



# Vander Area Land Use Plan

Cumberland County Planning Department  
July 2017



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# INTRODUCTION



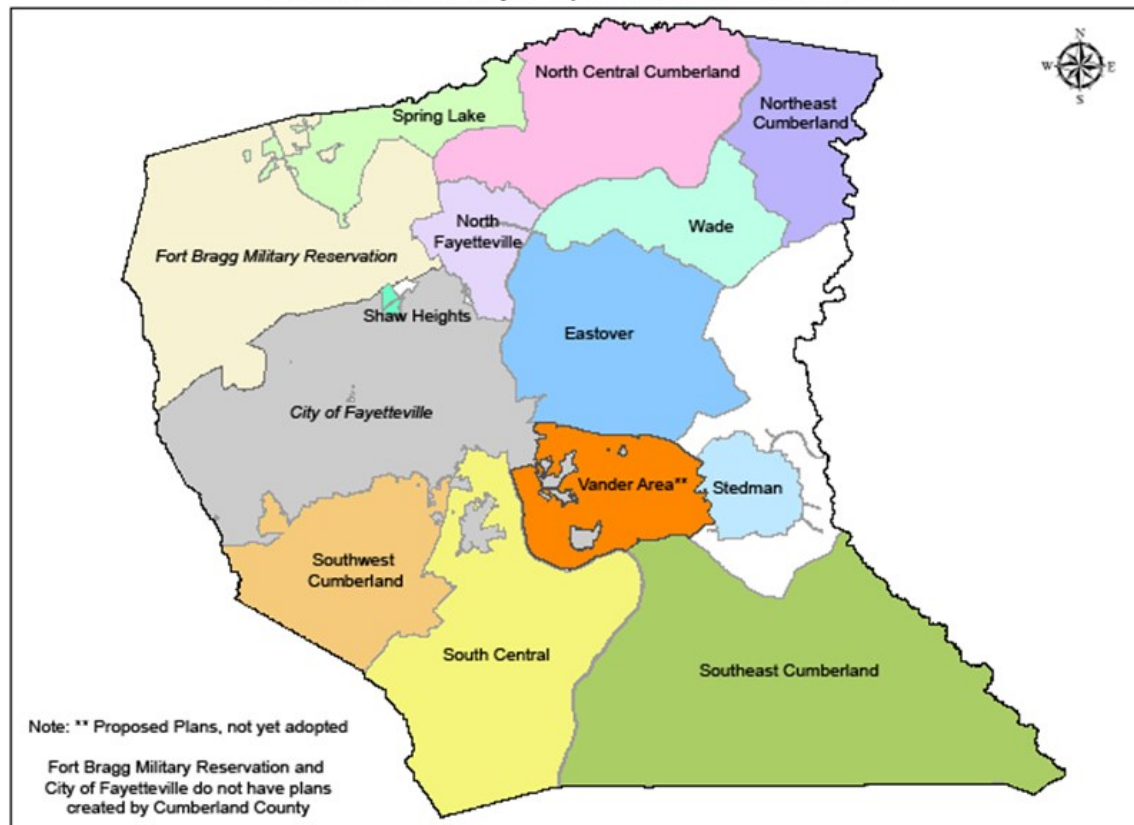


# INTRODUCTION

## *Plan Purpose*

This plan is not a finite plan, rather a vision of the future of the area. The Vander Area Plan serves as a tool for elected officials, citizens, and other interested parties to assist in future development as well as assist in the decision-making process regarding future land use decisions. It should be noted that this Plan may be changed, modified, or altered if the basis for some or all of the land use decisions made within this document changes in the future. Factors that may precipitate this change include, but are not limited to, the extension of public or community water and sewer, road improvements or changes, the construction of a school or public facility, changes in the economic climate, land use policy changes, or the location of major employment in or near the area.

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



This report is intended to provide a snapshot of the existing community conditions, isolate natural conditions and constraints, engage the residents and stakeholders to developing a shared vision, and provide a framework to guide future development for the Vander Area.

The Vander Area is one of the few remaining areas in the County that does not have an adopted area plan. This area is part of an ongoing project by the Cumberland County Joint Planning Board to complete detailed land use plans for the portions of the County under its jurisdiction. This includes the unincorporated portions of the County, the towns of Hope Mills, Spring Lake, Stedman, Falcon, Godwin, Wade, Eastover and Linden.

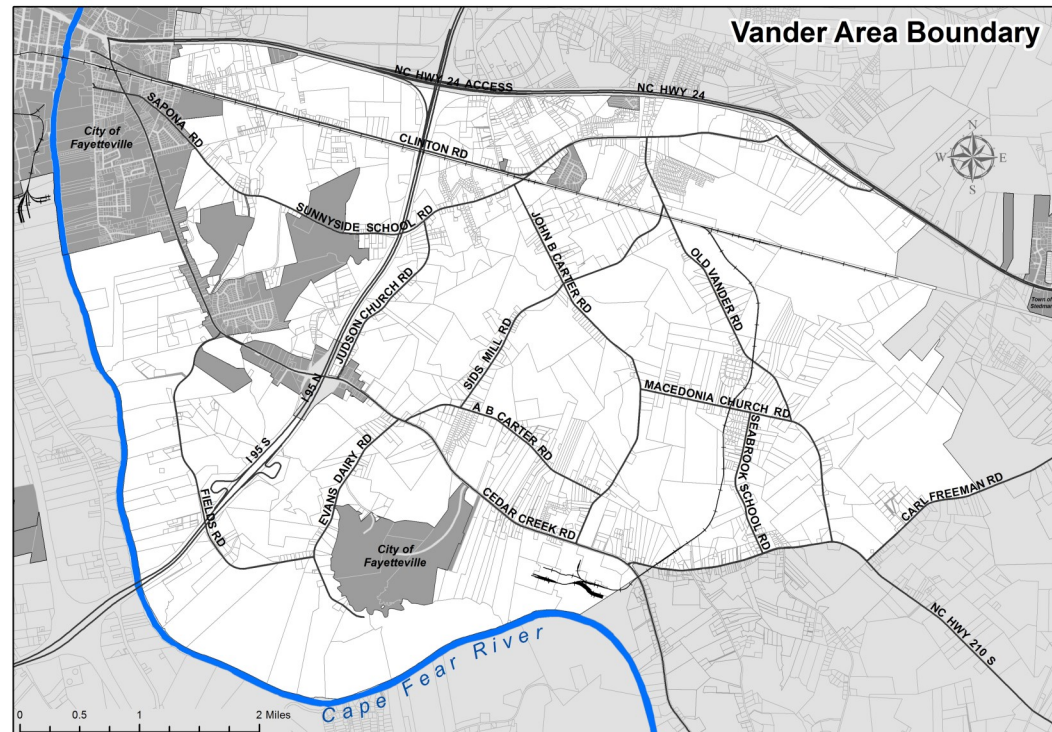
# INTRODUCTION

## *Vander Area Overview*

This plan focuses on the Vander Area, located in the central portion of Cumberland County, North Carolina. The Vander Area consists of 17,767 acres (approximately 28 square miles) and is generally defined to the north by NC Hwy 24, to the south by the Cape Fear River, to the east by the Town of Stedman, and to the west by the City of Fayetteville.

The Vander Area consists of a small concentration of non-residential developments clustered along Clinton Road with some additional residential development off this main artery. These non-residential uses include commercial retail, distribution, and manufacturing. A large portion of the Area is rural in character, consisting of farming and scattered residential development. Although the planning area is outside of Fayetteville City Limits, there are a few areas designated as satellite annexations. Satellite annexations or non-contiguous annexations have three primary limitations: the distance between the area to be annexed and the primary corporate limits of the city, the proximity of the property to the primary corporate limits of another city, and the size of the property as a percentage of the total size of the city. These annexations are voluntary and primarily requested by developers, businesses, or companies who need access to city services.

**Map 2: Vander Area Boundary**



Further, this detailed plan supplements the Cumberland County 2030 Growth Vision Plan (adopted in April 2009), which replaced the 2010 Cumberland County Land Use Plan (adopted in May 1995). While the policies and actions in the 2030 Plan are still valid and provide a framework for the future, detailed land use plans address and update the Cumberland County 2030 Vision Plan.



**PLANNING PROCESS**



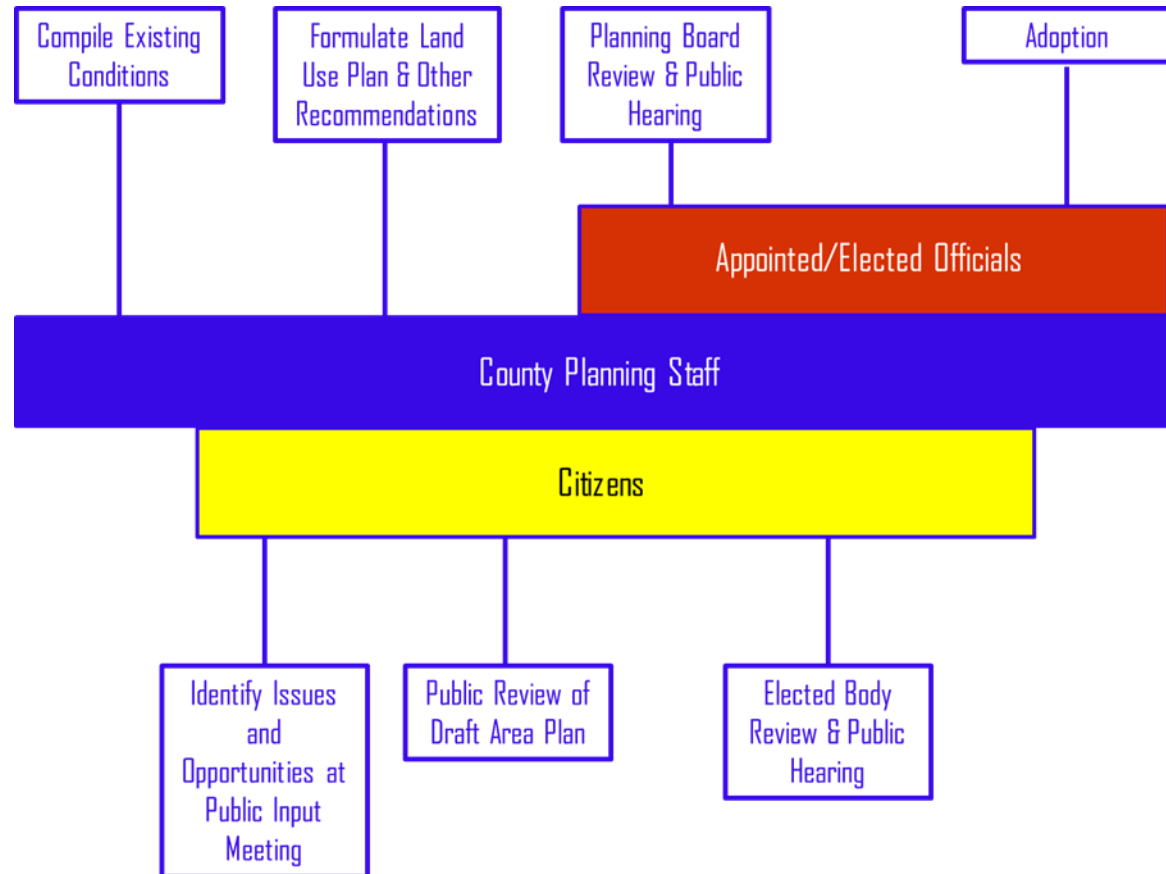
# PLANNING PROCESS

## *The Process*

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

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

**Exhibit A: Planning Process Figure**



# PLANNING PROCESS

## *Public Input*

The public input portion of the planning process began on November 17th 2016, with a “Kick Off Meeting” held at the East Regional Library. Property owners of record within the plan area were mailed a notice for the meeting. There were 1,833 notices mailed and approximately 115 citizens in attendance. Planning staff gave a presentation outlining the planning process and a survey was given in order to obtain feedback from the community. Four members of the Cumberland County Planning staff were in attendance in order to answer questions and address any concerns. A Vander Area Citizen’s Committee was formed from volunteers that attended the “Kick Off” meeting. Vander Area Citizen’s Committee meetings were held with attendance ranging from a low of six to a high of 18 individuals. The Vander Area Citizen’s Committee meetings were held on the following dates:

December 12th, 2016

January 9th, 2017

February 21st, 2017

April 26th, 2017

June 1st, 2017

A rough draft of the Vander Plan was presented to the Vander Area Citizen’s Committee at the June 1st, 2017 meeting. Comments were received by Planning Staff and incorporated into the draft. Exhibit C on page 16 includes a brief summary of the results of the Community Survey and Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis.

### ***Vander Area Citizen’s Committee Members:***

Joyce Beard  
Ivy Blackman  
Mildred Boykin  
Donna Cooper  
Anne Mitchell  
John Evans  
Paula Faircloth  
Joseph Fort  
David Gillis  
Stanley Hann  
Frances Jones  
Teresa Jones  
Petra Maurel  
R. L. McLean  
Augusta Newman  
Letha Ray  
Nancey Smith  
Elicia Terrell  
Frank Wyble

# PLANNING PROCESS

## *Public Input*

### Vander Community Survey Summary

At the “Kick Off Meeting,” a five question, open response survey was conducted.

1. Describe your perspective of the Vander Community in one word.
2. Outside of work, school, and home; what is your favorite place in the Vander Community?
3. Outside of work, school, and home; what is your least favorite place in the Vander Community?
4. Do you envision yourself living in the area in 5 years? If so, what is the main reason why?
5. What would be your top priority for improving the quality of life in the Vander Community?

A total of 75 people completed the survey with age groups ranging from 25 to 75+. The following is a brief summary of the most popular responses received:

#### Exhibit B: Vander Community Survey Summary

Question #	
1	The majority of citizens surveyed conveyed a true sense of community and enjoy the quiet, rural atmosphere in the Vander area.
2	The Vander Civic Association’s walking track and park was the number one response to this question. Other places mentioned included: East Regional Library and various churches.
3	For this question the answers varied widely, although, two distinctive responses appear to be prevalent throughout the survey: areas with manufactured homes and roads that have seen an increase in traffic.
4	Over 75% of the people surveyed answered “YES.” Those who answered “No” or “Unsure” listed the following as reasons for leaving the area: retirement, job relocation, and lack of growth in community.
5	In the responses for this question the citizens expressed some very specific concerns, including: resisting annexation, the need for a recreational center/park, and the cleaning of roadways/areas around businesses

# PLANNING PROCESS

## *Public Input*

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

The SWOT method was originally developed for business and industry, but it is equally useful in the work of community planning and development. SWOT analysis provides a general idea of what is needed/wanted in the community in a simple, yet effective format. The following is a summary of input gathered at the Vander Citizen's Committee Meeting on December 12, 2016. These results reiterate some of the issues and concerns expressed in the Vander Community Survey.

#### Exhibit C: Vander Citizen's Committee SWOT Analysis

<b>S</b>	<b>W</b>	<b>O</b>	<b>T</b>
<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
Strong, resilient community	Lack of law enforcement presence	Enforce existing ordinances/ increased code enforcement	Cost of utilities
School system	An excess of manufactured homes in area	Traffic improvements	Lack of medical facilities
Safety	Lack of public transportation	Increased residential development	Pollution of Cape Fear River and environmental degradation
Quiet, rural area	Very limited shopping and entertainment options	Kid-oriented recreation	Haphazard development
Proximity to Fayetteville	Lack of medical/urgent care facility	Extension and/or provision of public water	Potential for flooding
Lots of developable land	Lack of recreation facility/ community center	Increased entertainment opportunities and public facilities	Annexation



# PLANNING PROCESS

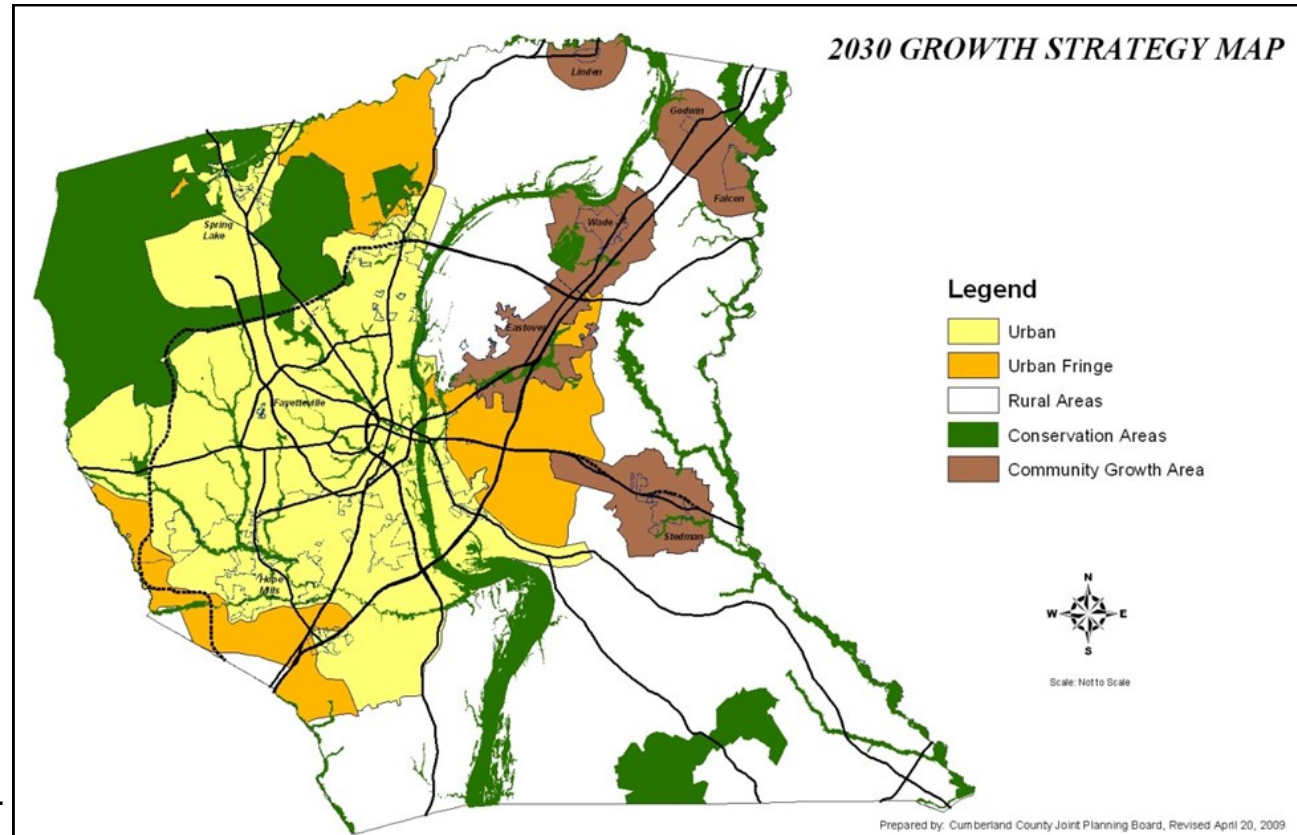
## *Review of Existing Plans*

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

**2030 Plan:** The Cumberland County 2030 Vision Plan identifies the Vander area as Urban Fringe. Urban Fringe Areas include portions of the county that are not currently urban in character but, during the planning period, are likely to reach a level of development requiring urban services. These areas may have some services

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

**Map 3: Cumberland County 2030 Growth Strategy Map**



# PLANNING PROCESS

## *Review of Existing Plans*

**Hazard Mitigation Plan & Recommendations:** The 2016 Cumberland-Hoke County Regional Hazard Mitigation Plan was prepared in coordination with the Federal Emergency Management Agency (FEMA) and the North Carolina Division of Emergency Management (NCEM). The purpose of this plan is to identify, assess and mitigate risk in order to better protect the people and property of Cumberland and Hoke Counties from the effects of natural and man-made hazards. The creation of the regional HMP update involved a comprehensive review and update of each section of the existing plans and an assessment of the success of the counties and participating municipalities in evaluating, monitoring and implementing the mitigation strategy outlined in their existing plans. As part of the larger document, a Mitigation Action Plan was included that identifies new and/or revised mitigation actions for each participating jurisdiction. More specifically, a table that discusses action steps for Cumberland County Unincorporated Areas was included:

### Exhibit D: Hazard Mitigation Plan Action Steps

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

*The complete list of Hazard Mitigation Plan Recommendations is included in the Appendix of this document.*



**EXISTING CONDITIONS**

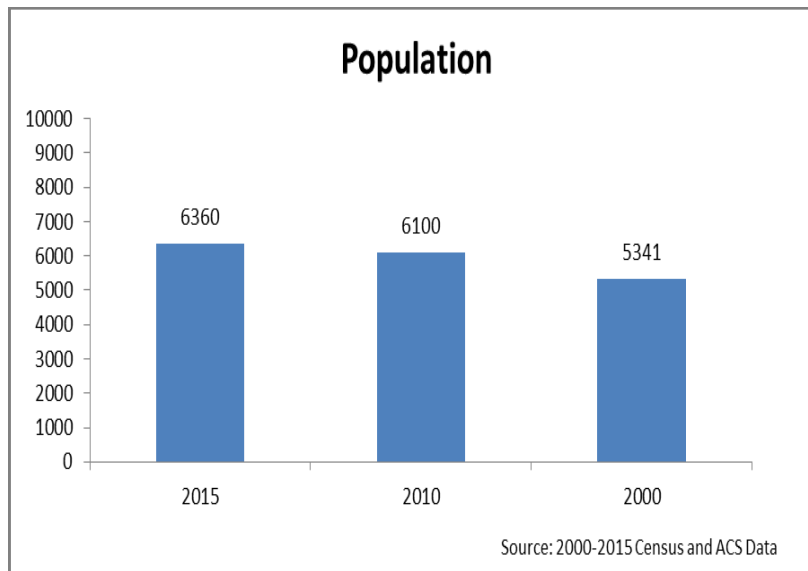


# EXISTING CONDITIONS

## Demographics

The initial phases of plan development require an understanding of existing demographic, housing, economic and natural conditions. Understanding these conditions assists planning staff with the identification of future opportunities and limitations within the Study Area. Demographic and economic data was collected from the 2000-2010 Census and 2015 American Community Survey (ACS). This data was collected from two Census tracts and four Census block groups that most accurately reflect conditions in the area. The following graphs depict changes in demographics for the Vander Planning Area between 2000 and 2015.

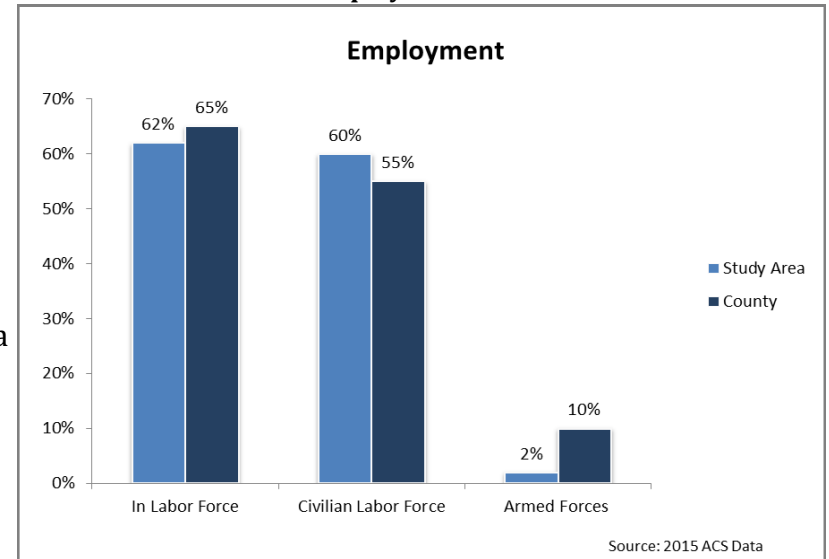
**Exhibit E: Vander Area Population**



**Population:** The Vander Area saw a population growth of roughly 4% from 2000-2015. As the population continues to grow, so will the demand for improved roads, public services as well as recreational and shopping opportunities. Following the recent construction of the 295 Outerloop, the Vander Area can expect the population to continue to grow, likely at a higher rate than years prior.

**Employment:** The term “labor force” refers to the total number of people employed or seeking employment. Based on the available Census data, there is a significant difference between the amount of people in the civilian labor force and Armed Forces within the study area and county.

**Exhibit F: Vander Area Employment**

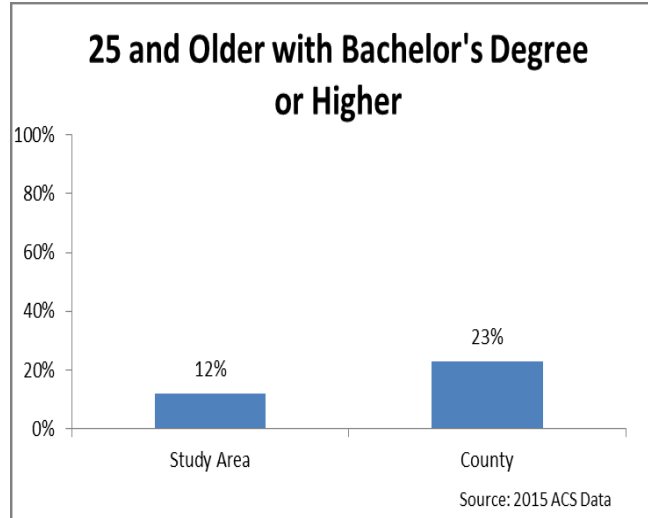


# EXISTING CONDITIONS

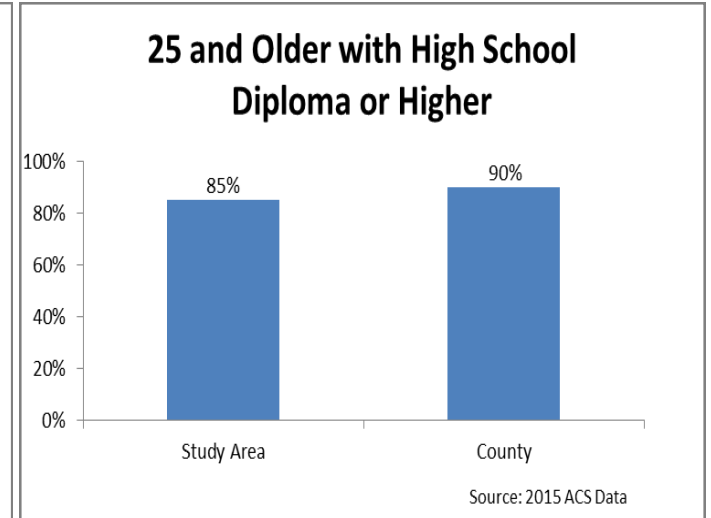
## Demographics

**Education:** The educational attainment of people within an area is significant to its future. It can be a deciding factor in what employment opportunities are made available and can also highlight potential opportunities for improvements in educational systems. The majority of the population ages 25 and older has at least a high school diploma. Conversely, the percentage of the study area population 25 and older with a bachelor's degree or higher is roughly half that of the county.

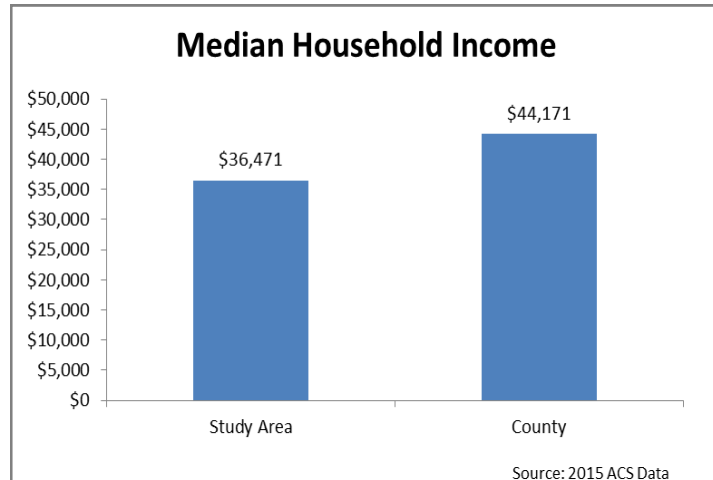
**Exhibit G : Vander Area Citizens 25 Years and Older with a Bachelor's Degree or Higher**



**Exhibit H : Vander Area Citizens 25 Years and Older with a Diploma or Higher**



**Exhibit I: Vander Area Median Household Income**



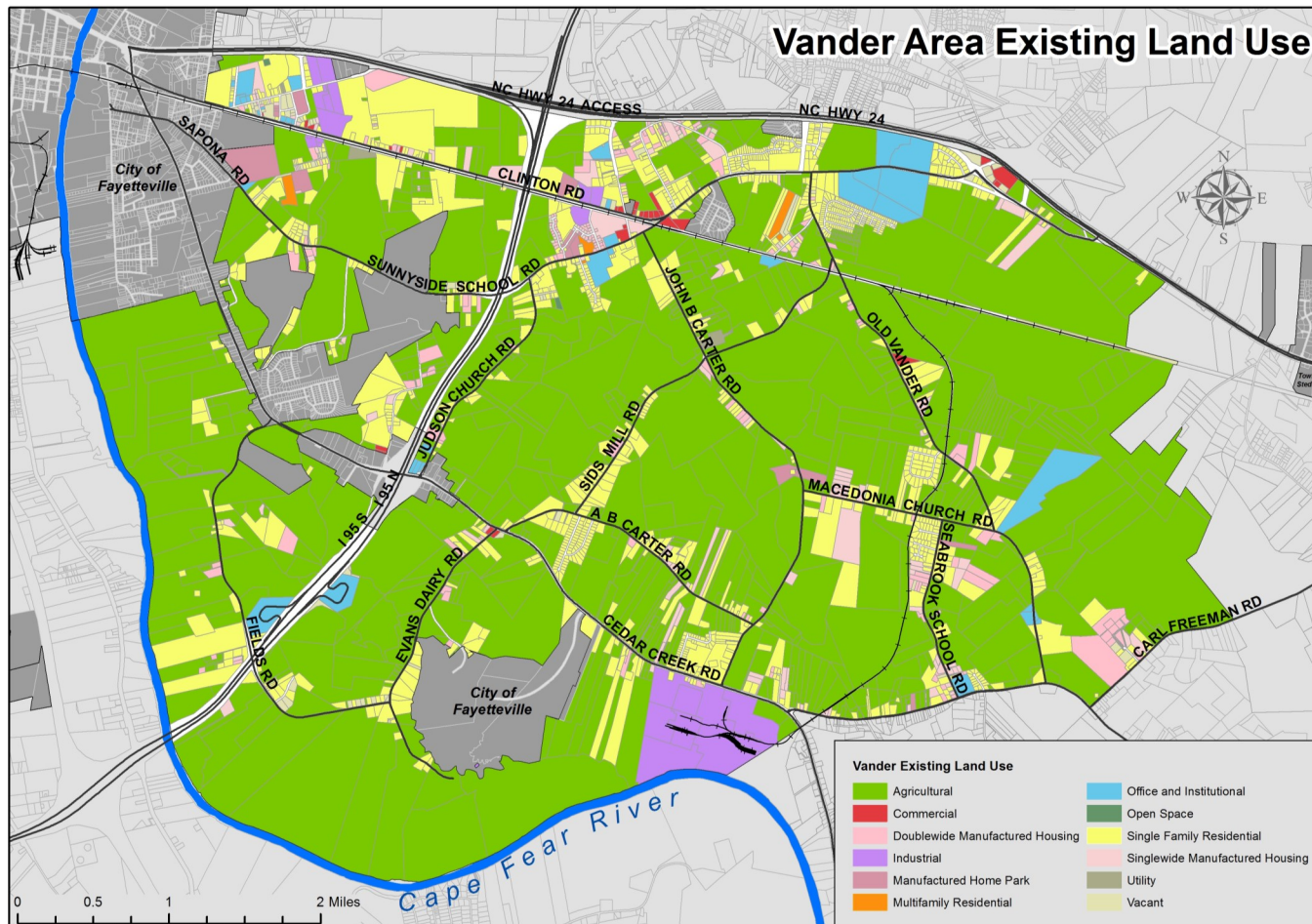
**Income:** Exhibit I portrays the median income per household for the study area. The study area average household income is considerably lower than the county median household income. The overall cost of living is lower than that of incorporated areas in the county.

# EXISTING CONDITIONS

## Land Use

In order to develop a land use plan, it is important to know what currently exists in the study area. Therefore, an inventory of existing land uses was compiled for the Vander Area. This information provides the development pattern and assists in determining future land use needs. The existing land use data was obtained from the Cumberland County tax records. It is important to note that though a parcel is identified as one land use, in some instances only a small portion of the parcel is used for that purpose. The primary purpose of this land use data is to give a general idea of the current uses of each parcel within the study area.

**Map 4: Vander Area Existing Land Use**

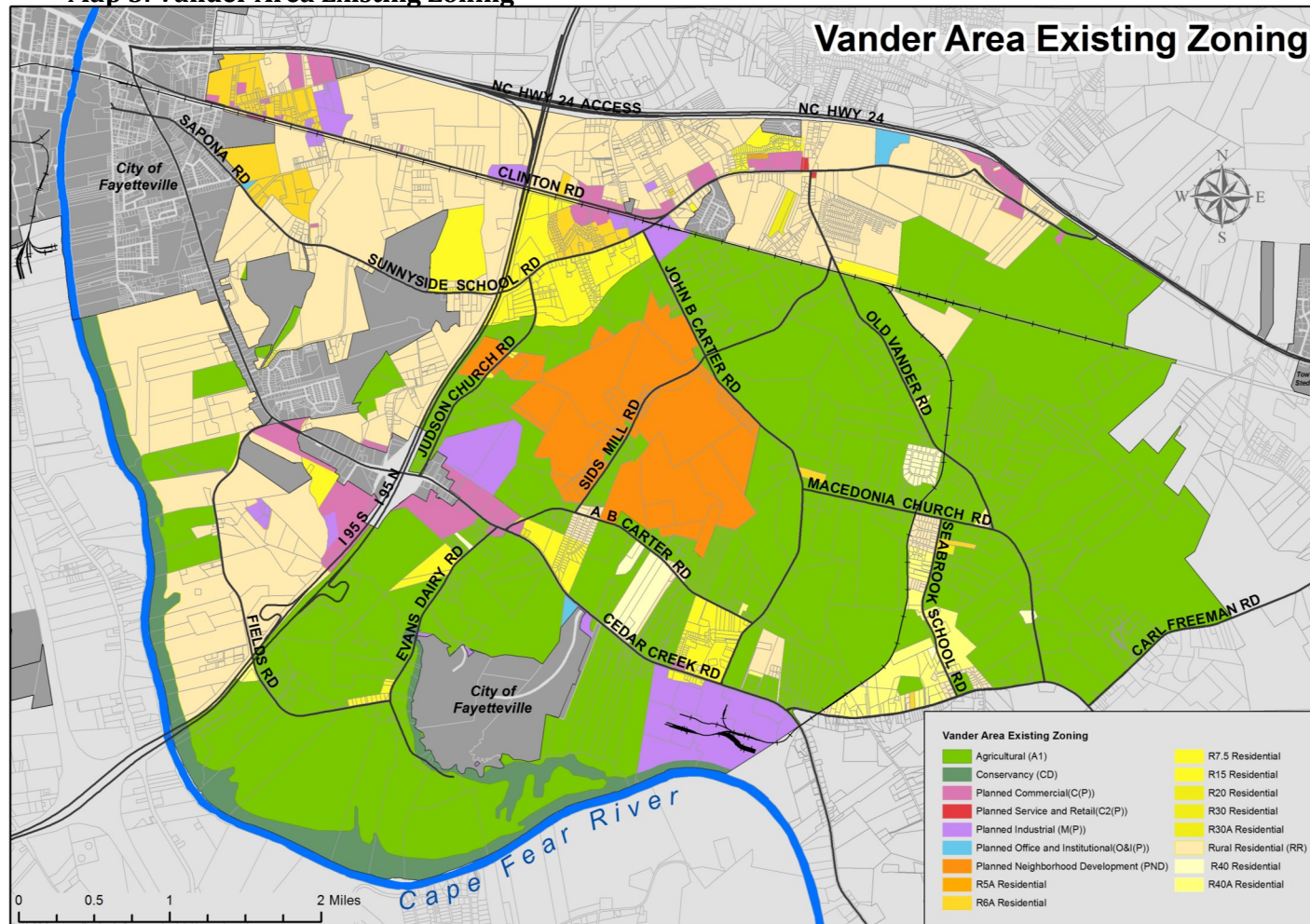


# EXISTING CONDITIONS

## Zoning

The majority of the Vander Plan area is zoned A1 Agricultural and is located primarily east of Interstate 95 and south of Clinton Road. The remainder of the Plan area located west of Interstate 95 and south of Hwy 24 is mostly zoned RR Rural Residential. There are small areas of C(P) Planned Commercial and M(P) Planned Industrial scattered throughout.

Map 5: Vander Area Existing Zoning





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# EXISTING CONDITIONS

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## *Transportation*

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

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

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

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

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

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

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

*Note: These projects and timelines are subject to change without notice*

# EXISTING CONDITIONS

## *Transportation*

The Vander Area falls within the Fayetteville Area Metropolitan Planning Organization's (FAMPO) boundary. FAMPO is responsible for developing and coordinating plans that will provide the safest and most efficient transportation while protecting and enhancing the environment. FAMPO works closely with the North Carolina Department of Transportation (NCDOT) to address the transportation needs in the area. The following are future plans for the area, visually depicted on Map 6 on page 27.

**East Coast Greenway:** The East Coast Greenway, conceived in 1991, is the nation's most ambitious long-distance urban bicycle and walking route. By connecting existing and planned shared-use trails, we are creating a continuous, traffic-free route for self-powered users of all abilities and ages. Stretching 3,000 miles, the Greenway links Calais, Maine, at the Canadian border with Key West, Florida. Complementary routes add another 2,000 scenic miles to the Greenway network.

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

**R-2303A:** Widen to four lanes divided from Maxwell Road to John Nunnery Road. Anticipated completion date is September 22, 2017.

**I-4917:** Pavement repair for Interstate 95 from Mile Post 39 to Mile Post 56. Anticipated completion date is December 30, 2017.

**Cape Fear River Greenway:** Extend the Cape Fear River Trail from the Cape Fear Botanical Gardens to Arnette Park.

Facilities identified as "Needing Improvement" in the **Highway Plan**

**I-95:** Widen Roadway to 8 Lanes

**Bicycle and Pedestrian** improvements identified in the **Fayetteville Walks and Bikes Plan**

**Cedar Creek Road:** Proposed Sidewalks

**Sunnyside School Road:** Proposed Bicycle Facility

**Clinton Road:** Proposed Bicycle Facility and Sidewalks

**Baywood Road:** Proposed Bicycle Facility

**Carl Freeman Road:** Proposed Bicycle Facility

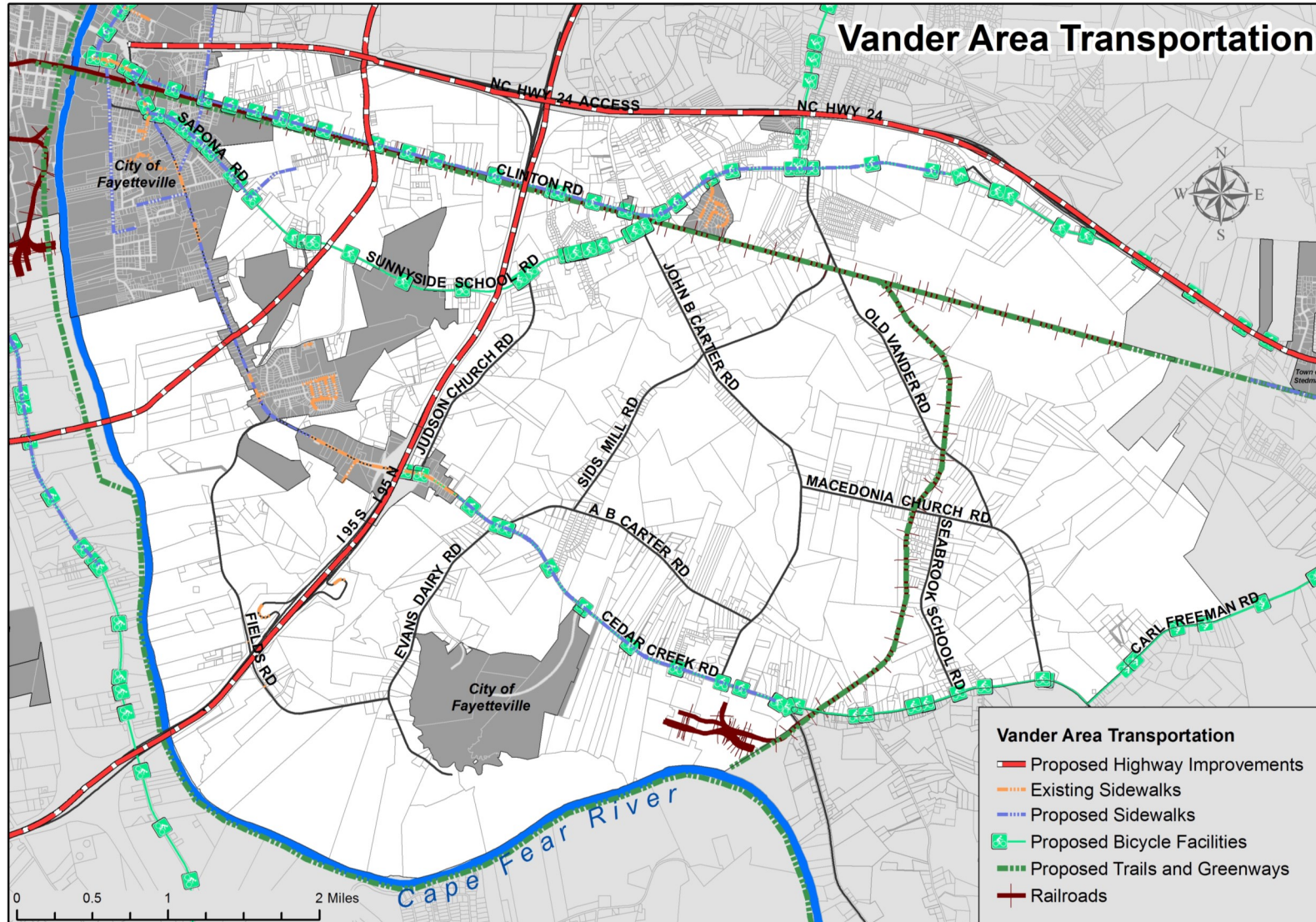
**NC 210/53:** Proposed Bicycle Facility

*Note: These projects and timelines are subject to change without notice*

# EXISTING CONDITIONS

## Transportation

Map 6: Vander Area Transportation



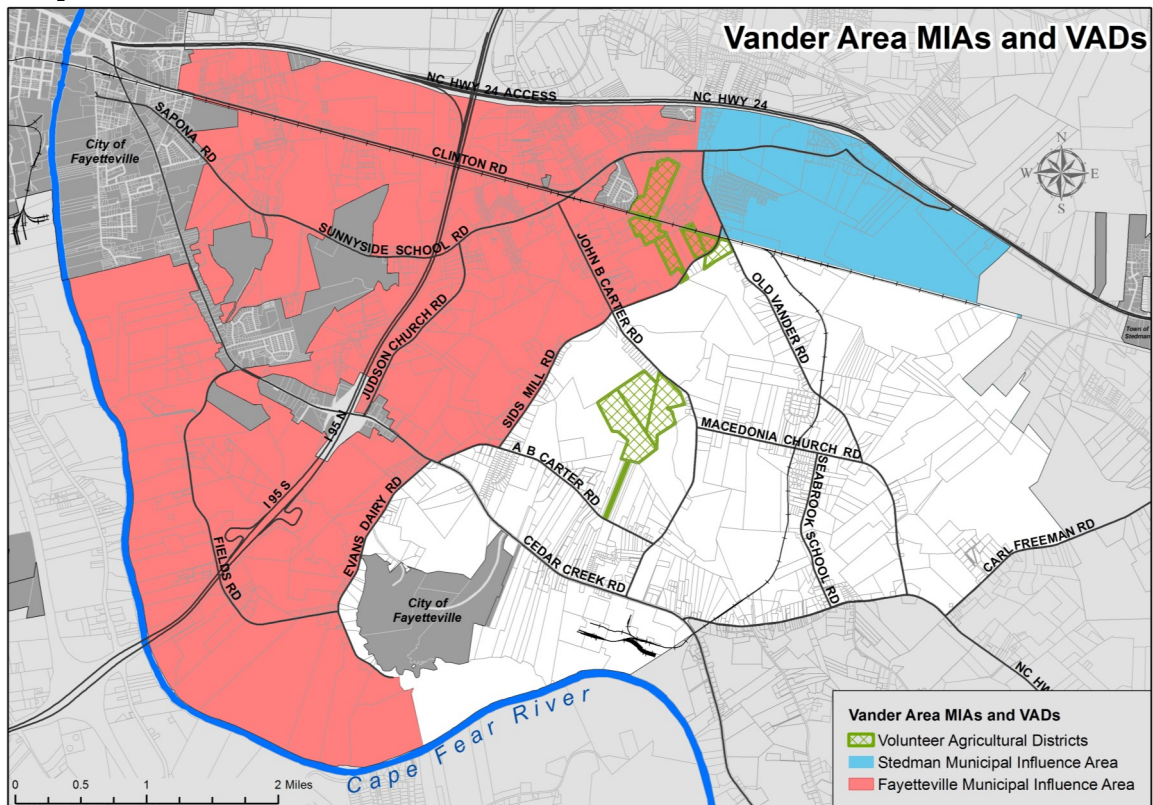
# EXISTING CONDITIONS

## *Municipal Influence Areas & Voluntary Agricultural Districts*

**Municipal Influence Areas:** The two Municipal Influence Areas (MIA) that affect the study area include: Fayetteville and Stedman. An MIA provides a platform for municipalities to plan and program the extension of public services and facilities. This forces municipalities to address future annexation and growth plans, and makes future annexations into the municipality more efficient and cost effective. A large portion of the Vander Study Area is included in the City of Fayetteville’s MIA, while there is a smaller portion of the eastern part of the study area included in the Town of Stedman’s MIA as shown in the Map 7.

**Voluntary Agricultural Districts:** The Voluntary Agricultural District Program encourages the preservation and protection of farmland from non-farm development. This is in recognition of the importance of agriculture to the economic and social well being of North Carolina. In Chapter 106, Article 61 of the North Carolina General Statutes, the North Carolina General Assembly authorized counties to undertake a series of programs to encourage the protection and preservation of farmland. As a result, many counties throughout the state of North Carolina have adopted Voluntary Agricultural District Ordinances (VAD) and Enhanced Voluntary Agricultural District Ordinances (EVAD).

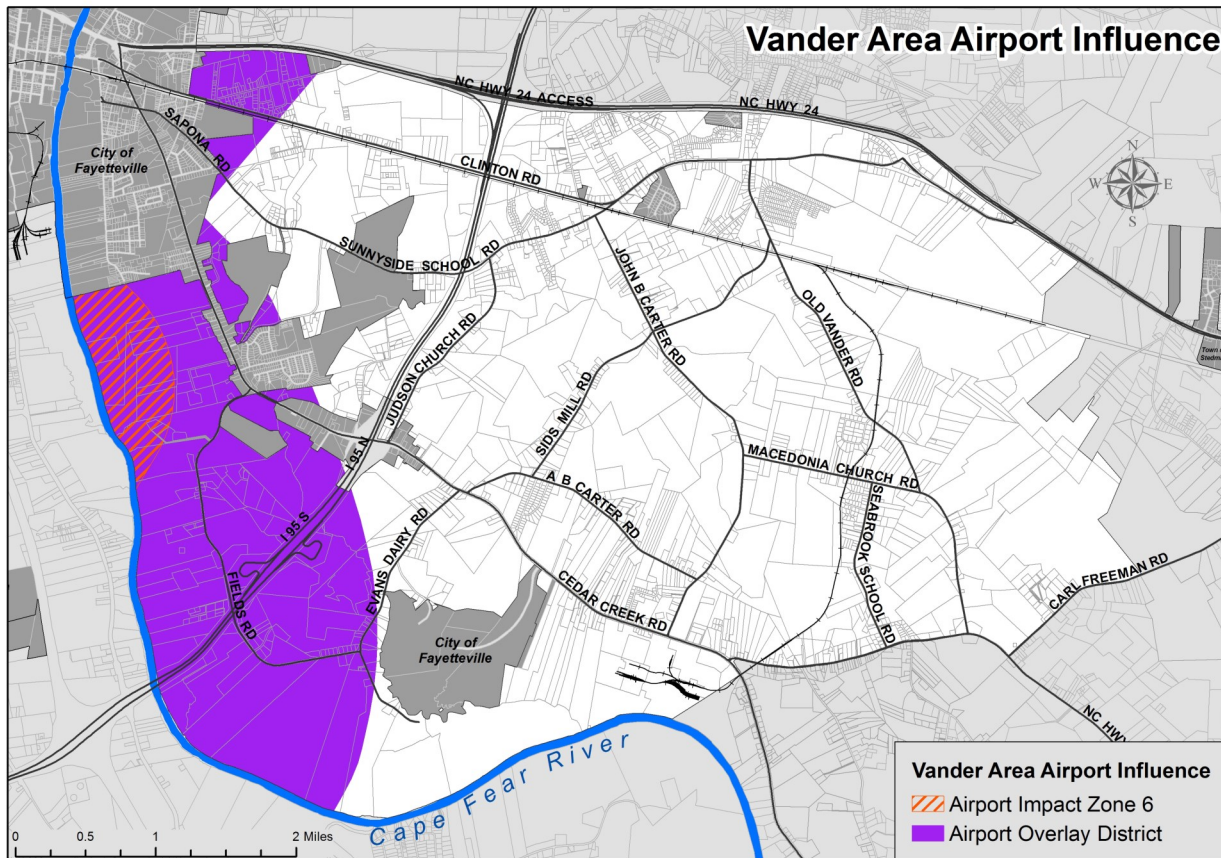
**Map 7: Vander Area MIAs and VADS**



# EXISTING CONDITIONS

## *Airport Influence Area*

**Map 8: Vander Area Airport Influence**



The Fayetteville Regional Airport is located to the southwest of the study area on the western side of the Cape Fear River. Airports pose unique challenges to the areas surrounding them by producing noise and contributing to poorer air quality. All airports, regardless of size or location, are regulated to some degree under local, state, tribal, or federal environmental requirements. The Cumberland County Airport Overlay District and Airport Impact Zones encourage certain restrictions on land use development such as: density, building heights and construction type, land use type, and noise-sensitive activities. A small portion of the plan area located adjacent to the Cape Fear river is in the Airport Impact Zone 6. Impact

Zone 6 allows for generally low density residential and nonresidential development accommodating fewer than 100 people per acre. It is important to note that any future development in or near these zones could potentially be affected by various airport activities.

# EXISTING CONDITIONS

## Utilities

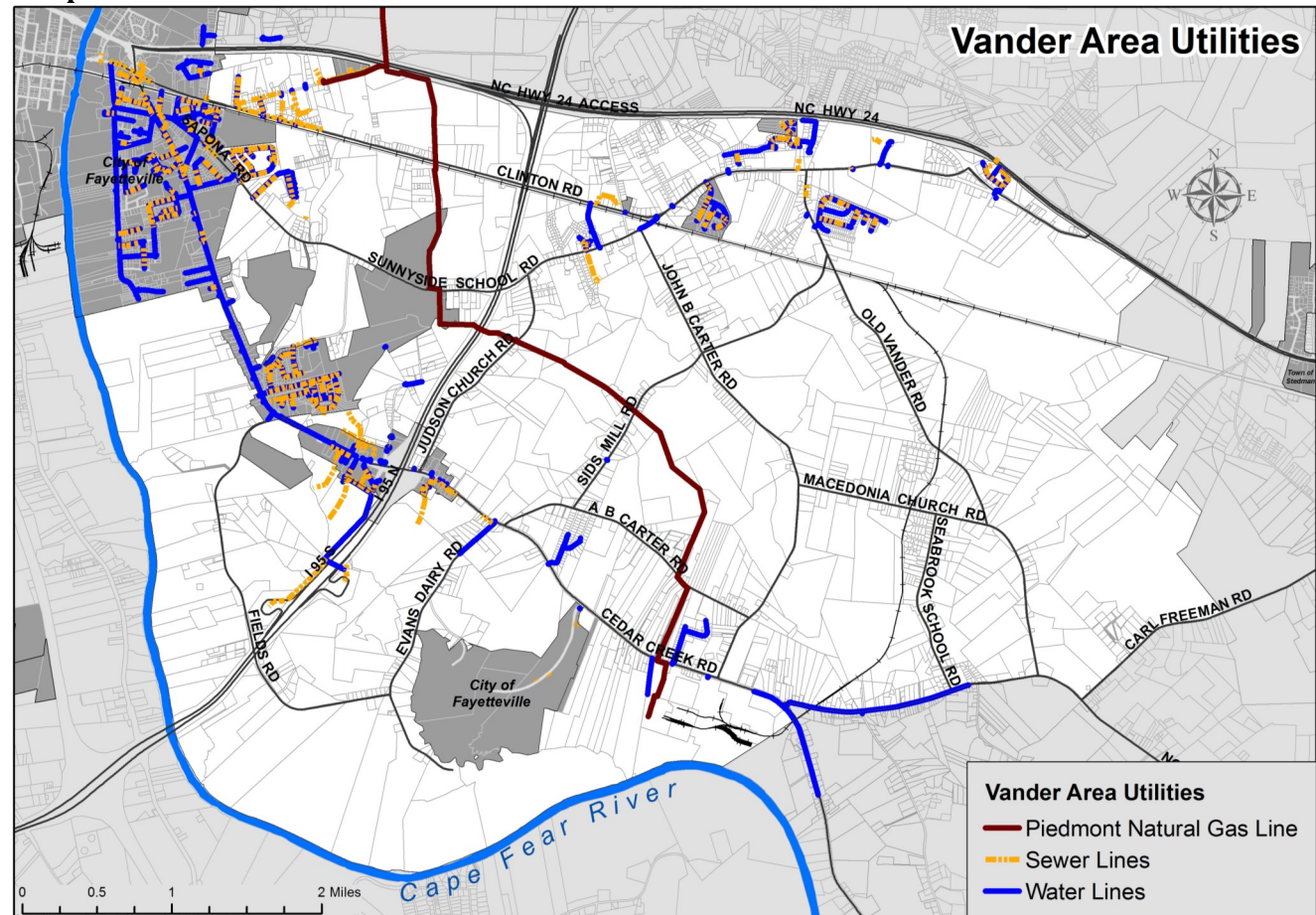
**Water:** Water service in the Study Area is provided by Fayetteville Public Works Commission (PWC) and primarily private wells. PWC serves only a small portion of the Study Area. Map 9 illustrates available water lines within the study area. Future growth and development will likely be located near these water lines, but is not limited to these areas. Commercial and industrial development is more likely to be located where public water is available. Alternatively, most residential development in the study area relies on well water.

**Sewer:** Sewer lines, which are essential to many forms of development, are mostly located within Fayetteville City Limits, with a few lines extending into the study area.

**Gas:** The Piedmont Natural Gas Line runs through the middle of the study area, as shown in Map 9.

*Other utility providers in the study area include Duke Energy (electricity), South River EMC (electricity), Piedmont Natural Gas, and Spectrum (cable/internet)*

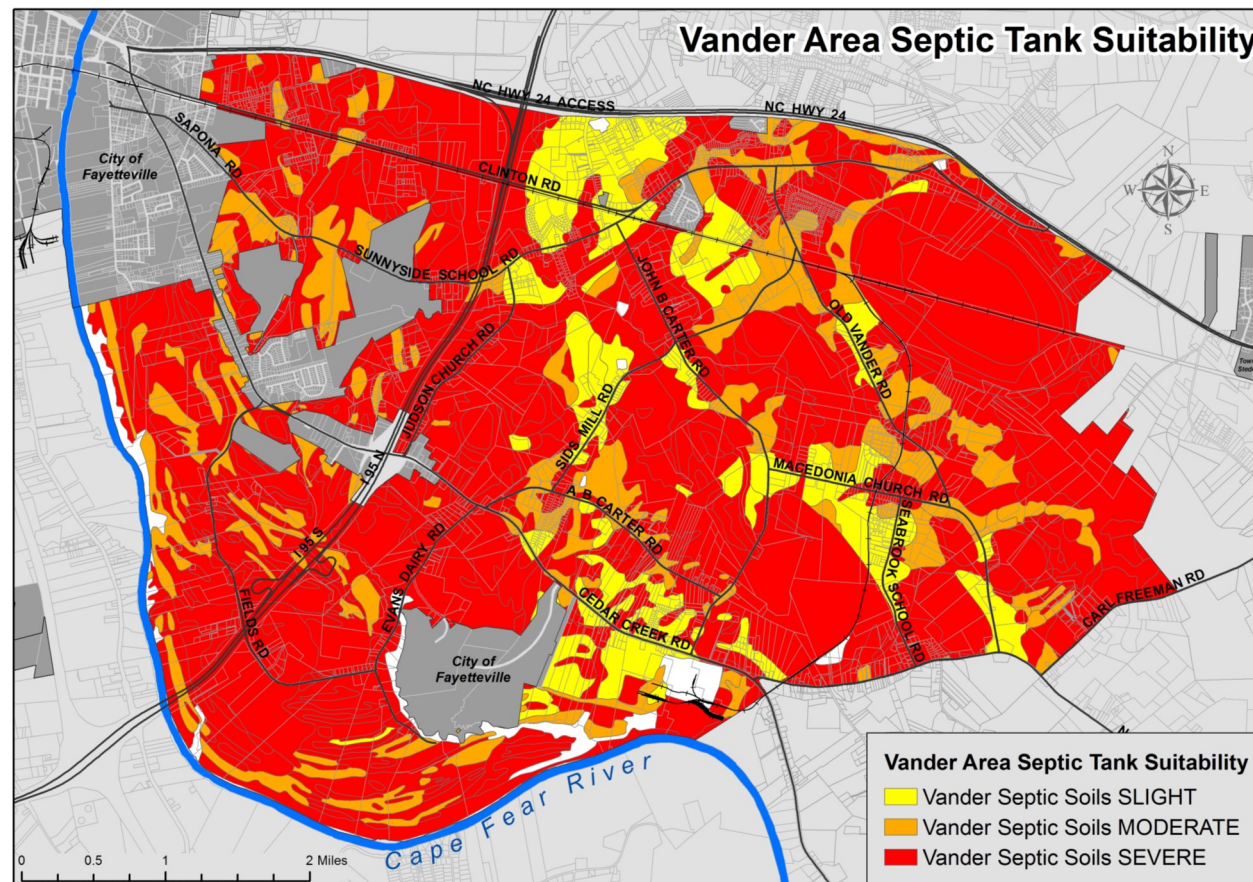
Map 9: Vander Area Utilities



## EXISTING CONDITIONS

### *Septic Suitability*

**Map 10: Vander Area Septic Tank Suitability**



With limited access to sewer lines, septic tanks are primarily used to process waste in the Vander Area. Therefore, the suitability of soils for septic tank use is critical for any new development in the area. Areas with slight or moderate soil limitations should be considered long before areas with severe soil conditions to limit inevitable septic absorption issues. Septic tank viability and longevity is very dependent on soil type.

The United States Department of Agriculture has established degrees of limitation for septic tank usage for the various soil types. “Slight” is a rating given to soils that have properties favorable for septic tank use. The degree in limitation is minor and can be overcome easily. Good performance and low maintenance can be expected. “Moderate” also means that the soils have properties favorable for septic tank use. The degree in limitation can be modified or overcome by special planning design or maintenance. Some of these moderate rated soils may require treatment such as artificial drainage, runoff control to reduce erosion, or extended sewage absorption fields. “Severe” is a rating given to soils that have one or more properties unfavorable for septic tank use, such as steep slopes, bedrock near surface, or high water table. The degree in limitation generally requires major soil reclamation, special design, or intensive maintenance. Some of these soils, however, can be improved by reducing or removing the soil feature that limits use; but in most cases it is difficult and costly to alter the soil or to design a structure so as to compensate for severe degree of limitation.

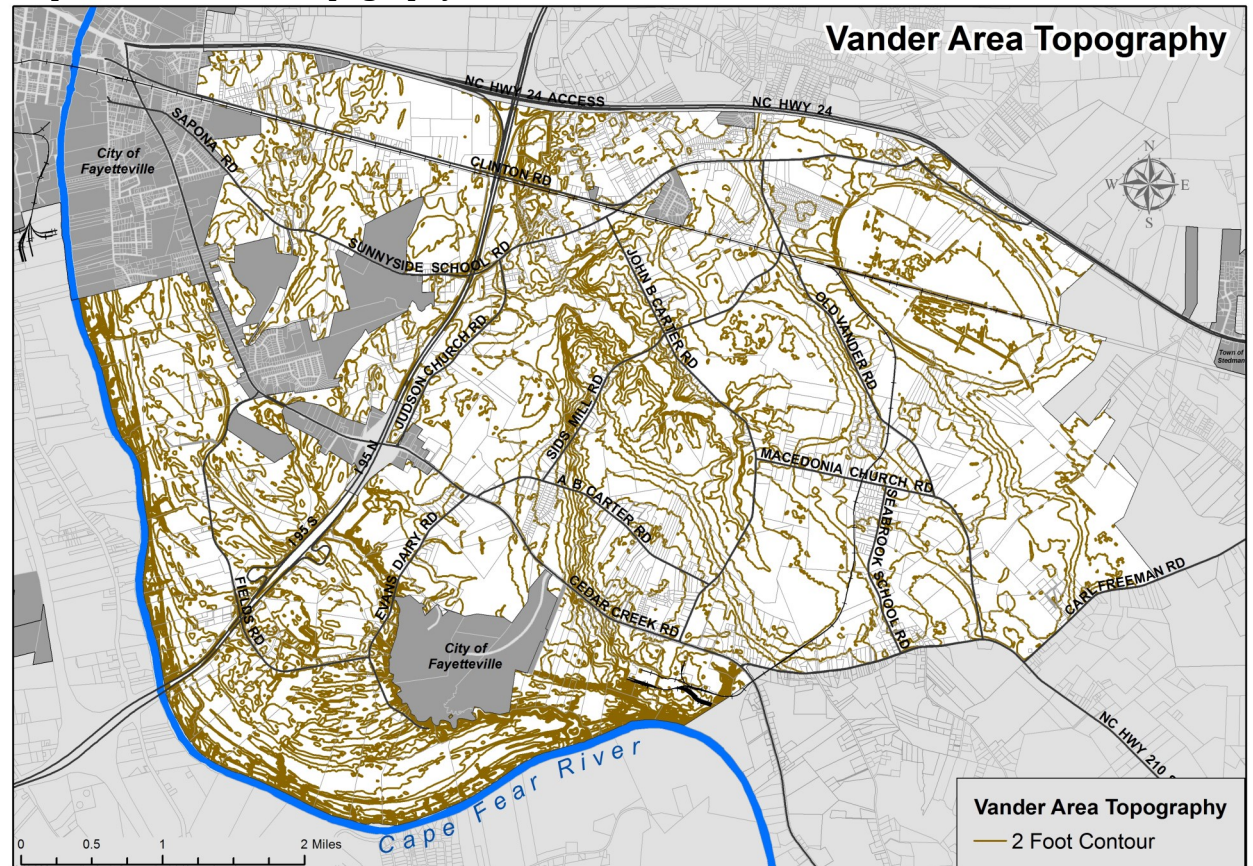
# EXISTING CONDITIONS

## Topography

Topographic information is very important in the determination of the suitability of areas for particular types of development. Overall, Cumberland County is part of a large, gently sloping plain having its highest elevation in the northwestern section (486 feet MSL on Fort Bragg to less than 100 feet MSL east of the Cape Fear River). Land most suitable for high intensity urban development is usually of a slope between 0 to 8 percent. Areas of rolling land in the 8-20 percent slope category typically present excellent opportunities for attractive development in low or intermediate intensity. Slopes over 20 percent are the most difficult and expensive to develop.

The topography in the Study Area is basically flat; therefore there are drainage problems due to undefined ditches, canals, streams, creeks, and other drainageways. These drainage facilities have become less effective over the years due to improper maintenance and siltation from development, farming operations, and debris. This ineffectiveness has contributed to the existence of swamps and ponding water at numerous locations making them unsuitable for farming or development.

Map 11: Vander Area Topography





# EXISTING CONDITIONS

## Wetlands & Floodplain

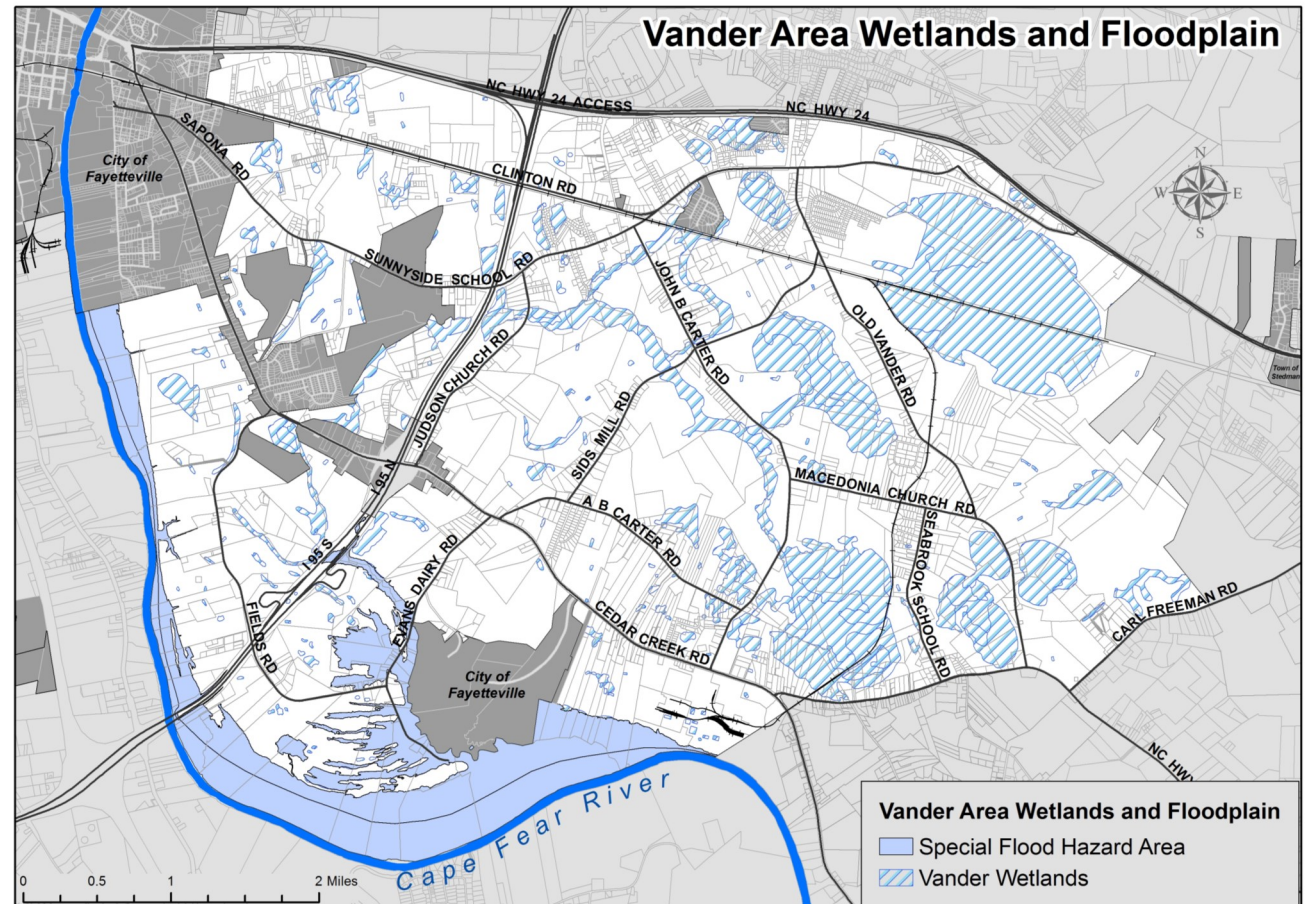
The Cape Fear River is an asset to the Vander Area and the entire Cape Fear region. It is located to the immediate west and northwest of the study area.

Although naturally occurring, flooding is a major concern for populations close to bodies of water. In September/October of 2016 Hurricane Matthew caused severe flooding in eastern North Carolina which affected thousands of people and caused millions of dollars in property damage.

The Special Flood Hazard Area includes the hundred year flood plain. Development in this area is regulated which, in turn, protects the safety of the general public, helps to maintain a stable tax base, and minimizes the need for rescue/relief efforts associated with flooding.

There are a considerable number of delineated wetlands in the eastern portion of the study area including a Carolina Bay in the northeast section. These wetlands protect and improve water quality, provide fish and wildlife habitats, store floodwaters and maintain surface water flow during dry periods. Consequently, developing in or near wetlands is strictly regulated by the United States Army Corps of Engineers and is generally prohibited.

**Map 12: Vander Area Wetlands & Floodplain**





**LAND USE PLAN**



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# FUTURE LAND USE PLAN

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## *Land Use Plan Recommendations*

The Vander Area Land Use Plan recommendations are based on the data collected on the Study Area which includes input from residents. Many of the recommendations can be addressed immediately, while some are further from fruition. The recommendations are divided into nine different categories: industrial, commercial, residential, farmland, open space and parks, transportation, community facilities, community appearance and community health and wellness. These recommendations should be used as a guide when making land use decisions and are a starting point to address the residents' immediate needs and concerns in order to chart a path for the future. They are measures that if implemented will move the area to achieve the type of growth the citizens of the area envision. Some of these recommendations are not meant to be used as a basis for land use decisions, but are an effort to improve the quality of life in the area. The "Responsible Party" for the actions listed is not an all-inclusive list as there may be federal and state agencies as well as other local organizations involved.



*A list of possible grants and funding sources is included in the Appendix of this document.*

# RECOMMENDATIONS

## *Vander Area Land Use Plan*

### Exhibit J: Vander Area Land Use Plan Recommendations (Pages 37-41)

#### Open Space & Parks

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

	Action Description	Responsible Agency	Time Frame
1	Support measures that protect the Special Flood Hazard Area, natural areas, wildlife habitats, endangered species, water quality, historic features, and scenic sites	Emergency Management, Planning Department	Ongoing
2	Co-locate parks and recreation facilities with other community facilities such as schools, fire and police stations, libraries, whenever feasible	Parks & Recreation Dept., Planning Department	Long Term
3	Provide a range of parks, recreation facilities, and open spaces near densely populated areas and commercial centers while providing connectivity to other facilities	Parks & Recreation Dept., Planning Department	Long Term
4	Consider using existing infrastructure for bicycle/pedestrian facilities as a linkage to the open space system in the Study Area, County, and region	Parks & Recreation Dept., Planning Department	Long Term
5	Promote incentives that will encourage developers to provide open space in developments	Parks & Recreation Dept., Planning Department	Long Term
6	Identify possible locations for future Cape Fear River access for recreational, boating and kayaking purposes	Parks & Recreation Dept., Planning Department	Long Term

#### Agricultural/Farmland

Preserve and protect farmland to ensure the continued viability of the farming and agri-business industry in the study area.

	Action Description	Responsible Agency	Time Frame
1	Support the establishment of a local farmers market and local roadside produce stands	Farm Advisory Board, Agricultural Extension, Planning Department	Ongoing
2	Support the Cumberland County Voluntary Agricultural District Program (VAD)	Farm Advisory Board, Agricultural Extension, Planning Department	Ongoing
3	Promote a natural or reforested buffer area between development and farming operations	Planning Department,	Ongoing
4	Promote awareness of the benefits of farmland to the environment and rural character of the area	Planning Department,	Ongoing

# RECOMMENDATIONS

## *Vander Area Land Use Plan*

### **Rural, Low, Medium, & Suburban Density Residential**

Ensure the Vander area is comprised of well-planned, aesthetic and pedestrian-friendly residential developments that offer a variety of housing choices to persons of a variety of age and income groups.

	Action Description	Responsible Agency	Time Frame
1	Encourage the use of Low Impact Developments techniques	Planning Department	Ongoing
2	Strengthen and enforce minimum housing standards	Planning Department	Ongoing
3	Provide flexibility for Mixed Use and higher density developments close to existing or future commercial centers	Planning Department	Ongoing
4	Promote sidewalks and pedestrian facilities, where appropriate to provide access to facilities such as schools, commercial areas and recreation facilities	Planning Department, Fayetteville Area MPO	Ongoing
5	Provide and preserve natural vegetation buffer areas between single and multi-story residential and non-residential uses	Planning Department	Ongoing
6	Encourage more than one means of ingress and egress in new residential subdivisions and connectivity to existing subdivisions	Planning Department	Ongoing

### **Community Appearance**

Provide an attractive living environment that encourages economic development and enhances the overall aesthetics of the area.

	Action Description	Responsible Agency	Time Frame
1	Enhance existing ordinances and regulations so that new commercial buildings will have specific architectural features that will match the character of the area	Planning Department	Long Term
2	Promote the provision of open spaces, urban spaces and landscaping to soften, beautify, and enhance the Area's image	Planning Department	Ongoing
3	Enforce Cumberland County Minimum Housing and Junk Car Ordinances to eliminate abandoned and neglected residential properties and vehicles	Planning Department	Ongoing
4	Enforce litter laws and promote other programs to clean up existing roadway litter, and educate the citizenry of the cost and impact of littering	Planning Department	Ongoing
5	Promote a center median with landscaping and street trees for any widening of an existing or new major thoroughfare in the area between I-95 and the Fayetteville City Limits	Planning Department, Fayetteville Area MPO, Mid-Carolina RPO	Long Term

# RECOMMENDATIONS

## *Vander Area Land Use Plan*

### Office & Commercial

Provide quality, attractive development that meets market demand, is harmonious with its surrounding area, has supporting infrastructure, preserves the natural environment, and is concentrated near major intersections and existing commercial development.

	Action Description	Responsible Agency	Time Frame
1	Allow small concentrated commercial areas in the rural portion of the Study Area to serve the immediate needs of the residents	Planning Department	Ongoing
2	Promote the concentration of intense commercial development at the intersections of major thoroughfares and interchanges where water and sewer is provided	Planning Department	Ongoing
3	Strengthen existing landscape standards for commercial developments	Planning Department	Long Term
4	Protect established residential areas from the encroachment of non-residential developments	Planning Department	Ongoing
5	Mixed-use developments should be encouraged in or near intense commercial developments and large centers of population (urban area)	Planning Department	Ongoing
6	Encourage the reuse of vacant commercial structures	Planning Department	Ongoing

### Industrial

Provide areas for clean high-tech industries and manufacturing where infrastructure is adequate, that does not impact the environment or natural areas, utilizes existing vacant structures when feasible, complements existing industrial development, and is in harmony with surrounding development.

	Action Description	Responsible Agency	Time Frame
1	Support efforts to retain or expand existing industries	Planning Department	Ongoing

# RECOMMENDATIONS

## *Vander Area Land Use Plan*

### Community Facilities & Services

Support a range of community facilities and services that are accessible and cost effective to meet the needs of residents.

	Action Description	Responsible Agency	Time Frame
1	Develop a plan to extend water to the rural parts of the study area	Planning Department; Service Providers	Long Term
2	Develop a plan to provide water and sewer to the urban portion of the Study Area where it currently does not exist	Planning Department; Service Providers	Ongoing
3	Provide community facilities in a way that serves the underserved, and collocate them with other facilities such as schools, fire stations, law enforcement facilities, medical and social services, libraries and other compatible services	Planning Department Parks & Recreation Dept.	Long Term
4	Explore the possibility of expanding trash service, recycling, and other efforts to prevent roadway littering in the Study Area	Solid Waste Management	Long Term
5	Ensure an adequate level of fire and police protection	Sherriff's Department	Long Term
6	Evaluate the need for renovation and/or construction of educational facilities	Planning Department; Cumberland County Board of Education	Long Term
7	Facilitate the location of a 24hr medical facility and urgent care in the plan area	Private	Long Term

### Community Health & Wellness

Encourage development, programs, and awareness that directly contribute to improved health and wellness in the study area.

	Action Description	Responsible Agency	Time Frame
1	Anticipate the short- and long-term impacts of decisions regarding the built environment on the health of residents, visitors, and the community at large by establishing improved health as a primary project or plan goal	Health Dept., Planning Department, Parks & Recreation Dept.	Ongoing
2	Implement planning and development solutions that improve opportunities for physical activity, access to healthy food, healthy indoor and outdoor environments, and social connect- edness	Health Dept., Planning Department, Parks & Recreation Dept.	Ongoing
3	Use green infrastructure to improve environmental quality for human health benefits	Planning Department, Parks & Recreation Dept.	Ongoing



# RECOMMENDATIONS

## *Vander Area Land Use Plan*

### Transportation

Provide safe, adequate, and accessible transportation facilities for the movement of people, goods, and services that meets the needs of residents while preserving the character of the study area.

	Action Description	Responsible Agency	Time Frame
1	Ensure existing and new roadways are capable of handling expected traffic growth prior to development occurring.	Fayetteville Area MPO, Mid-Carolina RPO, Planning Department	Ongoing
2	Promote the construction of sidewalks on both sides of streets in new subdivisions, and along the frontage of any new commercial development. Also, locate sidewalks from Cedar Creek Rd to Slade, in the Kinlaw Supermarket area, near the High School and Food Lion	Fayetteville Area MPO, Mid-Carolina RPO, Planning Department	Long Term
3	Provide signalization and other improvements at major intersections and high traffic roads to alleviate traffic congestion.	Fayetteville Area MPO, Mid-Carolina RPO, Planning Department	Long Term
4	Restrict subdivision lots from having direct access along designated thoroughfares, free-ways, expressways, and boulevards (based on FAMPO 2040 Highway Plan, 2014), and limited direct access for non-residential development.	Fayetteville Area MPO, Mid-Carolina RPO, Planning Department	Ongoing
5	Improve safety for cyclists by marking lanes, widening and hardening shoulders on designated bicycles connectors.	Fayetteville Area MPO, Mid-Carolina RPO, Planning Department	Ongoing

### Community Involvement

Provide organized method for citizens to be involved in the overall planning of the area

	Action Description	Responsible Agency	Time Frame
1	Designate permanent Vander Area Citizen's Committee to serve as a continued liaison between Vander Area residents and County Government	Planning Department	Short Term

# FUTURE LAND USE PLAN

## *Land Use Classifications*

The land use plan map is a vital part of the recommendations. The ultimate goal of a successful land use map is to reflect a combination of land uses that enhance the community, preserve the existing natural environment and scheme the growth of the area systematically. This is done by indicating where the various land uses or proposed developments should occur, and how it will blend with existing conditions. The proposed land use map outlines the desired future land use for the Vander area. This future land use map takes into consideration the Vander Citizen's Committee recommendations and the existing or planned infrastructure for the area. The plan also acknowledges that it was developed in the absence of any future water and sewer extension plans that would have some significance in the placement of certain land uses. Whenever public water & sewer is extended, the plan should be re-evaluated for its proposed use and be changed or modified if necessary.

### Exhibit K: Land Use Classifications (Pages 42-43)

Classification	Density Guideline	Map Color	General Description
<b>OPEN SPACE</b>	Not applicable		The Open Space classification is for land used for recreation, natural resource protection and buffer areas. The zoning district associated with this type of development is <b>CD</b> (Conservancy District), <b>MXD/CZ</b> (Mixed Use/Conditional Zoning), <b>DD/CZ</b> (Density Development/Conditional Zoning)
<b>AGRICULTURAL</b>	One unit per two acres		The Agricultural classification is defined as land being actively used for farming and/or forestry purposes. This classification also allows for stick built and manufactured housing. The associated zoning districts are <b>A1</b> and <b>A1A</b> . The agricultural designated area supports some limited commercial uses that are oriented specifically for a rural community such as convenient general merchandise stores, farm supplies and machinery sales, etc. It is recommended that these allowed commercial uses be located at the intersection of two public roads.
<b>RURAL DENSITY RESIDENTIAL</b>	One or less unit per acre		Rural Density Residential should have a minimum lot size of 40,000 square feet. The zoning districts associated with this type of development include: <b>R40</b> , <b>R40A</b> , <b>A1</b> and <b>A1A</b> . Individual well and septic system will most likely be required.
<b>SUBURBAN DENSITY RESIDENTIAL</b>	Less than or equal to 2.2 units per acre and greater than one unit per acre (1/2 acre lots)		Suburban Density Residential should have a minimum lot size of 20,000 square feet. The zoning districts associated with this type of development include: <b>R20</b> , <b>RR</b> , <b>R20A</b> , <b>R30</b> and <b>R30A</b> . Septic systems are allowed based on soil type, lot size and distance from public sewer. Public water should be required.

# FUTURE LAND USE PLAN

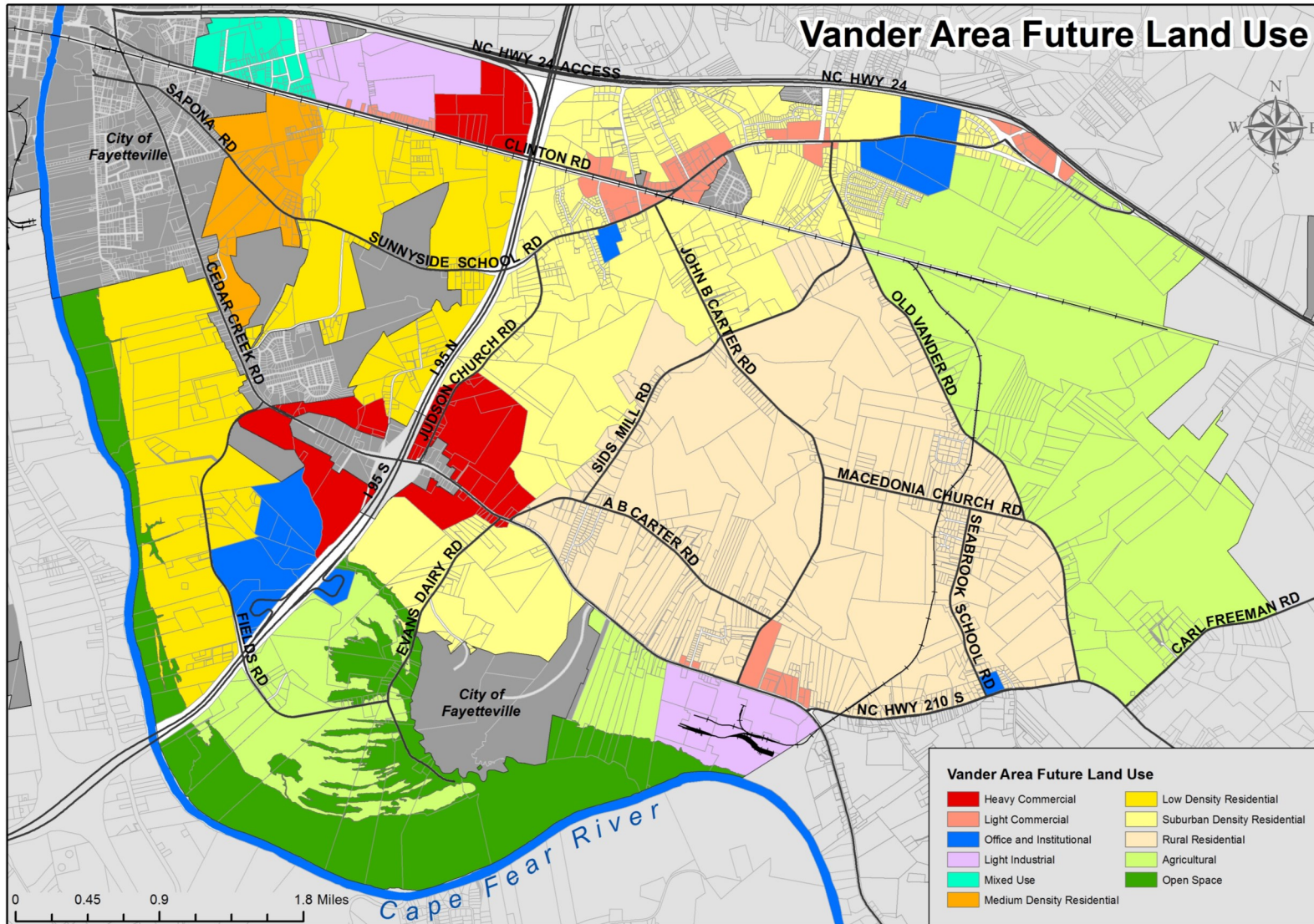
## *Land Use Classifications*

Classification	Density Guide-line	Map Color	General Description
<b>LOW DENSITY RESIDENTIAL</b>	2.2 to 6 units per acre		Low Density Residential should have a minimum lot size of 7,500 square feet and allows a density of 2.2 to 6 units per acre. The zoning districts associated with this type of development include <b>R7.5</b> , and <b>R15</b> . Public water and sewer should be required.
<b>MEDIUM DENSITY RESIDENTIAL</b>	Greater than 6 and less than 15 units per acre		Medium Density Residential has a minimum lot size of 5,000 square feet. The zoning districts associated with this type of development are: <b>R5A</b> , <b>R6</b> , and <b>R6A</b> Residential Districts. Public water and sewer should be required.
<b>OFFICE AND INSTITUTIONAL</b>	Not applicable		This area allows both general office uses such as doctor offices, banks, and institutional uses such as schools and government offices. These types of uses should be located in areas of transition between residential and commercial uses. There is no minimum lot size. Zoning districts associated with this type on use include <b>O&amp;I(P)</b> .
<b>MIXED –USE DEVELOPMENT</b>	Not applicable		A Mixed-Use area allows a mixture of light and some heavy commercial, office and institutional and residential uses on the same parcel; and vertical mixed-use, which allows light commercial/office and institutional/residential uses in the same building. Zoning districts associated with this type of development are: <b>MXD/CZ</b> , . Public water and sewer is desired. There is a 10-acre minimum lot size.
<b>LIGHT COMMERCIAL</b>	Not applicable		Light Commercial caters to the ordinary needs of the immediate neighborhood with emphasis on convenient goods and services. Zoning districts associated with this type of development include: <b>C1(P)</b> & <b>C(P)</b> Commercial Districts. Public water and sewer is desired. There is no minimum lot size.
<b>HEAVY COMMERCIAL</b>	Not applicable		Heavy Commercial provides a wide variety of retail, wholesale and commercial businesses. The zoning districts associated with this type of development include: <b>C(P)</b> Commercial Districts. Public water and sewer is desired. There is no minimum lot size.
<b>LIGHT INDUSTRIAL</b>	Not applicable		Allows for a wide variety of industrial operations involving manufacturing, processing and fabrication of materials. This area also includes operations involving distribution, wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. Uses within this classification are generally not compatible with residential uses. There is no minimum lot size. The zoning district associated with this type of development is <b>M1(P)</b> .

# FUTURE LAND USE PLAN

## Future Land Use Map

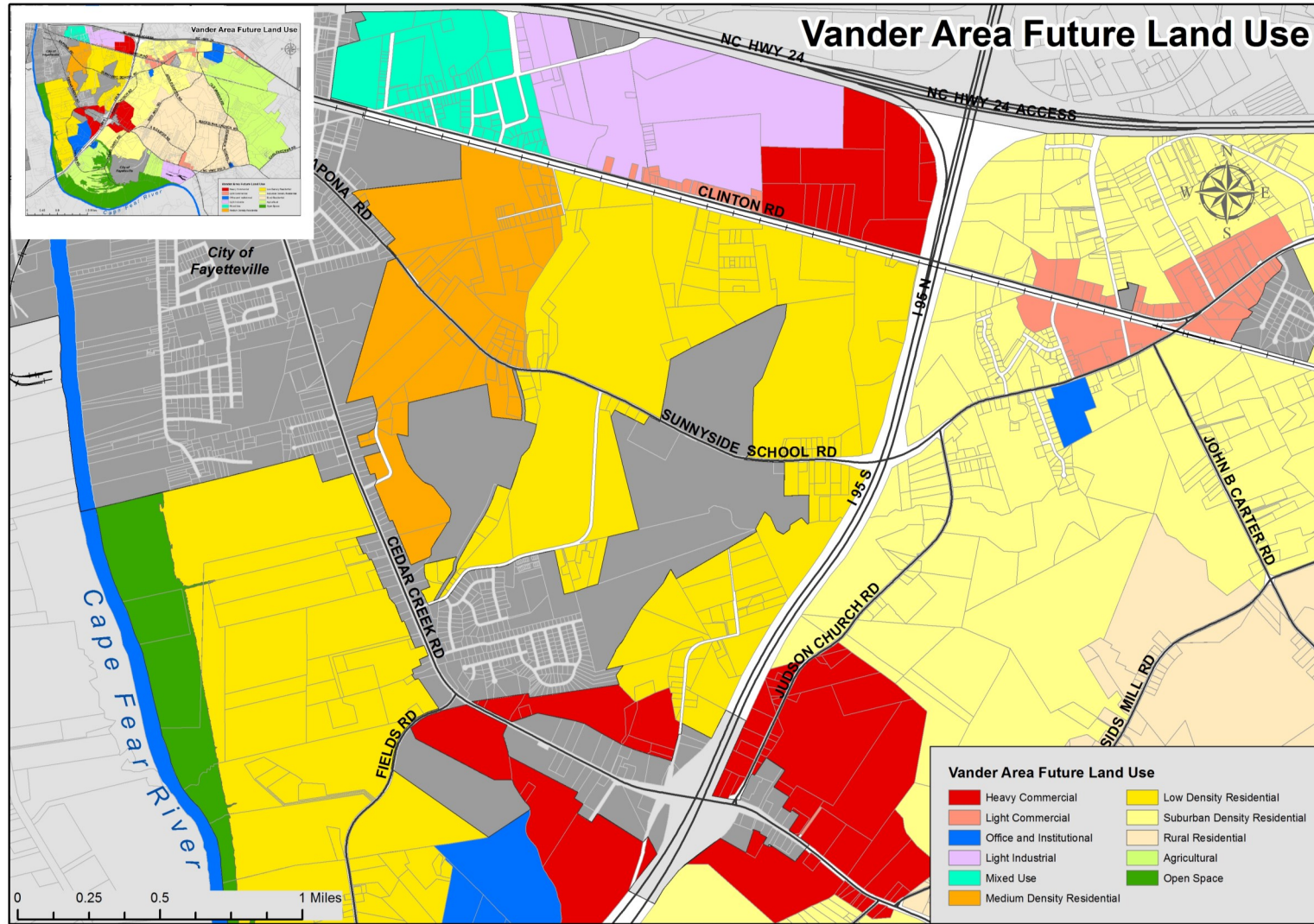
Map 13: Vander Area Future Land Use



# FUTURE LAND USE PLAN

## Future Land Use Map

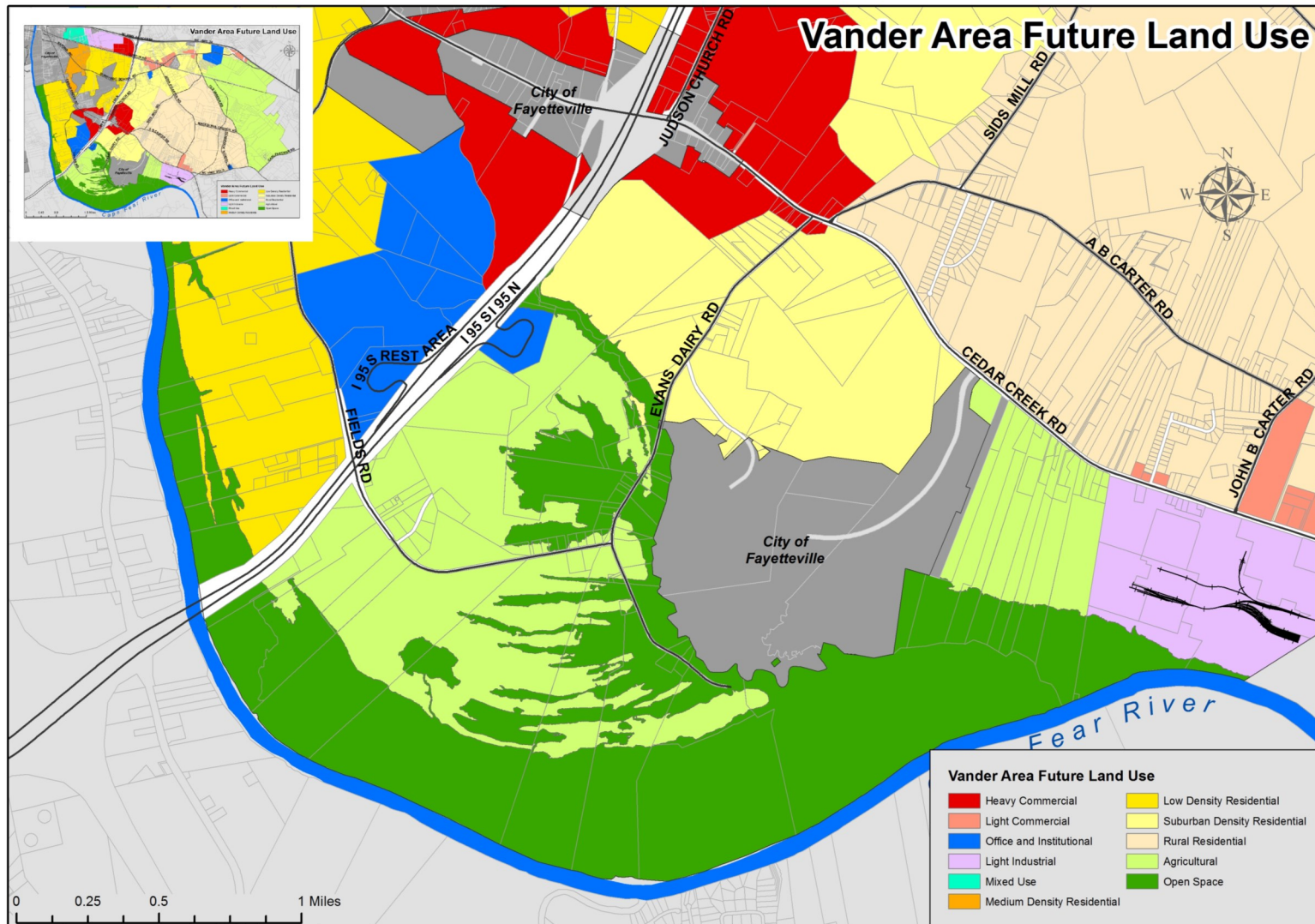
Map 13.1: Vander Area Future Land Use



# FUTURE LAND USE PLAN

## Future Land Use Map

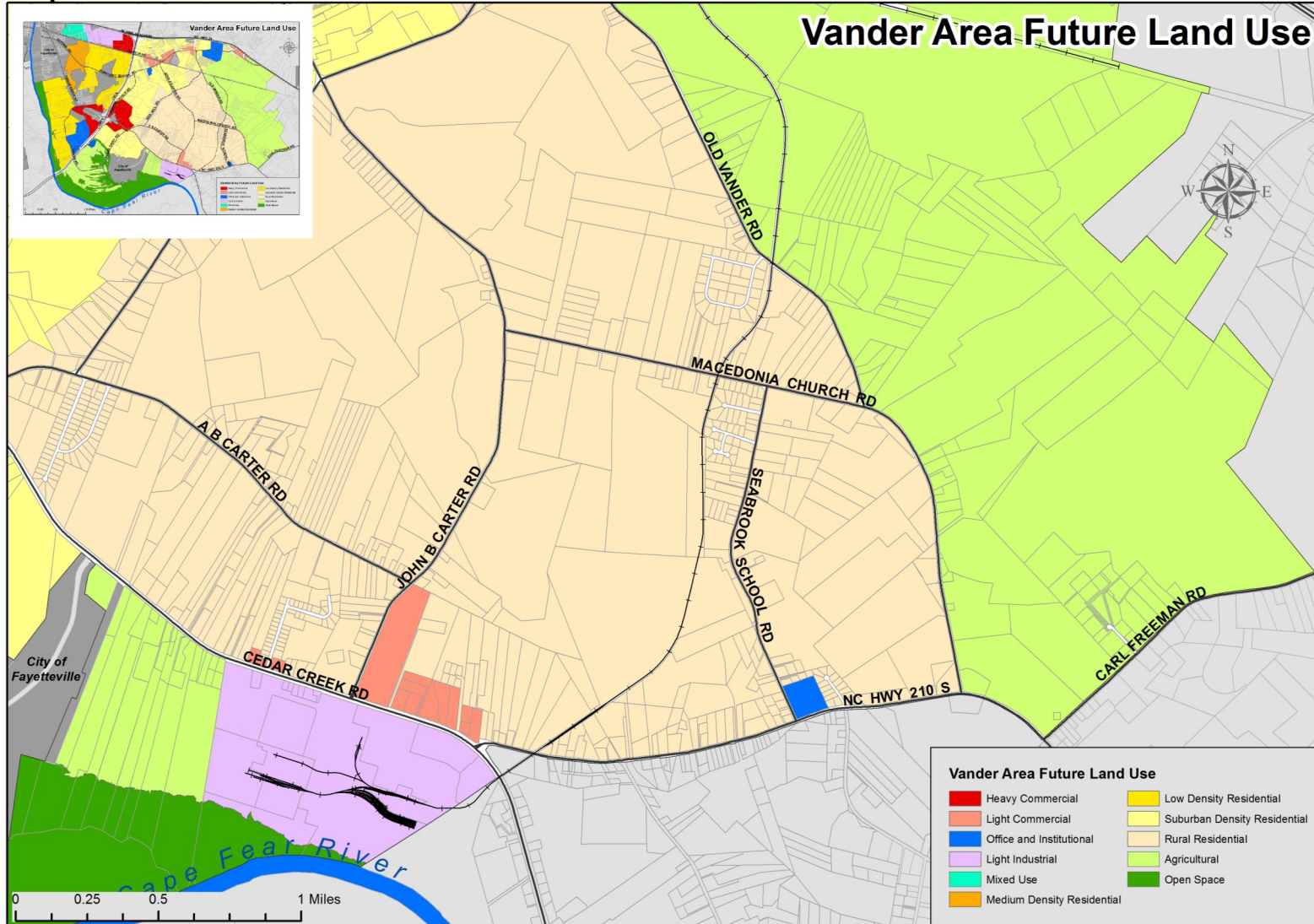
Map 13.2: Vander Area Future Land Use



# FUTURE LAND USE PLAN

## Future Land Use Map

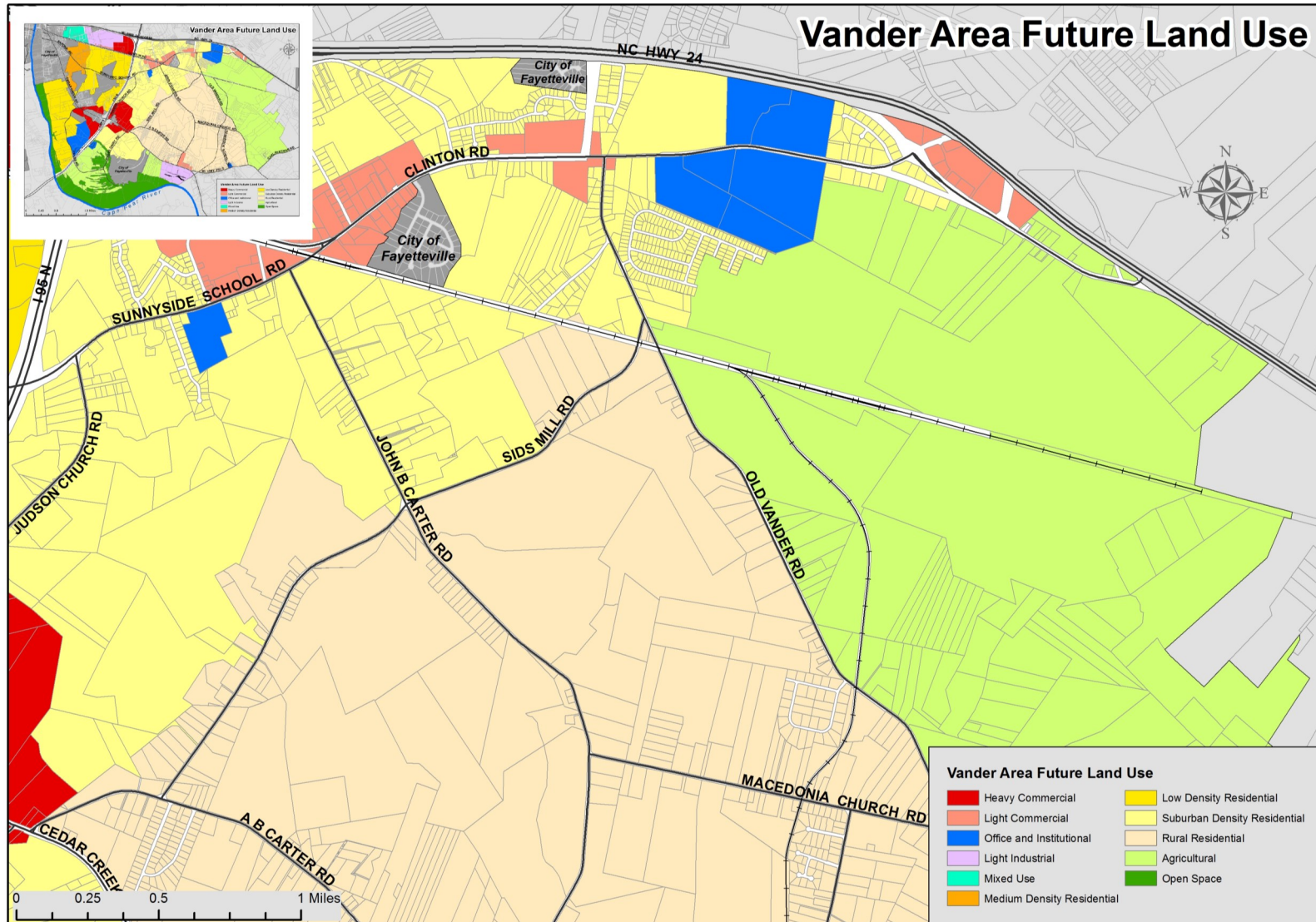
Map 13.3: Vander Area Future Land Use



# FUTURE LAND USE PLAN

## Future Land Use Map

Map 13.4: Vander Area Future Land Use





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# PLANNING BOARD

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## *Cumberland County Joint Planning Board*

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

# PLANNING STAFF

## *Administrative Staff*

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

## *Addressing/Street Naming*

Mr. William Phipps	Senior Planner
Mr. Ron Gonzalez	Addressing Technician
Ms. Diane Shelton	Street/Naming Coordinator
Mr. Philip Mulhall	Sign Shop Supervisor
Mr. Edward Bosler	Street Sign Installation Tech

## *GIS & Community Assistance*

Mr. Matt Rooney	Senior Planner
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## *Comprehensive Planning\**

Mr. Rufus (Trey) Smith, III	Planning Manager
Mrs. Jennifer Oppenlander	Senior Planner
Mr. Aaron Barnes	Planner
Ms. Katlyn Allen	Planner

## *Graphic Services*

Ms. Annie Melvin	GIS Technician II
Mr. Mark Blackwell	GIS Technician I

## *Land Use Codes*

Ms. Patti Speicher	Planning Manager
Mr. Ed Byrne	Senior Planner
Mr. Jeff Barnhill	Planner
Ms. Jaimie Melton	Planner
Mrs. Betty Lynd	Planner
Mrs. Hope Ward Page	Senior Administrative Support Specialist

## *Transportation*

Mr. Joel Strickland	FAMPO Executive Director
Mrs. Deloma Graham	Senior Planner, FAMPO
Mr. Joshua Grandlienard	Planner, FAMPO
Mr. Greg Shermeto	Planner, FAMPO
Mr. Eric Vitale	Planner, FAMPO
Ms. Ifetayo Farrakhan	Administrative Program Officer II, CTP
Ms. Katrina Evans	Transportation Program Assistant
Ms. Susan Drewry	Transportation Program Assistant

*\*Section responsible for this report*

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# APPENDIX

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## *Potential Vander Area Grant Opportunities*

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

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

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

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

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

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

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

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

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

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

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

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

# APPENDIX

## Complete Hazard Mitigation Plan Recommendations

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

# APPENDIX

## *Hazard Mitigation Plan Recommendations continued..*

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

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**RESOLUTION OF ADOPTION**  
**VANDER AREA LAND USE PLAN**  
**CUMBERLAND COUNTY JOINT PLANNING BOARD**

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

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

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

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

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
Diane Wheatley , Vice-Chairman  
CUMBERLAND COUNTY JOINT PLANNING BOARD

ATTEST: \_\_\_\_\_  
Thomas J. Lloyd, Director



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**RESOLUTION OF ADOPTION**  
**VANDER AREA LAND USE PLAN**  
**COUNTY OF CUMBERLAND**

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** that the Cumberland County Board of Commissioners hereby adopts the Vander Area Land Use Plan  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

Glenn B. Adams, Chairman

BOARD OF COUNTY COMMISSIONERS

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

Candice White, Clerk to the Board





