD BLUFF CHURCH HISTORICAL SITE
-  WADE COMMUNITY BUILDING



SCALE: NOT TO SCALE

# EWADE PARK MASTER DEVELOPMENT PLAN



## WADE LAND USE PLAN

The Wade Study Area Citizen Planning Committee developed a proposed land use plan for the Study Area. This Plan is as shown in **Map 25 – Wade Study Area Recommended Land Use Plan**. This Plan calls for Planned Commercial development to be located within the Town of Wade at the intersection of Church Street and Wade-Stedman Road at Dunn Road (U.S. 301), and at the interchange of Wade-Stedman Road and Interstate 95. An Activity Node is recommended at the interchange of River Road and the Outer Loop/U.S. Highway 13 Extension. Approximately 236.25 acres of land denoted on the Plan Map is Planned Commercial (1.52% of the total Study Area) and 242.60 acres (1.56% of the total Study Area) is designated as an Activity Node. Light commercial uses, consisting of approximately 2.47 acres (0.02% of the total Study Area) are located at the intersection of Snelling Street and Dunn Road.

Office and Institutional uses are shown at the intersection of Coventry and Dunn Roads containing approximately 19.92 acres (.13% of the total Study Area). Governmental use is denoted for a 22.40-acre tract (.14% of the Study Area) where District Seven Elementary School is located. Planned Industrial uses are shown in the central portion of the Study Area. The area spans from the Cape Fear River to the west to Dunn Road on the east and Rich Walker Road to the south to just north of River Road in the Town of Wade. Many of the tracts of land within this planned industrial area are large. The entire area comprises approximately 3,218.40 acres (20.66% of the total Study Area).

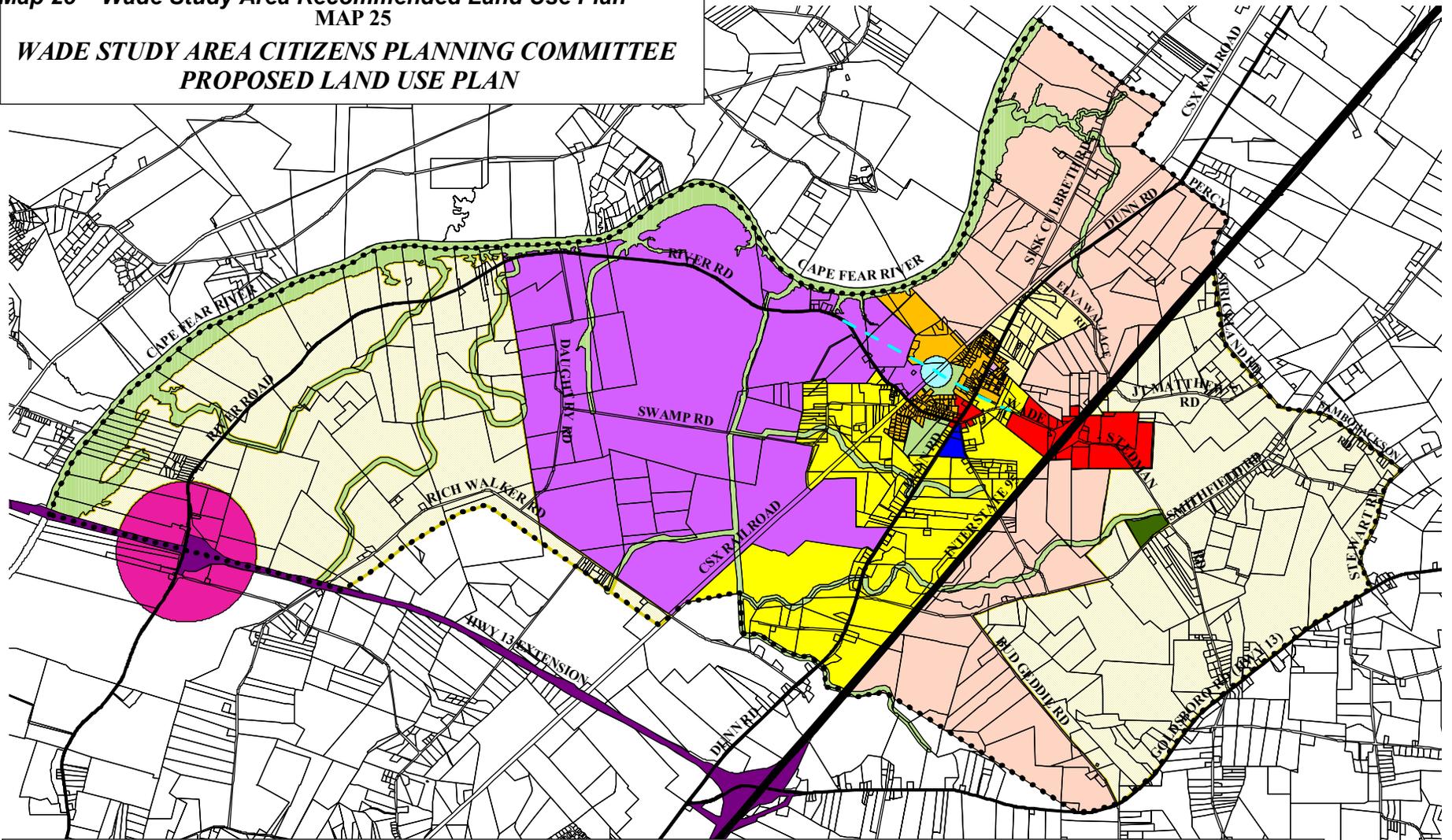
Medium density residential is located in the central and northern portion of the Town of Wade, consisting of 243.02 acres of land (1.56% of the total Study Area). The extreme southern and northeastern portion of the Study Area is designated as one-acre residential lots. The area designated one-acre residential lots contains approximately 5,878.95 acres (37.73% of the Study Area). Low density residential is proposed for all the remaining area in the Town not designated as industrial, medium density residential, open space, office and institutional, or planned commercial; and a large portion outside the Town between the CSX Railroad Line and Interstate 95. The amount of land denoted low density residential is 1,416.75 acres (9.09% of the total Study Area). Suburban density residential is proposed from the northern Town Limits to Eva Wallace Road, on the eastside of the CSX Railroad, and between Dunn road and Interstate 95, comprising approximately 159.87 acres (1.03% of the total Study Area).

Farmland area is proposed for the northeastern and southeastern portions of the Study Area. The area designated as Farmland is approximately 2,920.82 acres of land (18.75% of the total Study Area). Open space is proposed along the Cape Fear River, major creeks, streams, and drainage ways that traverse the area, the Wade Park site, and a site north of River Road between the CSX Railroad Line and Dunn Road. There are approximately 1,218.52 acres (7.82% of the total Study Area) denoted for open space use.

**Map 25 – Wade Study Area Recommended Land Use Plan**

**MAP 25**

**WADE STUDY AREA CITIZENS PLANNING COMMITTEE  
PROPOSED LAND USE PLAN**



**LEGEND**

••••• STUDY AREA BOUNDARY

EXISTING THOROUGHFARE

MAJOR THOROUGHFARE - FREEWAYS

MAJOR THOROUGHFARE

MINOR THOROUGHFARE

HIGHWAY 13 EXTENSION RIGHT-OF-WAY

PROPOSED THOROUGHFARE

OVERPASS AND PEDESTRIAN BRIDGE

PRELIMINARY LAND USE PLAN

FARMLAND

ONE ACRE RESIDENTIAL LOTS

SUBURBAN RESIDENTIAL

LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

OPEN SPACE

GOVERNMENTAL

OFFICE & INSTITUTIONAL

ACTIVITY NODE

PLANNED COMMERCIAL

LIGHT COMMERCIAL

PLANNED INDUSTRIAL



## **INDUSTRIAL PROMOTION**

The Wade Study Area has a valuable potential economic resource for Cumberland County, the Cape Fear Region, and North Carolina, and this economic resource is: large tracts of land suitable for industrial development. The proposed large tracts exhibit many of the necessities required for mega-industries. Besides large tracts of land, these mega-industries require access to a major natural gas transmission line, rail access, good access to the interstate system, and the availability of public water and sewer. With the Outer Loop completion, a close commuting distance for the work force will be provided as well.

The Land Use Plan recognized this potential and denoted over 3,218 acres of land for planned industrial development. It is recommended that this area be promoted as a mega-site for industrial use and that efforts be made to secure a railroad spur off the CSX Railroad Line to serve this area. Other access improvements promoted include the widening and re-alignment of River Road with Wade-Stedman Road over to the Interstate 95 interchange, and widening Dunn Road from the Outer Loop/U.S. Highway 13 Extension to the re-aligned River Road (see Transportation Plan). It is important to note that the widening of River Road should respect the character of the area to include preserving and protecting vegetation, building a wide landscaped median and a sidewalk, providing street trees and capturing the existing scenic beauty along the road. Dunn Road should be developed as an urban thoroughfare with a boulevard type cross-section with street trees, landscaping, sidewalks, drainage system, and concrete curb and gutters.

## **IMPLEMENT SMART GROWTH POLICIES**

The Wade Study Area is at the crossroad of setting the tone for type, quality, and intensity of urban development it will be experiencing in the future. The location of a major industry in this area is not a matter of if but when. Public services are on the way. A portion of the Outer Loop is nearing completion, making all of the shopping, cultural, and employment activities west of the Cape Fear River accessible to the area. It is important to make decisions now to insure that this development is efficient, orderly, maximizes the existing and future resources, protects the environment, and accommodates the desires and aspirations of the residents. The Town of Wade should be the urban center for the area and policies should be developed to insure that the most intense development occur within the Town or the area where public services are available. This means the most-dense residential development along with support office and neighborhood commercial uses should be placed inside the Town of Wade or areas with urban services. Any community, regional, or highway service type activities should be made to locate at the interchanges of Wade-Stedman Road with Interstate 95, of River Road with the Outer Loop/U.S. Highway 13 Extension, as well as at the Outer Loop and Interstate 95 Interchange outside the Study Area. Public water and sewer service must be available before any of these types of development are allowed to locate at an interchange.

Inherent in the smart growth policies, that address the urban type development mentioned above, is that they should also provide protection and preservation of farmland and farming operations in the area, as well as protect the rural character. Farmland preservation and the protection of farming operations policies developed for the entire County should be implemented in this Area. These policies should be developed with participation from the farmers, landowners, residents, agricultural related organizations and agencies, elected officials, the Joint Planning Board, and any other stakeholders impacted by the policies.

## **ESTABLISH WADE STUDY AREA CITIZEN PLANNING COMMITTEE**

The permanent establishment of the Wade Study Area Citizen Planning Committee would serve as a primary link between the Citizens in the Study Area and the Planning Board. This link would provide citizen input and oversight regarding future planning activities within the Study Area.

## ***ACTION PLAN***

1. The Town of Wade develops and administers its own Zoning Ordinance.
2. The Town of Wade develops standards for entrance corridor treatment and a landscape ordinance.
3. The Town of Wade adopts development standards (to include street construction standards and recreation provisions).
4. A Farmland and Rural Character Protection Plan be developed.
5. The Wade Municipal Influence Area be expanded as recommended.
6. The Town and Cumberland County elected officials get the recommended road improvements included in the Thoroughfare Plan.
7. The Town develops a Capital Improvement Program to address drainage, street improvements, and sidewalk installation.
8. The County and Town officials, in conjunction with Fayetteville Area Economic Development Corporation and the State Department of Commerce, pursue a spur line off the CSX Railroad to serve the mega-industrial site recommended in the Plan.
9. The Town connects to a more reliable water source.
10. The Town of Wade develops incentives to attract development within the Town Limits.
11. The Town of Wade develops a Neighborhood Improvement Plan addressing drainage, sidewalks, curb and gutters, street widening and improvements, and housing rehabilitation.
12. The County develops measures that ensures the protection and preservation of the Cape Fear River Bluffs, historic sites, and scenic beauty.

**RESOLUTION OF ADOPTION**  
WADE STUDY AREA DETAILED LAND USE PLAN  
CUMBERLAND COUNTY JOINT PLANNING BOARD

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for the County of Cumberland, including 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 Wade Study Area Detailed Land Use Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth, change and development within the Study Area; and

WHEREAS, the Wade Citizen Planning Committee consisting of citizens within the Study Area developed and endorses the Wade Study Area Detailed Land Use Plan; and

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

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

On this \_\_\_\_ Day of \_\_\_\_\_, 2003.

BY: \_\_\_\_\_  
John M. Gillis, Jr., Chairman  
Cumberland County Joint Planning Board

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

**RESOLUTION OF ADOPTION**  
WADE STUDY AREA DETAILED LAND USE PLAN  
COUNTY OF CUMBERLAND

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including certain municipalities therein and portions thereof, in accordance with G.S. 153A-321, G.S. 160A-361 and G.S. 160A-462 of the North Carolina General Statutes; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Board of Commissioners hereby adopts the Wade Study Area Detailed Land Use Plan and Map recommended by the Cumberland County Joint Planning Board, in the form as presented to the Board of Commissioners at its regular meeting.

On this \_\_\_\_\_ Day of \_\_\_\_\_, 2003.

By: \_\_\_\_\_  
Talmage Baggett, Chairman  
Board of County Commissioners

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

**RESOLUTION OF ADOPTION**  
WADE STUDY AREA DETAILED LAND USE PLAN  
TOWN OF WADE

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, including certain municipalities therein and portions thereof, in accordance with G.S. 153A-321, G.S. 160A-361 and G.S. 160A-462 of the North Carolina General Statutes; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Wade Board of Commissioners hereby adopts the Wade Study Area Detailed Land Use Plan and Map recommended by the Cumberland County Joint Planning Board, in the form as presented to the Board of Commissioners at its regular meeting.

On this \_\_\_\_\_ Day of \_\_\_\_\_, 2003.

By: \_\_\_\_\_  
Huell Aekins, Mayor  
Wade Board of Commissioners

ATTEST: \_\_\_\_\_  
Cindy Burchett, Town Clerk

## CUMBERLAND COUNTY JOINT PLANNING BOARD

Mr. John M. Gillis, Jr., Chair..... Cumberland County  
Mr. Clifton McNeill, Vice Chair ..... Cumberland County  
Mr. Joe W. Mullinax ..... Spring Lake  
Mr. David Averette..... Cumberland County  
Mr. Gerald Olsen ..... Falcon, Godwin & Wade  
Dr. Marion Gillis-Olson..... Cumberland County  
Mr. Frankie Underwood ..... Stedman  
Mr. Charles C. Morris..... Linden

### ADMINISTRATIVE STAFF

Mrs. Nancy Roy, AICP ..... Planning Director  
Ms. Barbara Swilley ..... Administrative Coordinator  
Mrs. B.J. Cashwell ..... Administrative Support II

### ADDRESSING/STREET NAMING

Mr. Mike Osbourn ..... Planner III  
Mr. Ron Gonzalez..... Addressing Technician  
Mr. Phillip Harrington ..... Planning Assistant  
Mr. William Phipps ..... Planner II  
Ms. Patty Speicher..... Planner I  
Ms. Diane Shelton..... Planning Assistant (E-911)

### COMMUNITY ASSISTANCE

Mr. Matthew Rooney, AICP ..... Planner III

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

Mr. Will Denning ..... Planner III  
Mrs. Hope Barnhart, AICP ..... Planner II  
Mrs. Denise Sykes ..... Planner I  
Mrs. Carmen Holmsley ..... Planner I

### GRAPHIC SERVICES

Ms. Donna McFayden..... Plat and Plan Review Officer  
Mr. Wayne Dudley ..... GIS Technician II  
Mrs. Faye Lewis..... GIS Technician I

### LAND USE CODES

Mr. Tom Lloyd ..... Planner III  
Mr. Ed Byrne ..... Planner I  
Ms. Bonny Collins ..... Planner I  
Mrs. Annette Nunnery ..... Watershed Review Officer

### TRANSPORTATION

Mr. Rick Heicksen..... Planner III  
Mrs. Maurizia Chapman, AICP ..... Planner II  
Mr. Bobby McCormick..... Planner I  
Mrs. Sandy Troup ..... Planner I  
Ms. Kathy McGuire ..... Planning Assistant  
Mrs. Caren Hosmer ..... Community Transportation Program Coordinator  
Mrs. Jeanette Kelly ..... Community Transportation Program Coordinator Assistant

\*\*\* Section responsible for this report ..... May 2003