

DRAFT

4/8/2022



SPRING LAKE AREA  
**VISIONING  
THE FUTURE**  
A Land Use Plan



# Acknowledgements

Preparation of the Spring Lake Area Land Use Plan was a collaborative process involving numerous town and county officials, area stakeholders and community members. Without their input, this plan would not have been possible.

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An area plan requires the knowledge and expertise of the entire planning department staff. The Cumberland County Planning Department, Addressing/ Street Naming, Graphic Services and Transportation, have all contributed to this plan .

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# Foreword

The Spring Lake Area Land Use Plan is the product of a year long process to bring to life a unified vision for the area. This plan was developed through the collaboration of County staff, Town officials, and area stakeholders with the goal of providing a framework for thoughtful development and redevelopment in the area for the next 10 years. This plan replaces the previous Spring Lake Area plan which was adopted in 2002. Today, the Town of Spring Lake is in a time of transition poised for many avenues of positive change. As Cumberland County and the surrounding areas grow, the Spring Lake Area Plan can also channel that momentum for its own advancement.

The primary purpose of this plan is to serve as a guide for land use decisions, while highlighting the issues most important to area stakeholders. More specifically, it provides:

- Community Vision. Community members and other area stakeholders feel that now, more than ever, the community needs a unified vision to generate and direct energy towards a common goal. A vision can do this by building a sense of identity that community members and officials can rally around.
- Guardrails for Development. While the plan does not have the legal power of municipal ordinances, it must at least be consulted during rezoning and other land use decisions. The plan therefore sets forth the guiding factors and practices that staff and officials consider.
- Tool for Garnering Resources. This document not only highlights important land use considerations for the plan area, but also includes tools and resources that can be leveraged by staff or plan champions to make area change. For example, potential grant opportunities are listed among the resources, and key language throughout the plan may increase the area's eligibility for grant funds.

Throughout the planning process, planning staff had clear goals for the drafting of the Spring Lake Area Plan:

1. Accurately capture and represent the community's vision.
2. Offer a range of suggestions to reach that vision that are attainable in both the near and long-term.
3. Create a plan that thoughtfully enables development and redevelopment.
4. Make the plan understandable and useful for a range of users, with a clear opportunities for implementation.
5. Provide for flexibility in the plan so that it may adapt to new needs and opportunities as the area evolves.

This plan can be used to review current conditions, such as demographics, zoning, and natural environments. The plan, more directly, will be used as a recommendation for future land use. This means that staff and appointed officials will consult this plan when making future recommendations and decisions, for this area, on rezoning cases and ordinance updates. This plan is also required by the N.C. General Statutes § 160D-501 as a condition of adopting and applying zoning regulations. This document is not legislatively or legally binding, but serves as a tool to guide thoughtful growth in the area.

# Contents



Plan Area Overview

Area History & Context

Previous Plans

Vision & Plan Goals

Existing Future Land Use Map (2002)

Current Zoning Map

Existing Conditions Data

Community Engagement Goals

Outreach and Engagement

Online Outreach Efforts

Engagement Results

Housing & Population Station

Downtown & Econ. Dev. Station

Public Services & Quality of Life Station

SWOT Analysis

Stakeholder Meeting Results

Future Land Use Map

Flex Area Map

Land Use Compatibility and Considerations

Residential

Commercial

Central Business

Industrial

Office Institutional

Open Space

Mixed Use

The Future

Plan Implementation

New Recommendations

Past Plan Recommendations Resources

Existing Conditions Data

Public Engagement Results

Plan Area Reference Maps

Legislative Language

# How to Use this Plan

## Cumberland County Planning Staff

The County's Planning Staff will consult this plan when rezoning or other land use changes are requested in the plan area. Plan contents inform staff recommendations to the Joint Planning Board regarding the land use request. The most commonly used sections of the plan will be the Future Land Use Map, Flex Area Map, and Land Use Compatibility and Considerations.

## Town of Spring Lake Staff

The Town Manager and staff may reference this plan to identify and prioritize potential initiatives. The engagement results and recommendations found in the Intro, Today and The Future sections will be key references for that work.

## Cumberland County Board of Commissioners and Town of Spring Lake Board of Aldermen

As the legislative bodies for the plan area, these boards will review the entirety of the document and vote to adopt the plan. The Board of Commissioners and Town Aldermen will also vote on individual proposed land use changes, such as rezoning requests, in the unincorporated and incorporated areas, respectively. Familiarity with the Land Use Compatibility and Considerations section will facilitate those decisions. The Ordinance Considerations will also particularly important for these governing boards as they are the only bodies that can implement those changes. The Board of Aldermen may also want to champion the ideas proposed in the The Future section which have many recommendations for the Town of Spring Lake, but are beyond the scope of what planners can implement.

## Developers and Potential Investors

Land owners, business owners, or those seeking to invest in the Spring Lake Area may consult this plan to understand area interest in and the land use compatibility with a potential enterprise. Engagement Results, the Tomorrow section and Resources may all be valuable to these users.

## Grant Application Reviewers

Frequently, grant applications ask for proof that the subject of the grant is a previously-identified initiative for the area. Therefore, those both writing and reviewing grant applications would likely consult any listed goals or sections with community feedback.

## Contents

### Intro

### Today

### Tomorrow

### The Future

### Appendix

## Community Members

Residents or other plan area stakeholders are encouraged to consult this plan to see what the vision for the Spring Lake Plan Area can be and tips on how to get there. Community members are often some of the best champions of a plan. The Intro Vision and Goals and the Resources and Recommendations contain key language and tools.

## Champions of the Plan

These are any individuals who seek to use the plan to achieve the goals set forth herein. This can be done by independently leading an initiative, forming community groups to implement an idea, or holding staff and elected leaders accountable to adopting suggested changes. The Ordinance Considerations, Development and Redevelopment and the The Future sections all apply.

# How to Use this Plan

## Key Terms

### *Land Use*

Generally refers to how land is used. Land use categories or classifications have specific names which correspond to a particular color on a land use map and a particular list of compatible zoning districts. Land use terms and maps help indicate which zoning classifications are most appropriate in an area.

### *Zoning*

A legal tool to regulate how land is used. Each zoning district has a definition, dimensional provisions and allowable uses define in the Zoning section of a municipal Code of Ordinances. Attempts to develop outside these requirements will not be granted permits. Zoning changes are voted on by elected bodies.

### *Policy vs. Other Recommendations*

Policy recommendations are changes we suggest that affect policy documents, specifically, the County Zoning or Subdivision Ordinances or Town Ordinances. These suggestions can only be implemented by elected governing bodies. Other recommendations are any that do not require change to a legal document.

## Key Categories

Terms and icons used to organize the collection and presentation of data early in the engagement process.

### *Area Stakeholders*

Anyone with a connection to the Spring Lake Plan Area, including homeowners, renters, property owners, business owners, key investors, employees, institutional representatives, and infrastructure partners. For the Stakeholder Meeting, these groups were consolidated into four topic areas: infrastructure, public services, housing, and economic development.

## Plan Limitations

A plan can be a powerful tool if frequently consulted by elected officials and by plan champions implementing recommendations throughout the plan; however, there are limits to what a plan can do.

### *A Plan Cannot:*

- Change the current use of a property
- Change the current zoning of a property
- Change the amount of property tax owed on a property
- Guarantee development or redevelopment will occur
- Bring a specific retailer to the area

## **Key Categories:**

Early engagement and data were organized by the six categories below.



### *Downtown*

This category refers to the Town of Spring Lake's Main Street.



### *Housing*

Single-family homes, apartments, manufactured homes and subsidized or supportive housing are all considered.



### *Quality of Life*

This category refers to features like parks, medical services, and retail, entertainment and food options.



### *Economic Development*

This category includes topics relevant for employers, employees and developers.

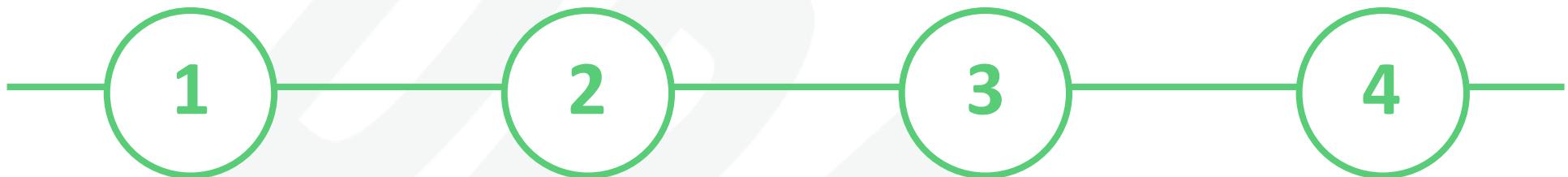


### *Public Services*

This category refers to safety, education, utilities, community development, traffic and transit.

# Land Use Planning Process

The phases of the land use planning process build on one another and occasionally overlap. Our process for creating the Spring Lake Area land use plan followed this framework:



## Existing Conditions Review

Phase 1 of the planning process included reviewing existing conditions in the area. During this time, planning staff referenced previous plans that covered the plan area, researched area statics through the US Census Bureau, and developed a plan steering committee to get a sense of the community from multiple sources.

## Public Input Sessions

Phase 2 of the process focused on public input from citizens in the plan area. Property owners were sent postcards to notify them of the plan kick-off meeting and plan draft review session. Area stakeholders also were also invited to their respective stakeholder meeting. Through this process, County comprehensive planning staff gathered information that shaped the content and priorities of the plan.

## Drafts and Review

After reviewing existing conditions in the area and gathering feedback from the community, planning staff started drafting a new land use plan for the area. Upon completing the first draft, a public meeting was held for area stakeholders to come and review the plan, and make suggestions for revisions.

## Plan Adoption

Once revisions are completed, the plan will be presented to the Cumberland County Joint Planning Board for consideration. If they recommend approval, it will then go to the Spring Lake Board of Alderman and Cumberland County Board of Commissioners for approval and adoption.

# INTRODUCTION

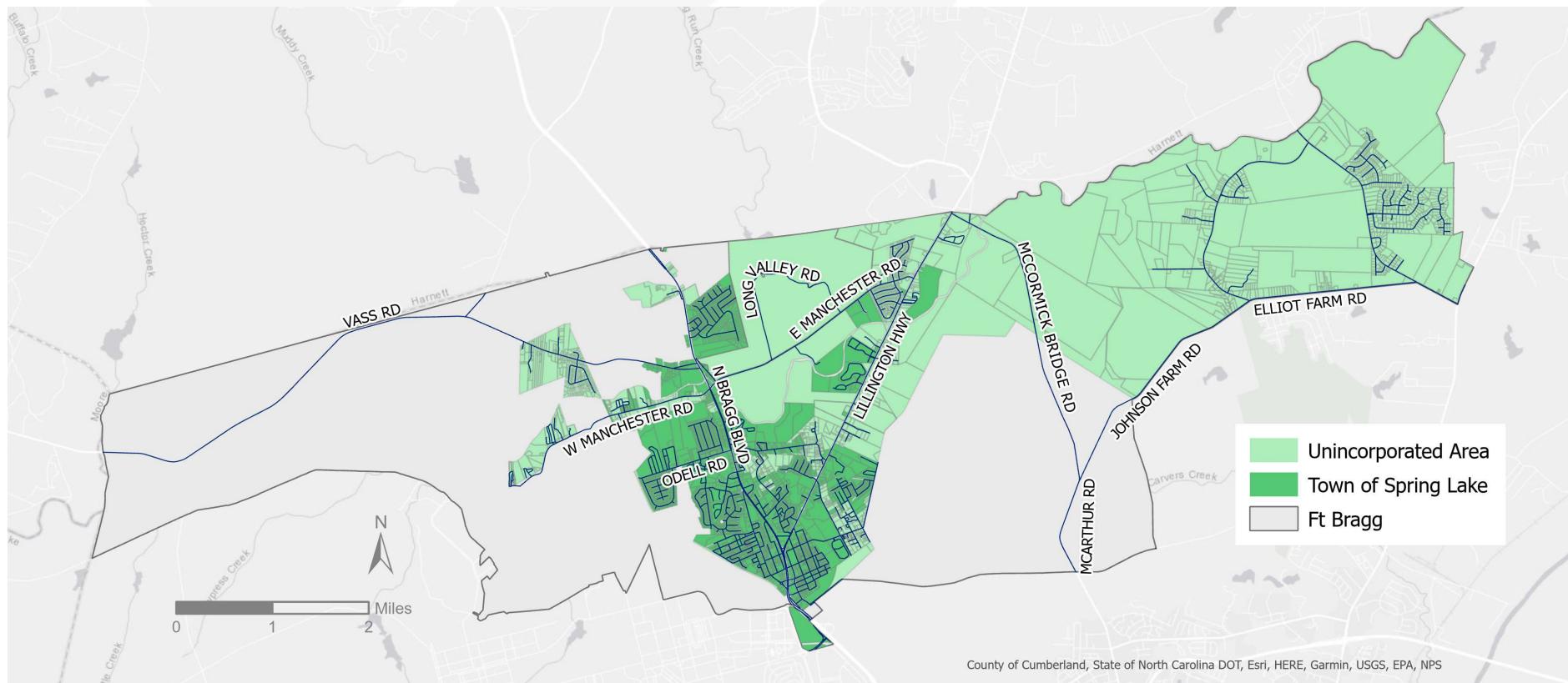
# Spring Lake Plan Area

The Spring Lake plan area is bounded to the west by Fort Bragg, to the south by Fort Bragg, Johnson Farm Road, Elliot Farm Road and Elliot Bridge Road, to the east by parcel lines between Elliot Bridge Road and Ramsey Street, and to the north by the Harnett County line. This plan area includes incorporated Town of Spring Lake Limits, as well as a portion of unincorporated Cumberland County area. The Spring Lake zip code extends north of the county border; however, Cumberland County, has no jurisdiction in the Harnett County portion of Spring Lake.

The interlocal agreement between the County Planning Department and the

municipalities it serves states that “The Joint Planning Board will make, or cause to be made under its supervision, the basic studies necessary to maintain a continuing long-range comprehensive program.” The Comprehensive Planning Section has been tasked with completing and updating detailed land use plans for each area of the County. These plans help guide planning staff and governing boards to make land use decisions that preserve and promote the values intrinsic to Cumberland County.

The map below shows the physical location of the area boundary provided by the Cumberland County Planning Department:



# Area History & Context

## ***Spring Lake History***

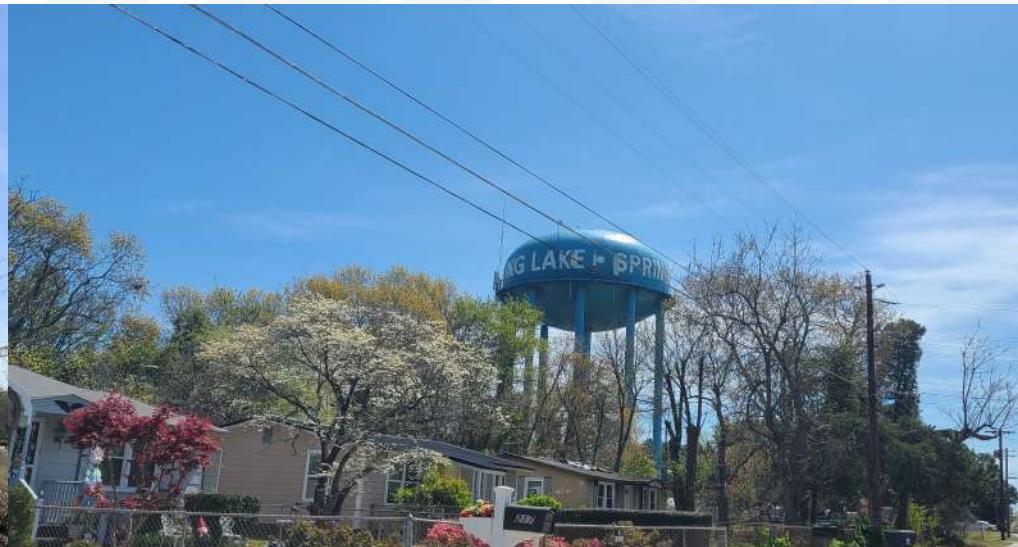
Spring Lake was known first as Clayton Cut because of the deep path that was cut through the hills where the railroad now runs. The lake for which the Town was later named was formed around 1923 when the railroad was built across a swamp, damming up the water. The name “Spring Lake” for the town first appeared when Arthur Priddy opened Spring Lake Service Station near the lake. The town was officially incorporated April 9, 1951.

## ***Military Connections***

Due to its proximity to the Fort Bragg Military installation, Spring Lake has always been a community that served military families. As the base grew vastly in size during WWII, Spring Lake developed into a suburban community between Fayetteville and its neighboring communities in Harnett County.<sup>1</sup> The Spring Lake Area supplied workforce housing for many of the soldiers stationed at Fort Bragg, and ultimately, for many veterans. The plan area is also home to the Sandhills State Veterans Cemetery, where military families can come to honor love ones who have served. The expansion of Ft. Bragg lands has and will continue to shape how the Town of Spring Lake grows overtime.

## ***Outdoor Exploration***

One of the Plan Areas greatest assets is its proximity to large areas of permanently conserved lands. Just north of Town is North Carolina State Park Carvers Creek, Long Valley Farm access. This is a 1400 acre long leaf pine forest that once served as the winter agricultural estate for James Stillman Rockefeller, of the well known Rockefeller family. Today the park offers hiking and biking trails, and site seeing of the historic Land Valley Farm homestead.<sup>2</sup> The Little River also runs through the Spring Lake Plan Area, and serves as an opportunity for river exploration and outdoor recreation. Nearby farmland and undeveloped military property further expand the green space and wildlife contained in this Plan Area.



# Area History & Context

## ***Region of Growth***

The Spring Lake Area is located in the northwestern portion of the County. The Spring Lake zip code continues across county lines into Harnett County. As the Triangle region continues to see significant growth, development into Harnett County has also accelerated. Population in Harnett County increased by 18,890 people from 2010 to 2020, or 16.5%, as compared to 15,297 additional Cumberland County residents, a 4.8% increase for the county.<sup>3</sup>

Harnett County has county-wide water and sewer, potentially enabling new development in previously undeveloped areas at a faster rate than Cumberland County. In addition to new development, Harnett County has been noted as a desirable place to live, specifically the gated Anderson Creek neighborhood. This neighborhood and sections of Harnett County's highways have building materials requirements creating a unified or high-quality appearance which may also be attracting residents. In 2014, a public charter school also opened in the Anderson Creek area of Harnett County.

Rapid growth to the north of the plan area and steady growth within Cumberland County presents an opportunity for the Spring Lake area to capture growth as well. Spurring redevelopment in Spring Lake is likely to have a compounding effect. Spring Lake may also be able to capitalize on their strategic placement in the state to attract new industry opportunities.



*The 'Point' in Spring Lake where NC 87 and NC 210 split. Pedestrians have to cross 14 lanes of traffic to get across town.*

## ***Transportation Constraints***

The presence of major roads, including Bragg Boulevard (NC 87) and Lillington Highway (NC 210) has made Spring Lake into a crossroads for neighboring communities, leading into Fort Bragg, Fayetteville and Harnett County. The Town of Spring Lake experiences a vast number of daily trips from local and regional commuters. In response to the high volume of traffic on these roads, NCDOT proposed an area bypass or road widening. Protected species identified in the proposed bypass route resulted in the alternative U-4444 project, a widening of NC 210 (Murchison Road) to six lanes from the Outer Loop to Bragg Boulevard in Spring Lake. Despite FAMPO recommendations against the project in 2009, the widening began in 2012 and was completed 2016.



*Due to the U-4444 project, the Poe Avenue bridge is the only way for commuters to get from Main Street to the other side of town.*

This widening has had catastrophic impacts on the Town, including the closure of 41 businesses along the roadway, the division of Spring Lake, causing a lack of accessibility to both Main Street and a neighborhood school, the creation of anti-pedestrian infrastructure in a walking community and postponement rather than resolution of congestion issues.

Future widening projects on NC 87 and interchange development on Manchester Road are being considered as congestion is still an issue for commuters in the area. Surrounding military and state conservation lands provide little opportunities for alternative routes. Overcoming connectivity issues between various parts of town and improving walkability is a bigger challenge than ever.

# Previous Plans

In order to fully understand the current climate of the Spring Lake Area, previous plans written for the area were reviewed.

## ***Spring Lake Area Land Use Plan (2002):***

This is the last adopted Land Use Plan for the Spring Lake Area, created by Cumberland County and adopted by the County and Town of Spring Lake in 2002. This plan serves as point of reference for growth and development issues in the plan area. After adoption of the new Spring Lake Area Plan, this plan will be archived.

## ***Fort Bragg Joint Land Use Plan (2018):***

The JLUP was prepared by Benchmark Planning for the Fort Bragg Regional Land Use Advisory Commission and was completed in 2018. This plan covers a multi-county region surrounding Fort Bragg including the Spring Lake Plan Area. It includes relevant information and constraints that must be considered in the development process.

## ***Cumberland County 2030 Plan (2008):***

This is the latest county-wide comprehensive. The goals and intentions of this plan may be referenced as a jumping-off point for the new Spring Lake plan and to prevent direct conflicts between the two plans.

## ***Cumberland County Land Use Policies Plan (2009):***

The Cumberland County Land Use Policies Plan serves as an addendum to the 2030 plan. The purpose of the plan is to provide guidance for local governing bodies in determining parcel land use decisions. This is the document most referenced for determining objectives and location criteria for land use categories. The relationship between land use classifications and zoning districts used throughout this plan is based on the policies plan definitions.

## ***Main Street Overlay District and Façade Improvement Plan (2014):***

In an effort to revitalize downtown Spring Lake, a Main Street Overlay District was created for downtown Spring Lake. In a separate process, the Mainstreet Façade Improvement Plan was drafted with Main Street in mind. It includes lighting, signage and other exterior décor recommendations for future development design on Main Street in the Town of Spring Lake.

## ***Cumberland Hoke County Multi-Jurisdictional Hazard Mitigation Plan (2021):***

The Multi-Jurisdictional Hazard Mitigation Plan is a County wide document that plans for potential natural disasters. It sets out processes for hazard planning, response and recovery and goals and policies specific to hazard mitigation. Recommendations from this plan are incorporated herein.

## ***Multi-Modal Congestion Management Plan (2009):***

Due to Spring Lake's proximity to Fort Bragg and Fayetteville, it is a busy thoroughfare that has seen an increase in traffic activity. The Multi-Modal Congestion Management Plan addresses the congestion in Spring Lake and provides alternative travel solutions.

## ***Harnett County Growth Plan (2015):***

The Harnett County Growth Plan, completed in 2015, describes recent changes and future goals in the area. As the adjacent northern neighbor to the Spring Lake plan area, the changes and goals of Harnett County provide important context when planning for Spring Lake.

Review Team: can anyone confirm the date of the Façade Improvement Plan?

# Vision & Goals

The Spring Lake Area Plan is a document that represents the desires of the community for growth and development in the future. The Vision statement serves as a desired outcome for the long term. As one of the most frequently mentioned needs for the Spring Lake Area, a vision must be continually put forth and considered when making decisions for the area.

“ A destination not  
a drive-through ,”

**The Spring Lake Area Plan envisions a future where there is a thriving Main Street, high quality housing, economic opportunity, activities for families and residents, and a sense of community.**

## Activities

- Attract entertainment that is targeted towards children and families.
- Highlight destination-worthy eateries.
- Emphasize presence of natural trails, both land- and water-based.

## Sense of Community

- Form and maintain active community organizations like neighborhood watch groups or appearance commission.
- Hold regular events that appeal to community members and visitors alike, such as food truck rodeos, First Friday/ Alive After 5:00 or a seasonal festival.

## Main Street

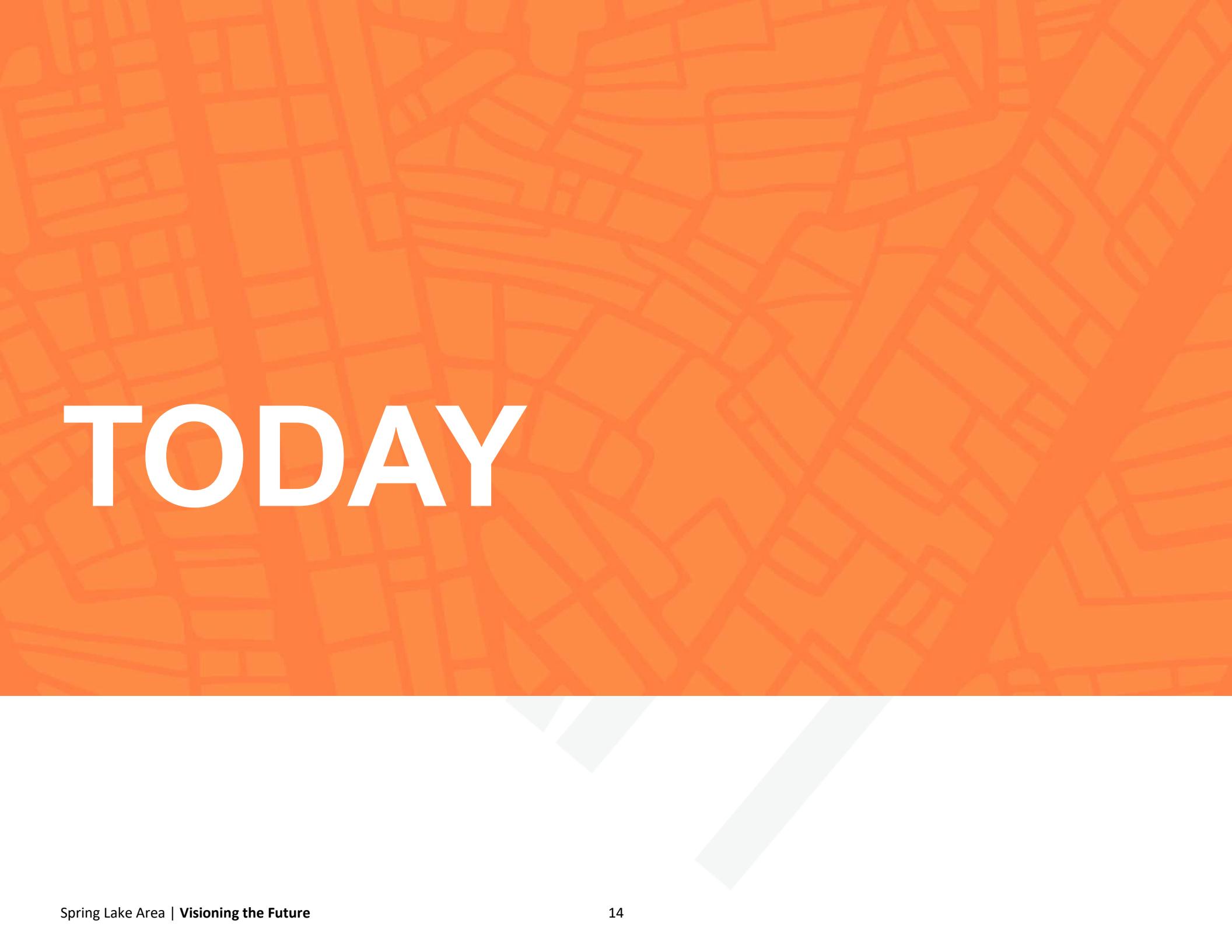
- Expand existing international food scene.
- Extend pedestrian access to residential neighborhoods from downtown.
- Organize events that help cultivate a positive image of downtown Spring Lake.
- Utilize existing buildings with historical character and enforce landscaping requirements for a more cohesive streetscape.

## Housing

- Encourage the use of both new and redeveloped housing.
- Construct walkable neighborhoods with connectivity to existing paths.
- Implement landscape requirements and connections to existing green space.
- Meet the needs of low-income and elderly residents.
- Attract residents at a variety of housing types and prices.

## Economic Opportunity

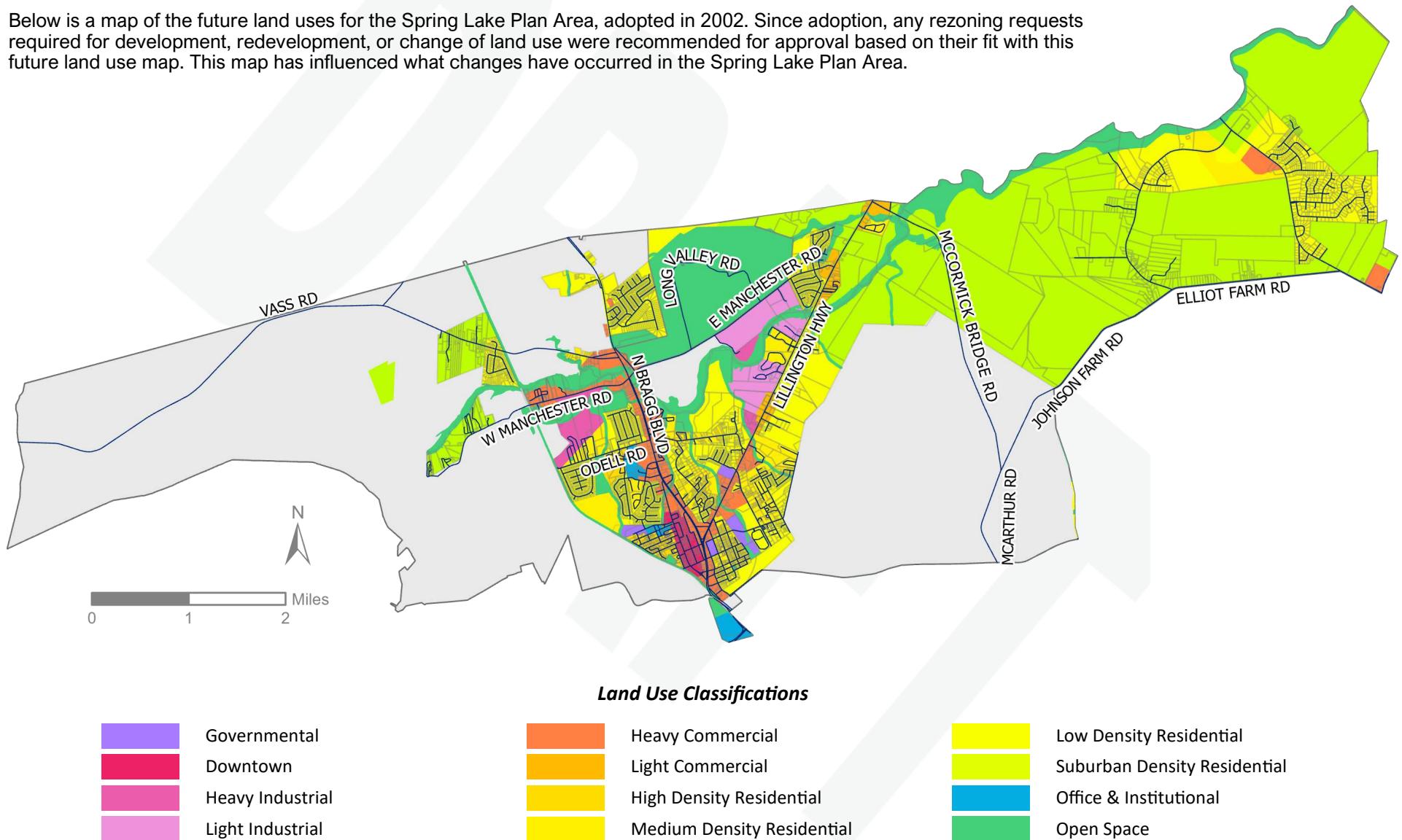
- Foster local entrepreneurship and small businesses.
- Utilize available space in manufacturing district on West Manchester Road.
- Take advantage of local technical training programs to promote workforce development.
- Enable development of businesses that attract outsiders and make daily commuters stop.
- Advocate for community-minded transportation improvements that improve connectivity and walkability.



# TODAY

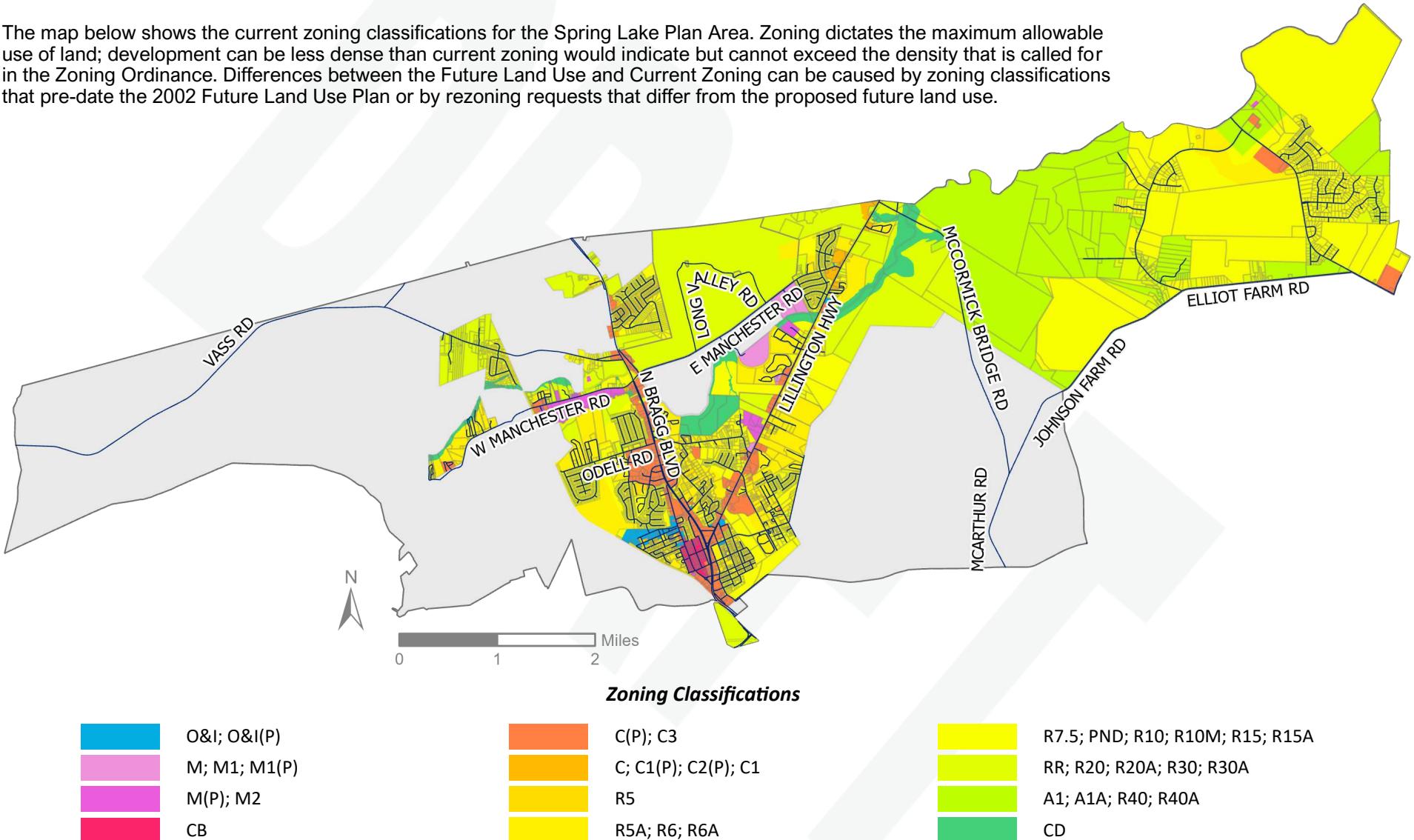
# Existing Future Land Use Map

Below is a map of the future land uses for the Spring Lake Plan Area, adopted in 2002. Since adoption, any rezoning requests required for development, redevelopment, or change of land use were recommended for approval based on their fit with this future land use map. This map has influenced what changes have occurred in the Spring Lake Plan Area.



# Current Zoning Map

The map below shows the current zoning classifications for the Spring Lake Plan Area. Zoning dictates the maximum allowable use of land; development can be less dense than current zoning would indicate but cannot exceed the density that is called for in the Zoning Ordinance. Differences between the Future Land Use and Current Zoning can be caused by zoning classifications that pre-date the 2002 Future Land Use Plan or by rezoning requests that differ from the proposed future land use.



# Existing Conditions

## POPULATION DEMOGRAPHICS

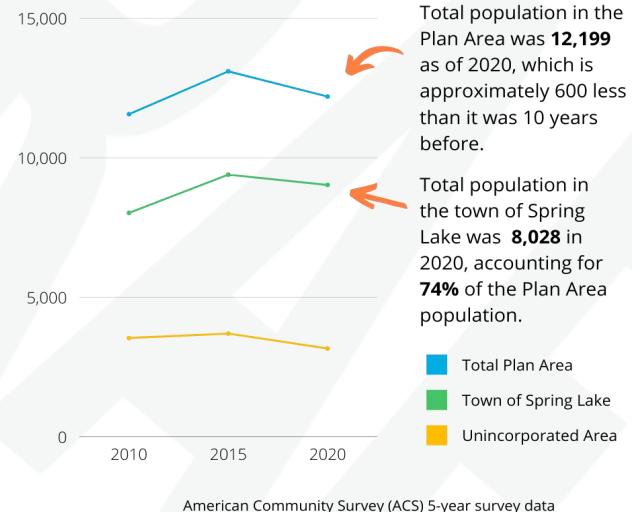
There are approximately 12,199 residents in the Spring Lake Plan Area. This represents an increase of 631 resident, or approximately 5% from ten years ago. The plan area population peaked in 2015 at 13,102 residents. Most population change can be attributed to changes in the Town of Spring Lake, which accounts for nearly three quarters of the plan area population.

The plan area is relatively young with the greatest share of the population in the 20 to 29 year-old age category (24%), followed by 30 to 39 (14%) and 10 to 19 (13%). The age composition of the Town of Spring Lake differs significantly from the unincorporated Plan Area which has less military service members and young families.

The data for the Town of Spring Lake attempts to remove residents who live on Fort Bragg and are not subject to this plan. However, if not all of the Fort Bragg residents captured in the Town of Spring Lake data were removed, this could have erroneously deflated the number of young people in the unincorporated plan area as these numbers are the difference between the full Plan Area and the Town of Spring Lake. This method is due to differences in data publishing and planning lines.

The Plan Area is 43% White, 40% Black, and 14% Hispanic of any race. The Town is more diverse than the total plan area at 37% White, 44% Black, 13% Hispanic. For reference, the County is 49% White, 37% Black and 12% Hispanic of any race; the Country, 70% White, 12.8% Black and 18.1% Hispanic of any race.

## Spring Lake Area Population Over Time

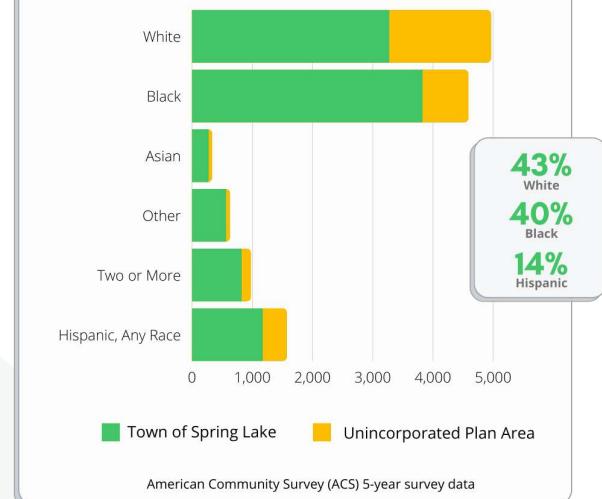


## Town of Spring Lake Quick Facts

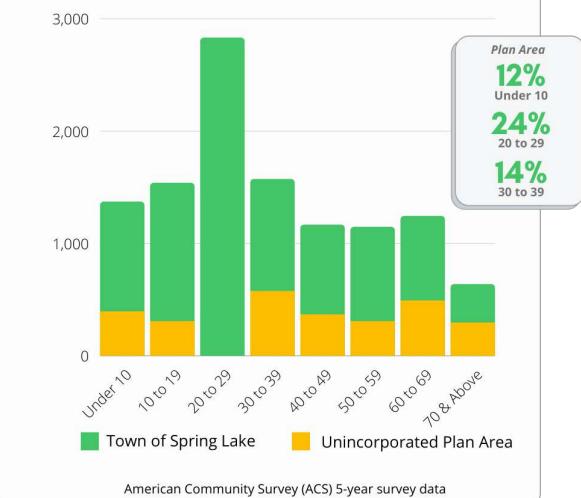
The arrows show how the Town of Spring Lake statistics compares to the county. A down arrow indicates the value is lower than that of the county, and up arrow indicates the value is higher than that of the county.

	<b>25.5</b>		<b>2.55</b>		<b>16%</b>		<b>22%</b>		<b>\$39,559</b>		<b>21.8%</b>		<b>92.9%</b>		<b>68%</b>
Median Age		Average Household Size		Disabled Population		Veteran Population		Median Household Income		Poverty Rate		High School Graduation Rate		College Education	
25.5		2.55		16%		22%		\$39,559		21.8%		92.9%		68%	
↓		↑		↓		↑		↓		↑		↑		↑	
Median Age		Average Household Size		Disabled Population		Veteran Population		Median Household Income		Poverty Rate		High School Graduation Rate		College Education	

## Plan Area Population by Race, 2020



## Plan Area Population by Age, 2020

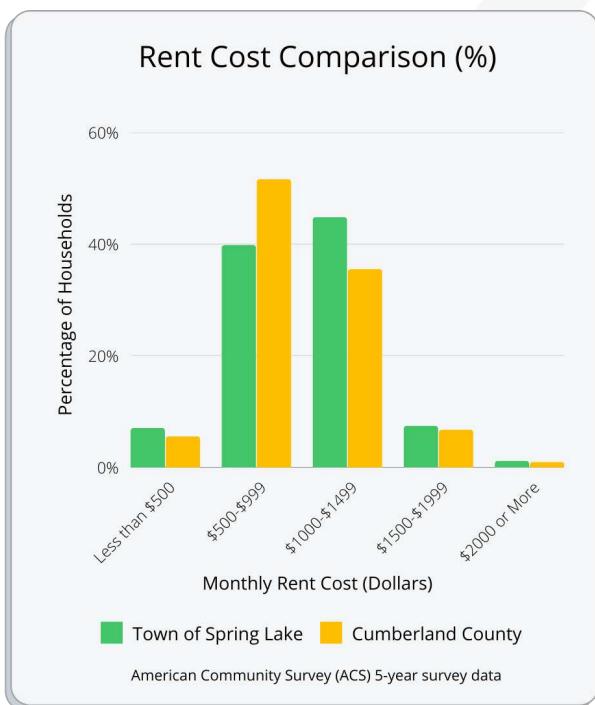


# Existing Conditions

## HOUSING

The Spring Lake Plan Area has a variety of housing types, ranging from single family homes, manufactured homes, apartment complexes and multi-family duplex style housing. There are approximately 5,963 units for residency in the Spring Lake Plan Area, and of those units, 86.7% were occupied in 2020.

During the World War II era, Fort Bragg expanded significantly and has remained one of the nations largest military installation since. With this growth came an increase in housing development in the surrounding area, much of which is still serves soldiers and veterans. Consequent to this



development timeline, in town limits, 85% of the available housing stock was built prior to 2010. Vacancy rate in the Town of Spring Lake is higher than the county by nearly 4% making both vacancy rates higher than ideal market conditions.

### Rent Trends

Many residents within the plan area rent their current housing. In town limits, 79.1% of units are renter occupied, which is higher than the county at 48.5%. This is likely due in part to the proximity to Fort Bragg and a transient military population, but there are also long-term residents of Spring Lake who rent. The median cost of rent in the Town of Spring Lake is \$1,024, which is higher than the median rent of Cumberland County and North Carolina. This is a change from previous data for the Town of Spring Lake examined recently which showed lower median rents in town as compared to the county.

The relative increase in rents could be due to a decrease in the number of lower cost units, an

increase in higher cost units, or both. The relative increase in rents could be a sign of housing redevelopment in the area; however, this also raises concerns about affordability, particularly when home values are not likewise higher than the county, meaning town residents are paying higher rents without their home-owning neighbors seeing a commensurate increase in home equity.

### Cost Burdened Community

Approximately 45% of the Town of Spring Lake households are housing cost burdened, meaning these households spend 30% or more of their income on housing. This figure includes both renter and mortgage-paying households. This is a higher share of cost burdened households than in the county, (41%) despite the median home value being lower than the county. This indicates that issues of housing affordability may be more the result of low incomes in town rather than high housing costs. Affordability is a function of income so the need for both low-cost housing and higher paying jobs are necessary to alleviate the town's housing cost burden.

### Town of Spring Lake Quick Facts

The arrows show how the Town of Spring Lake statistics compares to the county. A down arrow indicates the value is lower than that of the county, and up arrow indicates the value is higher than that of the county.

4,429	15.5%	20.9%	79.1%	\$93,800	\$1,024	45.1%	85%
Housing Units	Vacancy Rate	Owner Occupancy Rate	Renter Occupancy Rate	Median Home Value	Median Rent Cost	Housing Cost Burden Rate	Percent Built Before 2010

# Existing Conditions

## ECONOMIC DEVELOPMENT & LABOR FORCE

### *Economic Industry & Development*

The majority of business and economic activity in the plan area resides within the Town of Spring Lake. Much of the commercial activity follows Bragg Blvd and NC 210, and industrial activity is concentrated on W Manchester Rd, and off of NC 210. Much of Main Street and the parcels east of Main Street are zoned for commercial or central business district use. There are also small pockets of commercial activity on the eastern side of the plan area.

These business corridors serve local residents and neighbors, including Fort Bragg; however, area statistics and participant feedback indicate that there is a need for greater employment and a different or wider range of retail, food, and entertainment options. Spring Lake may be particularly well suited for hosting additional military-contracted education, research and development and small scale manufacturing.

The Town of Spring Lake adopted a Main Street Overlay District in 2014, including approximately 49 acres of property along Main Street. The goal of this central business district is to enhance current

main street activity and promote development that fits the desired design requirements set out in the façade improvement plan. Businesses currently operating on Main Street include restaurants, a convenience store, a hair salon, a boxing gym, a laundromat and several churches. There are over five acres of vacant land zoned CB in the Main Street Overlay District, providing opportunity for future growth.

### *Employment Trends*

The town's total labor force is approximately 6,432 people, totaling 68.6% of the eligible working age population. 41% of residents in the labor force work for the armed forces, while 54% work in the civilian labor force, leaving 5% of the total labor force unemployed. The county workforce makes up 64.4% of the eligible population, comprised 18% in the armed forces,

76% in the civilian labor force and 6% unemployed. Census data typically reports unemployment data as a function of civilian employment rather than total workforce as those who are in the armed forces are inherently employed. When compared to the civilian workforce, Spring Lake's unemployment rate jumps from 5% to 9%, which is higher than the County rate of 7.8%. Spring Lake's highest employment sectors include social services (health care, education, etc.), retail trade and public administration.

Spring Lake residents work relatively close to town limits, with almost half of the population (43%) commuting less than 15 minutes to work, and 79% of residents commuting 30 minutes or less. During their commute, 70% of residents drive alone to work, while 11% walk to work and another 11% carpool to work every day.

### **Town of Spring Lake Labor Trends**

**41%**

**14%**

**9%**

**7%**

**5%**

### **Town of Spring Lake Quick Facts**

The arrows show how the Town of Spring Lake statistics compares to the county. A down arrow indicates the value is lower than that of the county, and up arrow indicates the value is higher than that of the county.

**618**  
Total Business Firms

**53%**  
Firms Owned by Men

**44%**  
Firms Owned by Minorities

**13%**  
Firms Owned by Veterans

Of the 6,432 Town residents in the labor force, **41%** are in the armed forces.

Of the civilian labor industries, the largest concentration of employees includes social services/health care/education (**14%**), retail trade (**7%**) and public administration (**9%**).

**68.6%** of the Town of Spring Lake's 16-and-older population is in the labor force. The light orange bar represents the total labor force.

# Community Engagement Goals

## Diverse Community Input

Capture the opinions and logic from a diverse group of stakeholders which reflects the composition of the plan area



### Conduct Online Surveys



### Host Community Meetings

## Build a Foundation of Knowledge

Explain data and hear a range of accounts so participants have similar starting information



### Share data & meeting results online

## Keep Land Use in Mind

Discuss topics of land use, development, redevelopment & preservation in each category of conversation



### Use maps & other engagement exercises to relate discussion to space & land use

## Explain Options and Tradeoffs

Describe policy options and the costs associated with different choices to spur creativity while remaining realistic



### Use visuals & exercises to show the constraints & costs of decisions

## Create a Relationship

Share resources and findings online to widen engagement & continually engage participants to build transparency and trust



### Use follow up communication & transparency to build trust

## Engagement Accountability

The success of the engagement process is based on the volume, diversity and attitude of engagement received.

- Postcards were sent to over 2,860 addresses to announce the start and the drafting of this plan.
- Over 100 people attended the Community Kickoff Meeting, Sept. 30, 2021 at the Spring Lake Recreation Center.
- 35 values surveys were completed, including nearly 3,000 words across just three open-ended questions.
- The website has received over 2,900 clicks from the time it was launched in Sept. 2021, with supporting webpages seeing additional interaction.
- 41 professionals, investors, property owners and residents attended the Stakeholder Meetings on Jan. 13, 2022.

Feedback across these meetings and the numerous supplemental phone calls were positive, indicating a growth in understanding of planning concepts, intent and limitations.

# Outreach and Engagement

The Spring Lake Area Land Use Plan is a plan that is meant to represent the community's vision and goals for the upcoming future. Outreach and Engagement sessions with the public were vital for drafting an impactful plan. Public engagement was achieved through multiple methods, including in-person meetings, as well as online surveys and information sharing. To view all engagement results, reference section 2 in the appendix. Detailed records of engagement materials can be requested from Comprehensive Planning staff.

## **Steering Committee:**

In order to draft a plan that was reflective of the community from start to finish, a steering committee was developed of various community members from different capacities (Planning, Education, Development, Agriculture, Public Health, etc.). This board also provided technical insight ensuring the viability of the planning process and the plan content throughout the drafting phase. Steering Committee meetings were held once a month beginning in May 2021.



## **Community Kickoff Meeting:**

Held September 30, 2021, the Spring Lake Area Land Use Plan Kickoff Meeting was a two-hour open house designed to share and gather information with area stakeholders. The event was attended by over 100 people who interacted with posters and activities on topics including land use, housing, economic development, public services and quality of life. Attendees had an opportunity to fill out a values survey, giving us key insight on what they considered the most important topics for the Spring Lake area.



## **Stakeholder Meetings:**

Area stakeholder were identified and placed into four groups: infrastructure, public services, economic development, and housing. Four meetings were hosted on January 13, 2022. The purpose of these meetings were to dive deep into what each group perceived as the needs and challenges facing the Spring Lake area, and to brainstorm land-use based solutions together. Interested citizens were able to RSVP for these meetings, and over 40 stakeholders in various roles attended.



## **Plan Review Sessions:**

The first draft of the plan was released to the public on April 14 on the plan website and through neighborhood communication channels. Printed copies were available at Spring Lake Town Hall On the \_\_\_ of April. Postcards were sent to plan area property owners announcing the draft plan release and the review session meeting on April 28 where community members were invited to give feedback. The meeting was a drop-in style event, where Planning Staff were available for feedback from the public on April 28th, from 10am to 7pm with copies of the plan for discussion.



we should mention more of the outreach tools which, for online methods, includes the PIO efforts, articles, Next Door. Link was also in water bill.

# Online Outreach Efforts

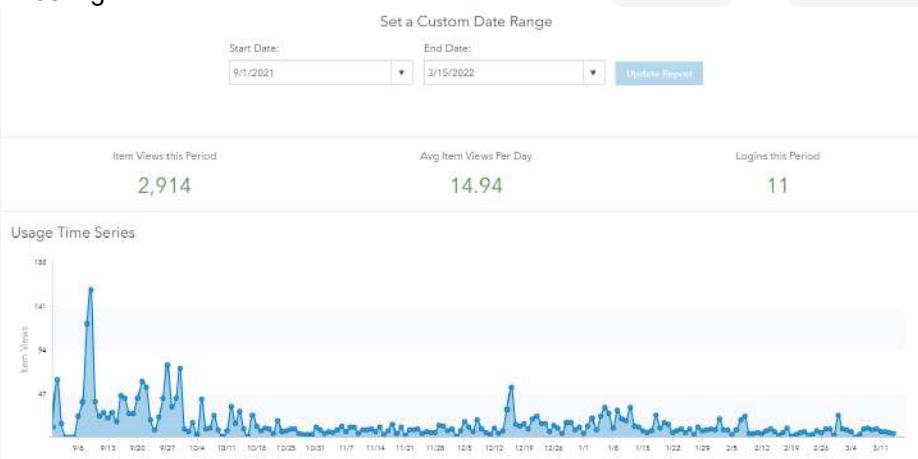
## Spring Lake Area Land Use Plan Website:

To be more accessible to those who could not attend meetings, and to provide more regular information to the public, planning staff developed an online interface through ArcGIS Hub that served as a central website for the planning process. Through this website, staff shared area data and kickoff meeting results. Users were also able to take a values survey, leave comments on the website for planning staff to review and sign up for plan updates.

To facilitate this range of engagement, multiple subpages were created, including a Spring Lake Area Land Use page, an Understanding Land Use page, a Background Information and Data page, and, after the meeting, a Kickoff Meeting page. Engagement metrics for each page is based on the number of clicks to that page, which at the time of drafting were:

- Spring Lake Area Land Use page, 2,914 clicks
- Understanding Land Use Plans 227
- Background Information and Data 366
- Kickoff Meeting 836

Below is a Hub-generated visualization of clicks to the main plan page over time. The spikes in September represent the receipt of postcards sent to property owners announcing the launch of the Website and the Kickoff Meeting.



<https://spring-lake-land-use-plan-cumberlandgis.hub.arcgis.com>

The screenshot shows the homepage of the website. At the top is a blue header with the title 'SPRING LAKE AREA VISIONING THE FUTURE a Land Use Plan'. To the left is a circular graphic of a landscape with a sun, trees, and water. Below the header is a search bar. The main content area has a green background. It features a 'Welcome' section with text about the website's purpose and a 'Participate in the Plan' section with buttons for 'Contact List Sign Up' and 'Spring Lake Area Plan - Values Survey'. There is also a 'Comment Box' for suggestions and a 'Learn about Land Use Plans' section.

## Learn about Land Use Plans

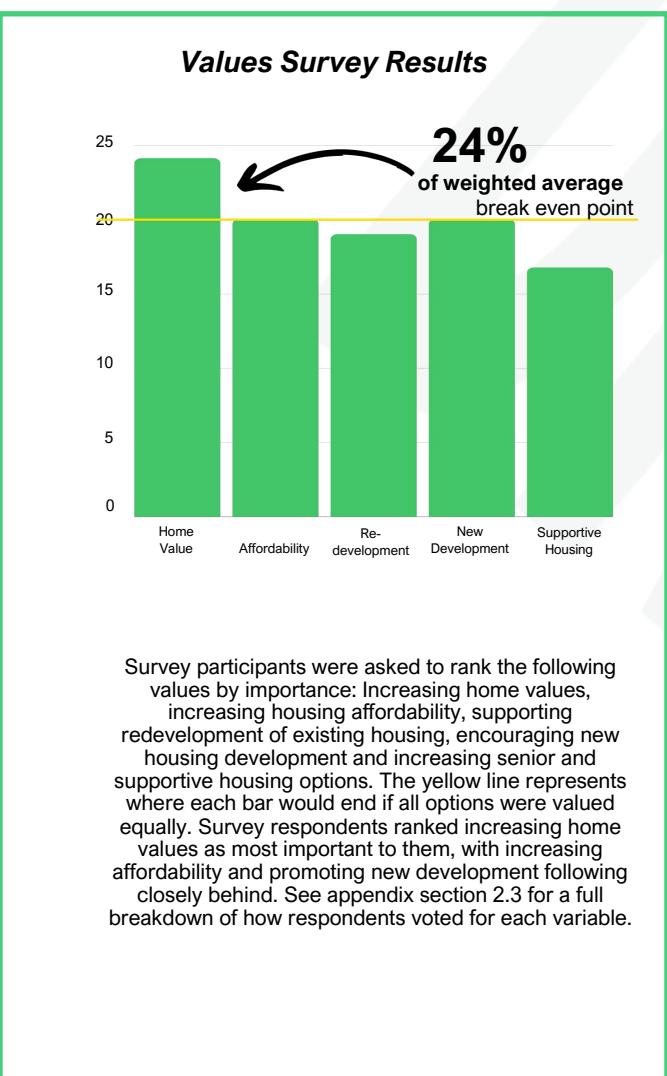
What is a land use plan? Why is it important?

A land use plan is a document which influences future zoning decisions for an area. Zoning is a tool which regulates the type and arrangement of land uses which in turn affects many aspects of our daily lives. Therefore, a land use plan is a powerful way for stakeholders to influence the future of their community.

Land use plans also include recommendations and policies which shape future development, redevelopment, and preservation with detail beyond zoning classifications. Key language and initiatives in a plan can also make a town eligible for grants and other resources. This is why public participation is essential to develop the intention of the plan.

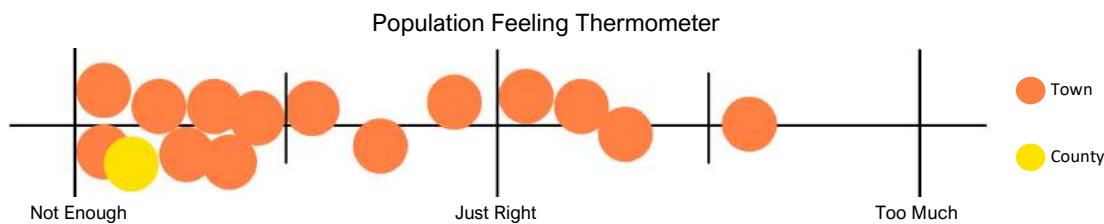
A well developed and maintained plan can energize and influence positive change. However, change only takes place at the rate

# Engagement Results



## Population and Housing Kickoff Meeting Activity

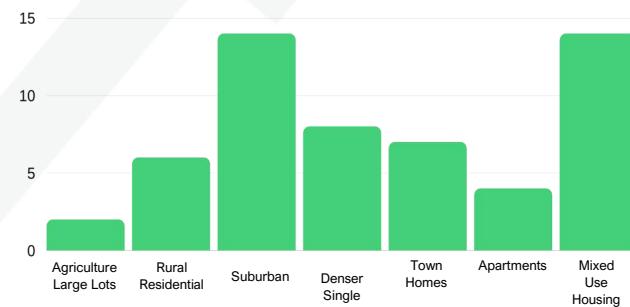
The population and housing station provided area statistics on the residents, housing and residential land use in the Spring Lake Area. Activities at this station included a scale bar question about population, strength and weakness questions about housing and a picture voting question about residential density types.



The graphic above shows how participants feel about the population in the plan area. In general, citizens felt the population is too low or not growing enough in the Spring Lake Area. Housing quality and senior or supportive housing were perceived as major weakness. Housing value and affordability had split views in the community with about half of respondents calling each category a strength and half a weakness. Verbal feedback indicated that housing in the area is affordable, but there is not enough quality or supportive housing.

Residents had the opportunity to vote on their preferred residential density, selecting as many as they would like. The categories with the most votes were suburban density housing, denser single-family or townhome style housing and vertical mixed use style housing. Participants seem to be less concerned with lot space or size and more concerned with proximity of housing to services and retail options. More than 1 in 10 residents of Spring Lake walk-to-work potentially explaining the desire for housing close to commercial services.

## Residential Density Preference



# Engagement Results

The business, economic and downtown development station provided area statistics on the industries, sales, and commercial and industrial land uses in the Spring Lake Plan Area. Several themes came out of the evening's conversations, including a need for development, redevelopment and revitalization in the Town of Spring Lake, especially on Main Street and in surrounding neighborhoods. There is a desire to see the building improvements, retail options and community events that come from a strong local economy.



## Downtown Kickoff Meeting Activity

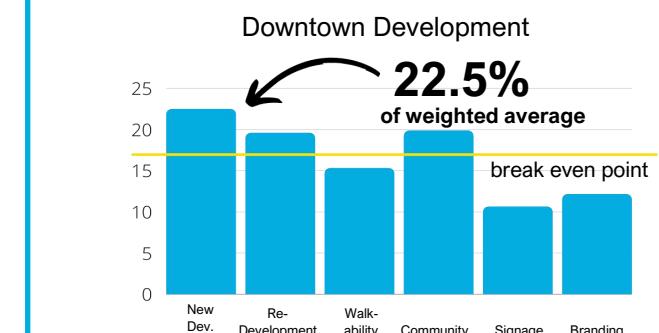
When asked, 'What would bring you to downtown more?', participants noted a desire to see improvements of existing buildings on Main Street, additional high quality food and retail options and more community events. Residents placed a sticker to vote on Downtown improvement options they would like to see including development infill, vacant lot events such as a food truck fair or mobile farmers market, streetscape improvements and Main Street events such as a fall festival or community fair. All improvement options received positive feedback from the public, and the graphic to the right represents how votes were dispersed between participants.



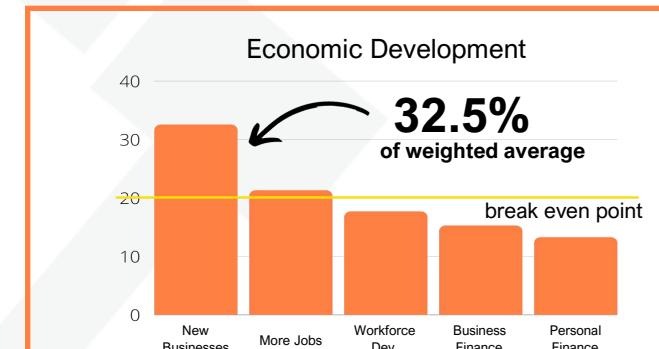
## Economic Opportunities Kickoff Meeting Activity

In general, Spring Lake Plan Area participants noted many opportunities for growth in the plan area related to economic development. Most voted the following as weaknesses including the number jobs in the area, wages offered by jobs in the area, workforce training opportunities offered and attractiveness of Spring Lake for potential business owners.

### Values Survey Results



Survey participants were asked to rank the following values by importance: encourage new development, encourage redevelopment, improve walkability and pedestrian access, host more community events, improve signage and improve branding. The yellow line shows where values would fall if they were all ranked equally, and attracting new businesses and increasing jobs were most valued by survey respondents. Encouraging development & redevelopment, and hosting community events were valued most by survey respondents. See appendix section 2.3 for a full breakdown of how respondents voted for each variable.

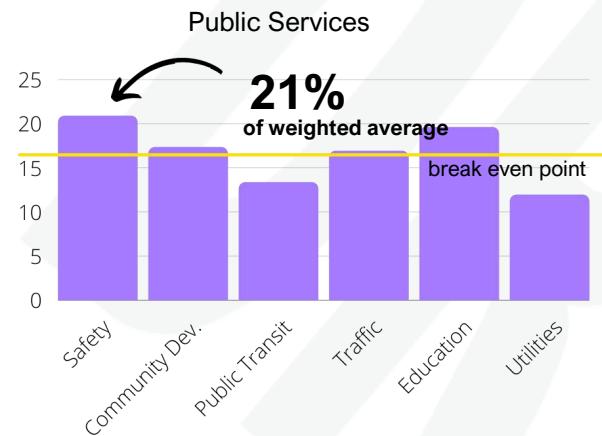


Survey participants were asked to rank the following values by importance: attracting new businesses, increasing jobs, workforce education training, improving access to business financing and improving access to personal financing. The yellow line shows where values would fall if they were all ranked equally, and attracting new businesses and increasing jobs were most valued by survey respondents. See appendix section 2.3 for a full breakdown of how respondents voted for each variable.

# Engagement Results

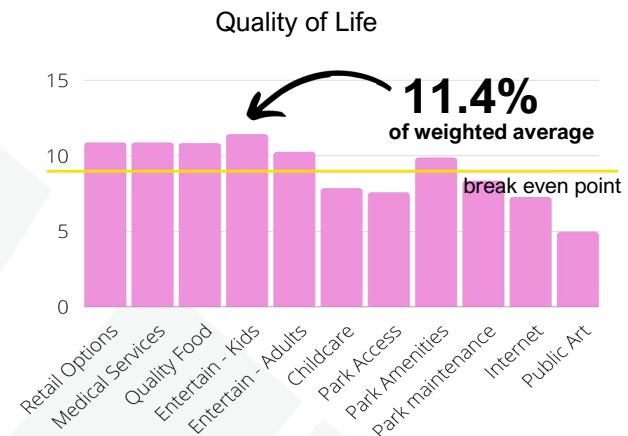
The public services and quality of life station provided a map of area services and a strengths and weakness activity about area public services and quality of life topics, which participants voted on with stickers. Also picture below are the values survey results where each topic was ranked by importance.

**Values Survey Results**



Survey participants were asked to rank six variables by importance. Safety services, community development initiatives, traffic management, and education quality were valued most by survey respondents. See appendix section 2.3 for a full breakdown of how respondents voted for each variable.

**Values Survey Results**



Survey participants were asked to rank 11 variables by importance. Increasing retail options, medical services, quality food access, entertainment options for kids, and park amenities were valued most by survey respondents. See appendix section 2.3 for a full breakdown of how respondents voted for each variable.



## Public Services Kickoff Meeting Activity

Public services are sectors that include safety, transportation, education, utilities and community development. These services are provided through public organizations such as Cumberland County, The Town of Spring Lake, Cumberland County Schools, etc. In general, residents had mixed feelings on public services in the plan area. There were positive feelings towards fire services and emergency preparedness, with residents considering those operations as strengths in the Plan Area. Citizens were split 50/50 on their feelings towards education quality and access and utilities quality and access, some believing those to be a strength of the area and others feeling that those services were a weakness. Public Transportation, road quality, walkability, support services and police services were viewed as public services that could be improved in the plan area by citizens.



## Quality of Life Kickoff Meeting Activity

Quality of life refers to services in the plan area that make for positive living experiences among residents. These include medical services, quality food options, internet access, childcare options and affordability, outdoor recreation options, community based events and entertainment options for children and adults. There were some positive feelings towards internet access and childcare availability, with each category receiving one or two votes as a strength. However, most participants see many opportunities for improvement for quality of life services in the plan area with all categories seeing a majority or totality of votes as weaknesses. Entertainment options for children received the most weakness votes. As the most valued component of quality life surveyed, this is a priority for improvement.

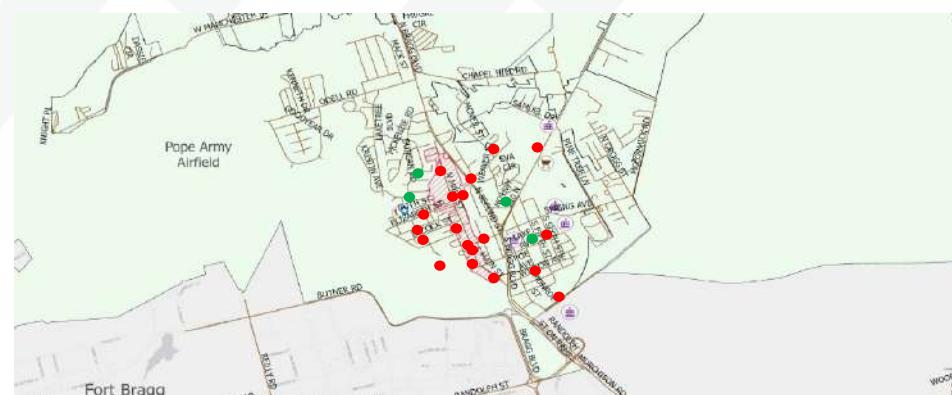
# Engagement Results

The SWOT (Strengths, Weaknesses, Opportunities, Threats) method was originally created for business and industry but is equally useful in the work of community planning and development. The SWOT analysis below includes feedback from the Kickoff Meeting and the Values Survey.

Strengths	Weaknesses	Opportunities	Threats
<b>S</b>	<b>W</b>	<b>O</b>	<b>T</b>
<ul style="list-style-type: none"><li>• Significant Community Potential</li><li>• Abundance of potential for businesses to come in with presence of vacant land and buildings</li><li>• Traffic Flow (People can get through town fairly quickly)</li><li>• Proximity to Ft. Bragg and city life</li><li>• Quiet, small-town feel</li><li>• Diverse community</li><li>• Community pride</li><li>• Natural resources and beauty of local parks and trails</li><li>• Lunch food scene</li></ul>	<ul style="list-style-type: none"><li>• Lack of restaurants and outdoor dining</li><li>• Lack of grocery options</li><li>• Lack of retail options</li><li>• Lack of nearby medical facilities</li><li>• Lack of cohesive city management</li><li>• Traffic and speeding issues</li><li>• Connectivity issues</li><li>• Inability to keep local businesses</li><li>• Lack of access to local businesses due to traffic and built environment</li><li>• Dilapidated street infrastructure</li><li>• Poorly managed waterlines</li><li>• Beautification standards</li><li>• No economic development plan</li><li>• No vision</li><li>• High taxes</li><li>• Not enough high quality housing</li></ul>	<ul style="list-style-type: none"><li>• Expansion to community facilities such as a community swimming pool or skating rink</li><li>• Bring back public transit</li><li>• Need town beautification efforts</li><li>• Provide more family events</li><li>• Redevelopment opportunities for older portions of Spring Lake (3rd—7th Street; Main Street to Town Hall)</li><li>• More amenities for travelers could be provided</li><li>• Opportunity to improve infrastructure to attract local business</li></ul>	<ul style="list-style-type: none"><li>• High Taxes</li><li>• High Water Bills</li><li>• Bad Roads</li><li>• Utility access</li><li>• Diminishing of business base</li><li>• Increasing traffic congestion</li><li>• Deteriorating housing</li><li>• Deteriorating park amenities</li><li>• Flooding risk</li><li>• Vacant properties</li><li>• Lack of accountability</li><li>• Trash accumulation on roadsides and vacant lots</li><li>• No beautification standards for future development</li></ul>

## Strengths and Weaknesses Map

Residents were asked to mark a red dot in areas of Spring Lake that were perceived as a weakness and a green dot in areas that were perceived as a strength. All responses were located within the Town of Spring Lake, and the majority of respondents found Main Street and streets around Bragg Blvd to be the largest weakness in the area. Ruth Street, 5th Street, the Shopping Center at the Fork of NC 87 & NC 210 and Duncan Road were perceived as strengths in the area.



# Engagement Results

The following information was collected from a series of stakeholder engagement meetings held on January 13, 2022. These points were the main takeaways from the sessions:

## Infrastructure



- DOT Widening of 87, and Vass Rd Manchester Rd improvements
- Spring Lake Area Transit has been decommissioned due to funding, but may return soon
- Developer mitigation of traffic needed at 4,000 trips a day
- Spring Lake waterline infill doable, but more distant expansions limited
- Other water sources possible in unincorporated plan areas at developer cost
- PWC has waived fees in the past to incentivize the broadening of lines
- Natural Gas lines could be extended into the plan area from adjacent projects in the future
- Fort Bragg utilities are not accessible for extension at this time
- Underground utilities are not always a viable option even for new development
- The Spring Lake Plan Area is very compatible for Density Development
- Stormwater pipes to be replaced within the next ten years
- Failed Overhills septic may have been result of old “Perk Test” method.

## Services



- Need for area vision
- Desire to be a small town destination
- Goal to encourage foot traffic into Carvers Creek (Tap into community asset)
- Desire to increase healthy food options
- Goal to increase opportunities for senior population in the community, including social events, food accessibility, and transit options
- Updates to Town recreation facilities expected soon
- Lillian Black Elementary may close due to declining population numbers and the age of the facility
- Need for medical facilities in town
- Difficulty hiring and maintaining police staff due to low salaries and outdated equipment
- Community trust and policy enforcement need to be improved.

## Economic Development

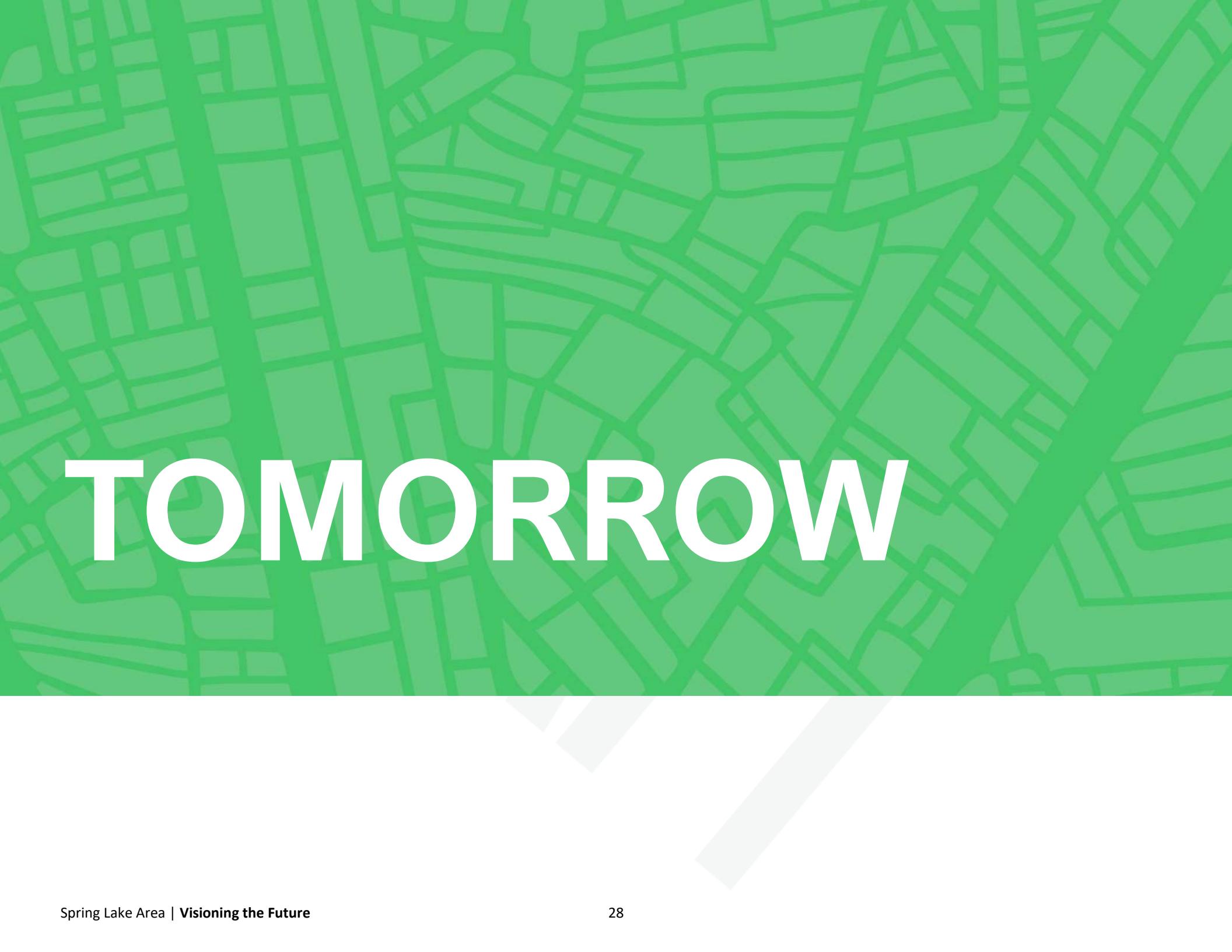


- Defense Industry & Biotech could be highly successful in the plan area
- Infrastructure limits may determine potential for industry growth, particularly natural gas
- Town sewer has capacity for new projects
- Downtown overlay is a deterrent to developers—needs more flexibility
- Ft Bragg can sometimes be a deterrent to development due to restrictions
- Partnership with FTCC for workforce training has been an asset, could be expanded
- Sewage and water has to be updated and expanded for the Town to grow
- Form-base code would be a deterrent to development because it would function like the downtown façade guide
- Incentives for development should be prioritized to attract businesses
- HOAs are not always successful managers of shared spaces
- Demolition and remediation is costly

## Housing



- Need for branding, potentially subarea branding: Ruth Street, Main Street, etc.
- Events like an international food court, food truck event, Taco-Tuesday, Christmas Tree Lighting
- More sidewalks and connectivity needed
- Roads are dangerous and are in need of improvements
- Building sidewalks along 210 is costly
- Connectivity and Main Street road improvements depend on DOT
- Neighborhood landscaping, clean and safe parks, walkability
- Desire for local medical facilities, healthy grocery options, and schools
- Need more family-oriented activities in the area
- Desire for beautification efforts
- Water and sewer lines need to be replaced, crumble when extended
- Provide a list of vacant parcels
- Desire for larger homes
- Capitalize on new residents coming to Odell Rd
- Condemning buildings not the best solution
- Tired of seeing vacant businesses in shopping centers

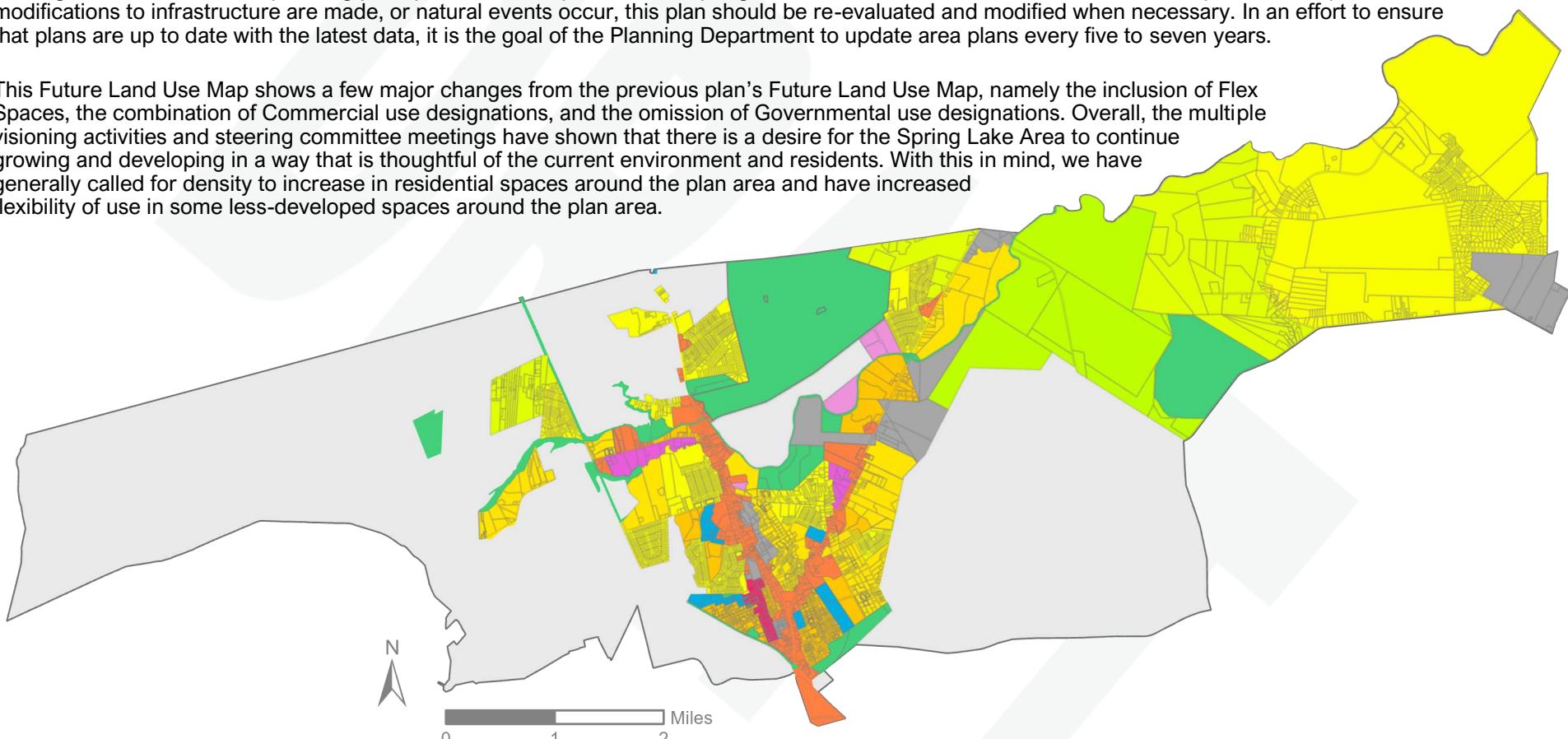


# TOMORROW

# Future Land Use Map

A useful land use map calls for a combination of land uses that would enhance the area by preserving the existing natural environment, enriching the community atmosphere and prioritizing the safety of the public. Many factors have gone into the creation of the future land use map and accompanying policies including existing conditions, land use planning principles, and the input from the Spring Lake Plan Area stakeholders. As future development takes place, additions or modifications to infrastructure are made, or natural events occur, this plan should be re-evaluated and modified when necessary. In an effort to ensure that plans are up to date with the latest data, it is the goal of the Planning Department to update area plans every five to seven years.

This Future Land Use Map shows a few major changes from the previous plan's Future Land Use Map, namely the inclusion of Flex Spaces, the combination of Commercial use designations, and the omission of Governmental use designations. Overall, the multiple visioning activities and steering committee meetings have shown that there is a desire for the Spring Lake Area to continue growing and developing in a way that is thoughtful of the current environment and residents. With this in mind, we have generally called for density to increase in residential spaces around the plan area and have increased flexibility of use in some less-developed spaces around the plan area.



Land Use Category	Open Space	Rural Density Residential	Suburban Density Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Downtown	Heavy Industrial	Light Industrial	Office & Institutional	Flex Areas	Fort Bragg
Associated Zoning Districts	CD	A1, A1A, R40, R40A	R30, R30A, R20, R20A, RR	R15, R15A, R10, PND, R7.5	R6, R6A, R5A	R5	C1, C1(P), C2(P), C3, C(P)	CB	M(P), M2	M1(P), M1, M	O&I, O&I(P)	Various	N/A

# Future Land Use Classifications

The Open Space designation is approximately 400 acres smaller in the 2022 Plan than it was in the 2002 Plan. Most of this loss can be attributed to determining land use by parcel, rather than by inclusion in the flood zone.

Rural Density Residential was not called for at all in the 2002 Plan. In order to promote infill in town, approximately 1,500 acres (12% of the plan area) has been designated in this Plan to fill the demand for less dense housing.

Most of the area that became Rural Density Residential in the 2022 Plan was designated as Suburban Density Residential in the 2002 Plan. This was just one of multiple changes that contributed to a loss of approximately 4,000 acres of this density.

A significant portion of the Suburban Density Residential that was called for in the 2002 Plan is now classified as Low Density Residential. This is due to a new school being built south of the Unincorporated Plan Area, bringing an increased demand for housing.

Medium Density Residential saw a small, not especially significant, increase in area. This increase in area primarily comes from calling for a higher density than previous plans in existing residential areas.

The High Density Residential classification had major growth between the 2002 Plan and the 2022 Plan, going from less than 1% to almost 4% of the Plan Area. By allowing High Density Residential development to take place near Downtown, traffic and visibility to downtown can increase.

One major change between the 2002 and the 2022 Land Use Plans is the combination of Light Commercial and Heavy Commercial into one Commercial designation. The overall area for this designation still remains approximately 650 acres.

The 2002 Plan called for approximately 40 additional acres outside of what would become Spring Lake's Main Street Overlay to be classified as Downtown. This plan shrinks that Downtown designation in order to help focus Spring Lake's resources on critically important areas like Main Street.

The 2002 Plan indicated a serious desire for both Heavy and Light Industrial development. However, the demand for commercial and residential development has eclipsed the demand for any industrial development, causing Industrial Land Use Classes to shrink by over half of their area (about 200 acres). There is still room for industrial growth on existing parcels with compatible zoning and land use designations. There are also some parcels located in other land use classes that would be suitable for industrial development due to their size and location in the Plan Area. The land use and zoning on those parcels presently aligns with the Low Density Residential classification and would require a rezoning to accommodate industrial development.

Due to the very limited scope of the Governmental land use class, it was combined in this plan with the Office & Institutional land use class. These classes have identical associated zoning and accomplish similar goals. In this plan, this designation is used only to signify schools and government-owned complexes

Land Use Category	Open Space	Rural Density Residential	Suburban Density Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Downtown	Heavy Industrial	Light Industrial	Office & Institutional	Flex Areas	Fort Bragg
Associated Zoning Districts	CD	A1, A1A, R40, R40A	R30, R30A, R20, R20A, RR	R15, R15A, R10, PND, R7.5	R6, R6A, R5A	R5	C1, C1(P), C2(P), C3, C(P)	CB	M(P), M2	M1(P), M1, M	O&I, O&I(P)	Various	N/A

# Flex Areas

The Future Land Use Map and policies for the Spring Lake area include a land use classification that is new for both the County and Spring Lake: **Flex Areas**.

Flex areas are utilized when it is determined that an undeveloped or under-developed space is compatible with multiple land use classes. These areas vary in size from approximately 10 acres to 350 acres, with a total of approximately 725 acres of the plan area designated as Flex Area. As development occurs and the flex areas “fill in,” the scope of what’s allowed in the rest of the space may change. When new development occurs in each of these Flex Areas, it must be considered that the change will set the tone for the rest of the Flex Area.

## FLEX AREA 1:

*Associated Zoning Districts: CB, C1, R5, and R5A*



Flex Area 1 can be found South of Downtown Spring Lake. It is bound by Spring Avenue to the North, Second Street to the East, Lake Avenue and the Comfort Inn & Suites to the South, and the backside of lots that abut Main Street to the West. Ideal uses in this space are businesses and residences that support a thriving downtown community, including small-scale multi-family housing that allows citizens of Spring Lake to have walkable access to Downtown without disturbing the current neighborhood character.

## FLEX AREA 2:

*Associated Zoning Districts: MXD, CB, C1, R5, and R5A*



Flex Area 2 can be found North of Downtown Spring Lake. This Flex Area has access to Bragg Boulevard on its eastern edge, in addition to spanning across Main Street to the west. The considerable size and desirable location of this area creates an excellent opportunity for a mixed use development. A mixed use development could serve as an attraction to the downtown area, and bring in additional residents that would support existing downtown businesses.



Also suitable in Flex Area 2 is the Central Business Zoning District, light commercial uses, and multi-family housing. If strategically developed, this area can create a transition between the locally important Main Street corridor and the regionally important Bragg Boulevard corridor, drawing in local and regional travelers.

## FLEX AREA 3:

*Associated Zoning Districts: R5, R5A, R6, and C1*



Flex Area 3 is east of Bragg Boulevard, situated between existing commercial and residential land uses. The larger lot sizes, variety of surrounding uses, and relative under-development compared to other areas of Spring Lake opens the door to multiple avenues for development in the future. During construction of the Future Land Use Map, this area was envisioned as a transition area that could hold higher density housing and light commercial businesses that serve the nearby neighborhoods.

# Flex Area Map

## FLEX AREA 4:

Associated Zoning Districts: MXD, M(P), M2, M1(P), M1, M, R5, R5A, R6, R10, and R15



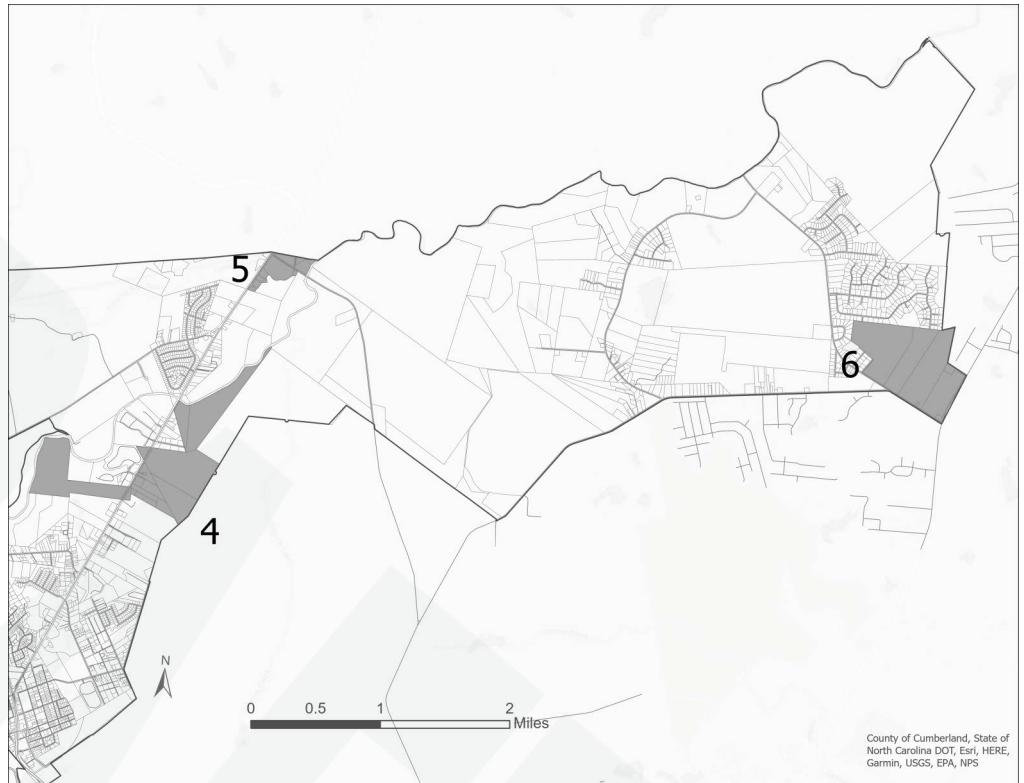
Flex Area 4 spans across Lillington Highway and is adjacent to the Little River to the North. Portions of the eastern parcels that borders Fort Bragg-annexed property have been identified as a critically important areas in the RLUAC Joint Land Use Study due to Red-cockaded Woodpecker foraging in the area. This should not preclude that area from development, including industrial development, due to the size of the parcels which can allow for proper buffering from wildlife habitat. This is the largest Flex Area, created with the hope that there would be space for industrial development if it was considered desirable by the Town. Mixed use and residential development are also suitable in these areas, potentially adjacent to industrial activities, depending on pollution and nuisance associated with the particular industry and the implemented or space to implement sufficient buffering between uses.

## FLEX AREA 5:

Associated Zoning Districts: C1, C1(P), C2(P), C3, C(P), R5A, R6, R7.5, PND, R10, R15, R20, R20A, R30, R30A, and RR.

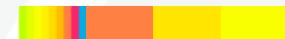


Flex Area 5 is on the eastern side of Lillington Highway at the Harnett County/Cumberland County boarder. This transition is an important area; Harnett County is experiencing a development boom and has made concerted efforts to maintain a certain standard of appearance along major roadways including NC 210. An appropriate use here could be either residential development to create a cohesive residential corridor, matching the existing development across the boarder, or commercial services that support the neighborhoods nearby. It should be noted that any intense commercial developments would be required to have water and sewer service extended to the site.



## FLEX AREA 6:

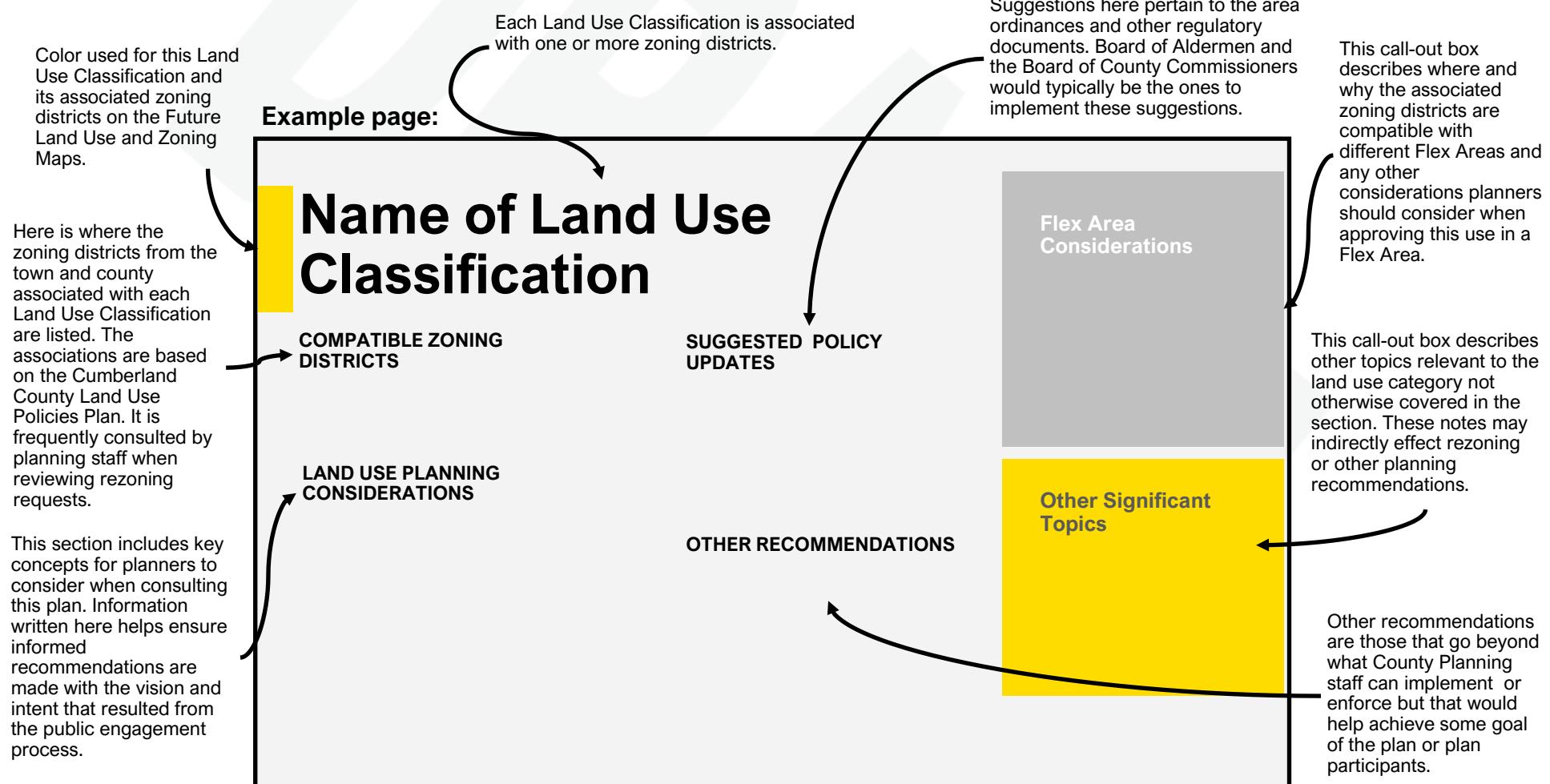
Associated Zoning Districts: MXD, C1, C1(P), C2(P), C3, C(P), R5A, R6, R7.5, PND, R10, and R15



Flex Area 6 is on the far eastern edge of the plan area, bounded by Ramsey Street to the east and Elliot Bridge Road to the south. This area of Cumberland County has experienced various waves of development, with new development expected if the Fayetteville-annexed property just south of this flex area is developed as a new school. The intent of the flex area is that it can flexibly respond to development pressures and direct that development to help form an area identity. This Ramsey Street/Elliot Bridge Road node can house businesses, higher-density housing, or both that support the school and surrounding neighborhoods. Large parcels add to the potential of this flex area, however, portions of the area are have water, wetlands, and are in the Cape Fear River watershed. Development in this area should be reviewed against the Water Considerations map found on page XX.

# Land Use Classifications: Compatibility and Considerations

In this section, each land use category is described in detail. Use the guide below to understand the sections of each page and how to get the information you need.



# Open Space

## COMPATIBLE ZONING DISTRICT

Town of Spring Lake: CD

County: CD

## LAND USE CONSIDERATIONS

### Where called for:

- Permanently conserved lands
- Bodies of water
- Waterways between parcel lines

This differs from other county land use maps which historically have called for 100-year Floodways and Wetlands to also be conserved. These areas are in the Water, Flood, and Hydrology map on the following page.

Note that the town and county Use Matrices do allow some uses in CD-zoned lands.

### Why:

- These areas are least likely or unable to be developed.
- This method allowed for CD land use areas to align with parcel lines.
- Floodways and wetlands do not preclude development on a given lot.
- Developing in or around floodways and wetlands is regulated by state statute and reviewed by staff outside of comprehensive planning making further regulation herein potentially redundant and unenforceable.

### Other suitable locations:

- Critically important areas identified by the 2018 JLUS
- Area between the two Carver's Creek State Park locations

- 100 year flood, wetlands, or historically flood-prone areas
- Along proposed greenways and blueways

### Unsuitable locations:

None. Though conservation can have greater impacts for wildlife when connected with other greenspace, conserved lands are always an asset.

## SUGGESTED POLICY UPDATES

### County Ordinances, Zoning Map

- **Administrative rezone permanently conserved areas.** The two largest open space areas are permanently conserved, however, they remained zoned residential, inaccurately representing current or future land use in those areas.

## OTHER RECOMMENDATIONS

### Town Staff, Plan Champions

- Work with parks departments and conservation groups to provide trails between conserved areas and along waterways, particularly where this network can be accessed by residents
- Consider acquiring and conserving vacant land that would connect Main Street to a new park around the body of water off of Georgia Street
- Utilize the FAMPO Blueway Plan once adopted.

### Developers

- Work with conservation groups or municipal parks dept. to maintain open space within neighborhoods rather than managing the lands through an HOA

## Open Space Callout Map



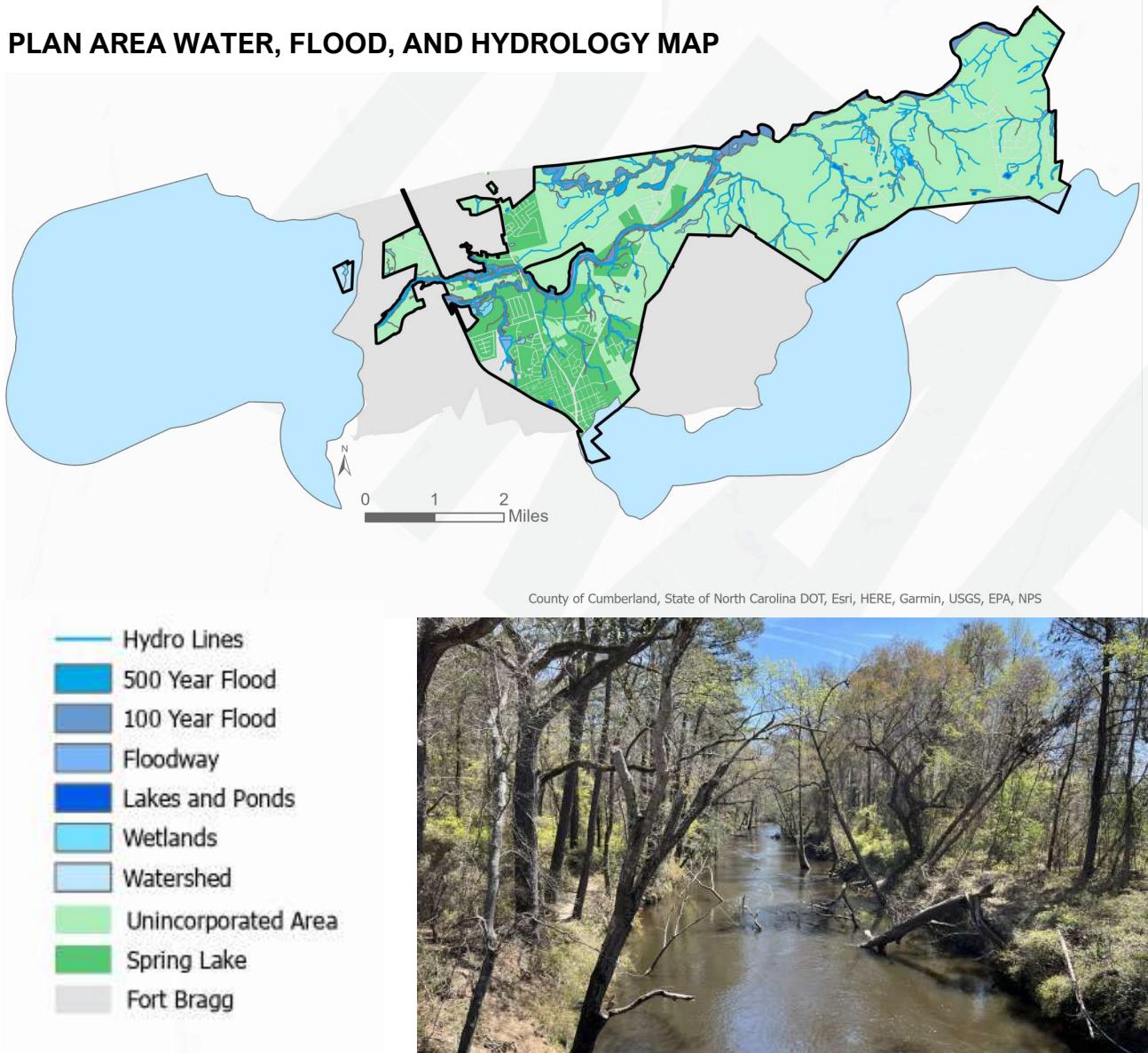
## Carver's Creek

The Largest CD area on the Future Land Use Map is the Spring Lake Carver's Creek Location, previously named Long Valley Farm, a portion of the Rockefeller estate. This State Park is undergoing development to have a complete boardwalk loop, overnight camping, and an updated road, welcome center, and wedding venue. To the southwest of the plan area off of McCloskey Road, there is also the Sandhills Carver's Creek location.

State conservation and transportation agencies have published maps showing the two parks connected by trailways or other conserved land. This plan does not call for the same additional conservation because of a lack of short or medium-term viability. However, any such conservation initiated by land owners in that area is considered compliant with this plan.

# Open Space, Cont.

PLAN AREA WATER, FLOOD, AND HYDROLOGY MAP



## Water Considerations in the Spring Lake Area

This map shows Plan Area waterways, floodways, wetlands, and watersheds. Watersheds skirt the perimeter of the Plan Area and therefore do not significantly impact development considerations. However, other water features are abundant in the northern Plan Area, especially in unincorporated areas, which are least equipped with public utilities. Industrial and commercial uses in or around these water areas could have greater pollution implications, and any septic-based development is less likely to pass required soil testing. Policies that mitigate these concerns are regulated and enforced through the State and the County Environmental Health Department. Planners should be aware that these water features may deter development. See appendix XX for a map of Hydric Soils.



## The Little River

Flooding along the Little River is a land use concern based on damage incurred from Hurricane Matthew (2016) and Hurricane Florence (2018). However, flooding risk along the river may change overtime. The Woodlake Dam was damaged by Hurricane Matthew, and then preemptively breached by the State, giving little defense for downstream areas during Hurricane Florence. In 2022, \$9.6 million was allocated in State Budget for repair of the Woodlake Dam meaning the risk associated with Little River Flooding may reduce in the years to come. However increased runoff and severity of storms could limit the benefits of dam repair.

Review Team: is flooding from Michael worth adding?

# Rural Density Residential

## COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: None

County: A1, A1A, R40\*, R40A\*

## LAND USE CONSIDERATIONS

### Where called for:

- In undeveloped areas
- Near active farmland
- Near permanently conserved lands
- Limited road access

This differs from the 2002 Spring Lake Land Use Plan which called for no Rural Density Residential areas.

### Why:

- Residential development beyond rural and infrequent lots are incompatible with the character in these areas and may conflict with existing farming activities
- Limited road access means that significant development with incompatible with existing infrastructure and the public utilities are unlikely to be extended to the area
- Calling for a greater contrast in residential density in the unincorporated area than the previous plan was an intentional method to deter sprawl and promote infill.

### Other suitable locations:

- Unincorporated areas with unsuitable soils and no public water and sewer
- The large parcel northern-most parcel to the east of McCormick Bridge Road

## LAND USE CONSIDERATIONS, CONT.

- R40 lots may be suitable in some areas that call for Suburban Density Residential

### Unsuitable locations:

- Areas that call for Medium or High Density Residential
- Areas that call for higher density and where developing below that standard would limit community development potential

## SUGGESTED POLICY UPDATES

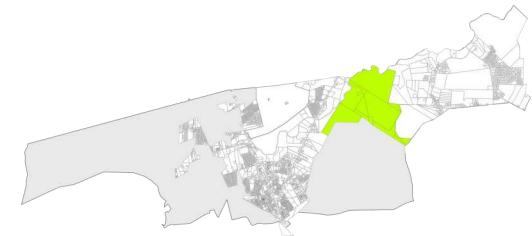
### Spring Lake MIA

- **Update County Subdivision Ordinance to make Density Development a use-by-right in the Spring Lake MIA.** This will help encourage the use of this development style. The benefits of the resultant conservation would have the greatest impact in currently undeveloped parts of the county including the plan area where Rural Density and Suburban Density are currently called for.

### County Ordinances

- **Update the zero lot line policy from County Ordinance to a density bonus grid similar to Harnett County's Compatibility Design Concept Table.** Zero lot line developments are not compatible with the surrounding area character. They also result in unused land similar to a Density Development but without the formal

## Rural Density Callout Map



## Flex Area Consideration

The zoning districts associated with this land use classification are not called for in any of the flex areas which call for higher densities and other non-residential zonings. Rural zoning districts are not compatible in the flex areas which strive for greater development density.

## SUGGESTED POLICY UPDATES, CONT.

conservation of those unused lands. Adopting a density bonus system can ensure surrounding area compatibility and other community benefits of smaller lot design. See Appendix XX for an example of the density bonus grid.

\* Zoning Districts permitted in current ordinances, but not present in the Plan Area at the time of drafting.

# Rural Density Residential, Cont.



Residents of rural areas often find that a traditional zero lot line subdivision does not complement the surrounding rural character. One way to enhance that rural character while still allowing for denser subdivision development is to use a design style known as Density Development or Conservation Subdivision. This layout requires shared, open green space and natural buffers, which it accomplishes through slightly smaller lot sizes. This way, residents still have public and private green space to utilize, and the contiguous open spaces are more hospitable to local wildlife than individual yards.

## STANDARD DEVELOPMENT



## DENSITY DEVELOPMENT



## Density Developments

This is a conditional Zoning District in both the town and county.

This is a type of residential development which maintains the number of houses determined by a project's zoning and acreage, while preserving 40% of the land area for open space. This means a subdivision will consist of the same number of homes and potential residents, but the buildable lot size for each home is smaller.

### LAND USE CONSIDERATIONS

#### Where called for:

As a conditional zoning district, Density Developments are not expressly called for anywhere in the Plan Area. However, this development style would be suitable in most of the unincorporated area.

#### Why:

The unincorporated area is largely undeveloped making the conservation of Open Space compatible with existing character and more beneficial to wildlife.

#### Unsuitable locations:

The Town of Spring Lake has little undeveloped land to apply this model.

### POLICY RECOMMENDATION

#### County Commissioners

- Rename Density Development to Conservation Subdivision.

### OTHER RECOMMENDATIONS

#### Planning Staff

- Encourage the open space of density developments to abut permanently conserved lands when applicable.

#### Developers, Town Staff, Plan Champions

- Work with conservation groups or municipal parks department to maintain open space within neighborhoods rather than managing the lands through an HOA.
- Connect open spaces for habitat and trail systems.

# Suburban Density Residential

## COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: RR  
County: R30, R30A\*, R20\*, R20A\*, RR

## LAND USE CONSIDERATIONS

### Where called for:

- Northwest of the Bragg Estates subdivision
- The northern portion of NC 210 and adjacent parcels to the west
- Numerous parcels west of Elliot Farm Road

This is a chameleon classification where R30 may be compatible with rural areas while R20 subdivisions can resemble a neighborhood compatible with denser areas. Both the surrounding area development and the number of lots proposed may affect rezoning compatibility.

### Why:

- These land use areas match current nearby zoning and land use and are therefore compatible with area character
- Buffer between ideally denser areas and active farming or rural development

### Other suitable locations:

- R30 might be suitable in Rural Density Residential areas
- R20 might be suitable in Low Density Residential area. However, if public water and sewer is available, zoning below the called for density in the Future Land Use Map should be discouraged.

## LAND USE CONSIDERATIONS, CONT.

### Unsuitable locations:

- Lots of these size may be able to use septic systems contingent on soil testing. However, much of the unincorporated area has hydric soils which may preclude development.
- Although RR and R20 call for the same lot size, their uses may not be compatible. Siting residential use next to agricultural use should always be evaluated.

## SUGGESTED POLICY UPDATES

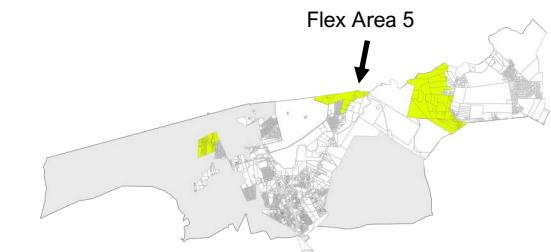
### *Town of Spring Lake Ordinances*

- **Clarify permissibility of mobile homes parks in Town's Rural Residential Zoning District.** Town Ordinances list manufactured homes as a permitted use for RR in the use table, contrary to written description of this zoning district.
- **Remove 35 foot street frontage requirement for dwellings on dead-end roads to match the Town Ordinances' exception for zero lot line and cul-de-sac developments.**

### *Spring Lake MIA*

- **Require connector streets in subdivisions where adjacent lots also allow for subdivision development.** Both county and town Subdivision Ordinances prohibit new half streets in most cases. This limits future connectivity which is a priority for this plan and has numerous traffic and safety benefits.

## Suburban Density Callout Map



## Flex Area Considerations

Suburban Density Residential land use, specifically, the R20, R20A, and Rural Residential (RR) zoning districts are a suitable zoning for Flex Area 5, to the east of NC 210 at the Harnett County border. This area has a mix of current zonings and could be developed either residentially or commercially. If commercial zoning and activity increases in this flex area, the compatibility of Suburban Density Residential use may no longer be compatible in this area.

Other Flex Areas that call for Low Density Residential zoning districts intentionally did not call for these less dense categories. However, there may be situations where R20 zoning is or becomes compatible with a flex area that calls for R15.

\* Zoning Districts permitted in current ordinances, but not present in the Plan Area at the time of drafting.

# Suburban Density Residential, Cont.



## SUGGESTED POLICY UPDATES, CONT.

- **Adopt a measure that requires interconnectivity and more than one means of ingress and egress** within a subdivision. This increases safety and emergency service response times.
- **Adopt major and minor subdivision thresholds.** A major subdivision designation could be used to then require more neighborhood amenities. Major R20 subdivisions may benefit from greater interconnectivity, lighting, trees, or sidewalks.

## Sewer vs. Septic

The septic failure of the Overhills Subdivision, in combination with the Spring Lake Area's history of flooding and prevalence of hydrology and hydric soils makes septic use a serious area concern. However, Overhills and other older developments used a "Perk Test" system that is no longer used due to its unreliability. The Subdivision Ordinance requires sewer lines beyond 2 units per acre, but any subdivision will require soils testing reviewed by Environmental Health.

## Interconnectivity of Developments

Traffic on the Plan Area's major roads is an existing concern in the area. Significant development in currently sparsely populated areas may exacerbate existing congestion. One way to mitigate this issue is to allow for connections between subdivisions, especially when this creates access to more than one arterial road. Not only should this be encouraged within one development, but across developments. To do so, the following County Subdivision Ordinance language may need to change:

"New half streets are prohibited except when essential to the reasonable progression of the subdivision or other development in conformity with the other requirements of these regulations and where it will be practicable to require the dedication of the other half when the adjoining property is subdivided or otherwise developed."

According to the County Subdivision Ordinance, connections to public utilities lines are required when:

- 1 to 10 lots are within 300 feet of an existing line
- Any portion of 11 to 20 lots are within 500 feet of an existing line
- Any subdivision greater than 20 lots and/or where density is greater than 2 units per acre

Exceptions exist depending on drainage area, crossing major waterways and for extensions greater than 2,000 feet.

# Low Density Residential

## COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: R15, R10, PND

County: R15, R10\*\*, R7.5, PND

## LAND USE CONSIDERATIONS

### Where called for:

- East of Elliot Farm Road
- Existing Low Density subdivisions: Bragg Estates, Deerfield, Holly Hills, Laketree, Manchester Forest, Woodlawn West, Mimosa Terrace, Overhills, Lakeview Gardens
- Flex Areas off of NC 210 and Ramsey Street

This is the most abundant Land Use Classification, accounting for over 35% of the Plan Area. Currently, over 36% of the Plan Area is zoned to one of these densities.

### Why:

- Anticipated increase of development with potential school siting just south of Johnson Farm Road by Elliot Bridge Road.
- Promote infill away from areas where lower density is called for
- Existing or potential extension of public utilities
- Match existing zoning

### Other suitable locations:

- In Suburban Density Residential areas if sewer and water lines are accessible and there are no conflicts with surrounding existing uses
- Some Medium Density Residential areas

## LAND USE CONSIDERATIONS, CONT.

### Unsuitable locations:

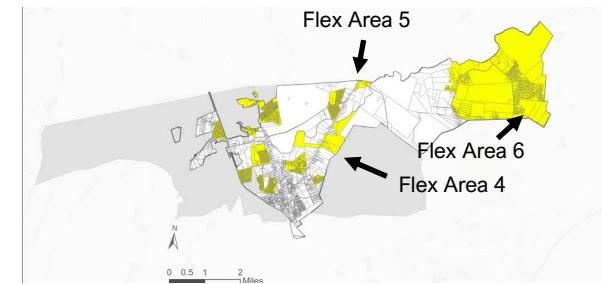
- Rural or actively farmed areas
- Areas without suitable roadway connections
- Areas without public utilities
- Medium or High Density Residential areas in town where these zoning districts' lot sizes or single-family development would prevent the highest density and best use of land for current and future residents of Spring Lake

## SUGGESTED POLICY UPDATES

### *Town of Spring Lake Ordinances*

- **Clarify PND dormancy in the Town and County Ordinances.** All of the conditional criteria for a Planned Neighborhood Development remains in the body of both the Town and County Ordinances although both also include a clause elsewhere saying this zoning district is dormant. Either this clause should be removed or the district description include a note of its dormancy and the conditions can be removed from the document.
- **Clarify sidewalk ordinances in the county.** County Ordinances call for 10 foot wide sidewalks when a subdivision is built next to a public park or school. Clarify where this sidewalk is to start and end.

## Low Density Callout Map



## Flex Area Considerations

Low Density Residential zoning districts are suitable in Flex Areas 4, 5, and 6. Other suitable uses in these areas include denser residential districts, commercial districts, and, in the case of Flex Area 4 spanning NC 210, industrial uses. The development of these Flex Areas will continually shape the compatibility of future development within each space. For example, if industrial activity moves into a Flex Area, residential use once called for in neighboring flex parcels may no longer be suitable.

In addition to these Flex Areas, there are very large parcels in the unincorporated area which call for Low Density Residential land use, which, due to their size, may make them suitable for larger-scale industrial and/or mixed use developments. When designed with the community in mind, this plan supports such developments.

\*\* Zoning Districts present in the Plan Area, but not longer included in the municipality ordinances.

# Low Density Residential, Cont.

## SUGGESTED POLICY UPDATES, CONT.

- **Update the sidewalk requirement in the Spring Lake MIA to match the Town of Spring Lake sidewalk requirements.** Require sidewalks in developments depending on the number of lots, the square footage of those lots, and surrounding area infrastructure.
- **Adopt a policy that distinguishes between major and minor subdivisions.** Increased amenity and approval requirements can be applied to major subdivisions. Other amenities may include lighting and streetscaping.



## Sidewalks and Other Neighborhood Amenities

(To be continued. Include example parameters for number of lots at what size? Discussion of city sidewalks)

County Subdivision Ordinance language:

“Sidewalks shall be required to be constructed when any subdivision or other development proposed is adjacent to an existing public school or public park property, the developer shall construct and dedicate to the affected public agency a walkway (sidewalk) not less than ten feet in width in such a location as to facilitate direct convenient access to the adjacent school or park.”

Most named subdivisions in Spring Lake (such as Laketree, Overhills Park, or Deerfield) are considered Low Density Residential. The pictures above are from the Laketree (left) and Holly Hills (right) neighborhoods.

# Medium Density Residential

## COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: R6, R6A, R5A

County: R6, R6A, R5A

## LAND USE CONSIDERATIONS

### Where called for:

- Along much of the eastern side of NC 210
- Between NC 87 and NC 210
- North of western portions of W. Manchester Road
- Several mobile home parks, including Pope Planes and Riverside
- Flex Areas off of NC 210 and Ramsey Street

R6A is the only zoning district in Spring Lake Ordinances that mention mobile homes or manufactured housing. Recent updates to the Spring Lake Town Ordinances prevent additions of single manufactured housing units, manufactured housing is now only allowed in parks. This differs from the county which has no such restriction.

### Why:

- Match existing zoning
- Promote denser development close to existing development, including multifamily housing

### Other suitable locations:

- Some Low Density Residential areas may be suitable for even greater density or multifamily housing, especially if nearby development has increased over time.

## LAND USE CONSIDERATIONS, CONT.

- R5A development and zoning may be suitable in High Density Residential areas if the density allowance is enough to meet the highest and best use of site.

### Unsuitable locations:

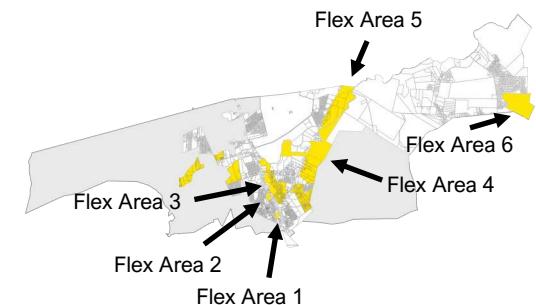
- Anywhere without public utilities
- Close to unbuffered nuisance or polluting commercial or industrial activity
- Manufactured home parks outside of existing park areas should be discouraged. However, redevelopment and infill of existing parks is encouraged.

## SUGGESTED POLICY UPDATES

### *Board of Aldermen*

- **Clarify that manufactured housing is only suitable in manufactured home parks in the use table.** The R6A definition states this requirement, but the use table says permissible for Class A manufactured home, not specifying “park” though such specificity is made elsewhere in the table.
- **Encourage town development of a neighborhood sidewalk network,** especially in gridded neighborhood areas to promote walkability, which was a priority of area stakeholders.

## Medium Density Callout Map



## Flex Area Considerations

R5A is called for in all Flex Areas and R6 is called for in Flex Areas 3 through 6. R6A is not called for in any of the Flex Areas to deter manufactured housing in these locations.

The intent of allowing this housing density is to generate a range of multifamily development types such as townhomes, duplexes, quadplexes, up to small apartment complexes. These housing types would match or be denser than nearby development, promoting infill near sufficient infrastructure and retail. However, Flex areas 4 through 6 are largely outside of town limits meaning annexation or some other means of utility extension would be required to develop at this density.

Medium Density Residential zoning may be more or less compatible in these Flex Areas as they develop. Distance or buffering from industrial or certain commercial sites may be necessary.

# Medium Density Residential, Cont.

## OTHER RECOMMENDATIONS

### *Plan Champions*

- Fund the newly revived Appearance Commission to instate recognition programs such as “Yard of the Month” to reflect area stakeholders’ desire for beautification.

### *Town Staff*

- Work with state agencies to develop multi-modal connections to parks and other amenities in the town and in the Spring Lake MIA.



Apartment complexes, manufactured home parks, and single-family detached housing are all acceptable uses in Medium Density Residential.



## Affordable and Supportive Housing

Housing affordability is based on income. The majority of Town of Spring Lake residents rent their home, meanwhile, the poverty rate and the median rent are both simultaneously higher in Town than in the county. It is no surprise then that 41% of Town residents are housing cost burdened. Therefore, the need for more affordable housing is needed in the area. This can include subsidized or naturally affordable housing.

Although there is opposition to more manufactured housing in the area, two sizable parks are potentially undergoing redevelopment in the next few years. The upgrading of this housing stock will be beneficial to the residents in those communities and who have been displaced as the parks gradually decayed.

Supportive housing, particularly senior housing, is desired in the Plan Area. Given Spring Lake’s hotel development, there is hope a similar development model plus federal funding could bring such a facility to Town.

## Land Banking

Land banks are typically government or nonprofit institution that acquire land to enable redevelopment. These institutions often have special powers to clear liens and titles. This, along with combining multiple small lots makes land more easily developed. Spring Lake has its own non-profit land bank which could one day do this work in many Medium and High Density areas.

# High Density Residential

## COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: R5

County: R5\*

## LAND USE CONSIDERATIONS

### Where called for:

- North of W. Manchester Road just west of NC 87
- In apartment complexes around several existing Low Density Residential subdivisions
- In the gridded neighborhoods in Southern Spring Lake
- In Flex Areas 1 and 2 on Main Street
- Between commercial areas and less dense residential areas west of NC210 in town

### Why:

- These small-parcel areas are well-suited for redevelopment and infill. By allowing the maximum density in these areas, small multifamily development, especially vertical development, is enabled.
- On larger parcels, these sites are suitable for apartment complex development. This usually due to proximity to existing apartments or to commercial areas. In this way, vertical development can act as a buffer between commercial areas and less dense residential areas.

## LAND USE CONSIDERATIONS, CONT.

### Other suitable locations:

- Certain Medium Density Residential areas may be suitable for R5. The added density would have to be compliant with surrounding resources and character
- Commercial areas where lots are sufficiently large to be buffered from roads or other businesses.

### Unsuitable locations:

- Anywhere without public utilities
- Close to unbuffered nuisance or polluting commercial or industrial activity
- Anywhere the additional density from R5A to R5 may strain infrastructure or conflict with surrounding character

## SUGGESTED POLICY UPDATES

### *Board of Aldermen, Board of Commissioners*

- **Require developers to build sidewalks,** either in all cases or where connection to existing sidewalks is possible.

## OTHER RECOMMENDATIONS

### *Town Staff, Plan Champions*

- Work with current residents to develop neighborhood names and signs in areas currently identified by street names. This could be done as a branding and community development effort.

## High Density Callout Map



## Flex Area Considerations

R5 is called for in Flex Areas 1 through 4. In Flex Area 1 where there are smaller lots, this maximum density ensures that homes and small multifamily style developments are possible. In areas with larger parcels, R5 would allow for more significant multifamily development than possible with R5A. The suitability of such apartment complexes will depend on the character of existing surrounding development. Compatibility of High Density Residential zoning may also change over time as these Flex Areas develop. Distance or buffering from industrial or certain commercial sites may be necessary. Flex areas 4 through 6 are largely outside of town limits meaning annexation or some other means of utility extension would be required to develop at this density.

\* Zoning Districts permitted in current ordinances, but not present in the Plan Area at the time of drafting.

# Commercial

## COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: C1, C3, C(P), HS(P)\*

County: C1(P), C2(P), C3\*\*, C(P)

## LAND USE CONSIDERATIONS

### Where called for:

- Parcels along much of NC 87 and the southern half of NC 210
- Portions of the north side of W Manchester Road
- All Flex Areas except Flex Area 4 permit certain commercial uses. Flex Areas 1-3 only allow lighter, more neighborhood-oriented commercial development. Flex Areas 5 and 6 allow any commercial uses, provided that public utilities can be brought in to serve heavier commercial development.

### Why:

- Parcels are not suitable for residential use given the heavy traffic on NC 87 and NC 210
- To match the existing zoning

This plan combines light and heavy land use categories on the future land use map. This is in part because:

- Where heavy commercial districts are compatible with surrounding uses, light commercial zoning would also be compatible.
- The uses permitted in the various commercial zoning districts have significant overlap, and uses unique to heavy commercial are not necessarily incompatible with nearby housing.

### Other suitable locations:

- Along W. Manchester Road or other major intersections

## LAND USE PLANNING , CONT.

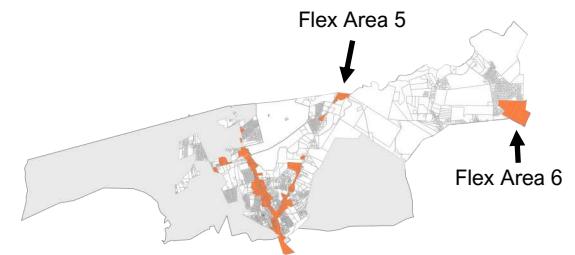
### Other suitable locations:

- In the northeast portion of the plan area off of Elliot Bridge Road at intersections or in extension of existing commercial zoning in the area
- On fringes between commercial and residential areas where the boundary between each land use type may be arbitrary. The specific type of commercial district and the effects on neighborhood access, traffic, and character should be considered.
- Small parcels along NC 210 where Medium or High Density Residential land use is called for, provided that the commercial use would not infringe on existing development use or character and is compatible with the surrounding area

### Unsuitable locations:

- Flood areas, especially when proposed use involves pollutants
- Unincorporated areas where public utilities would be required, but cannot be extended
- Large lots along NC 210 where commercial development is not the highest density and best of land

## Commercial Callout Map



## Flex Area Considerations

Light Commercial zoning districts are called for in five of the six flex areas, Flex Areas 1 through 3, 5, and 6. Heavy commercial zoning districts are called for in Flex Areas 5 and 6.

In small parcel flex areas, such as Flex Area 1, a variety of zoning types may be integrated within close proximity to each other. The development of one land use type may not necessarily preclude another. However, in Flex Areas with larger parcels where subdivisions or other major development could take place, commercial zoning may be more or less appropriate over time. In all Flex Areas, a commercial rezoning compatibility should be determined by surrounding existing conditions.

\* Zoning Districts permitted in current ordinances, but not present in the Plan Area at the time of drafting.

\*\* Zoning Districts present in the Plan Area, but not longer included in the municipality ordinances.

# Commercial, Cont.

## SUGGESTED POLICY UPDATES

### Town of Spring Lake Ordinances

- Establish a 311 or other reporting program to enable the enforcement of existing safety, appearance and nuisance standards.
- Consider appointing a Local Planning Commission in town in accordance with G.S. 160A-504 to designate redevelopment areas and to increase statutory power which may be exercised to attract private investment.
- Make the following additions to the table of permitted uses in the Spring Lake Ordinances for C-1:
  - Farmers markets
  - Flex office
  - Outdoor movie theaters
  - Specific commercial activities the town seeks to attract
- Reduce setback requirements along portions of NC 87 where widening may prohibit reasonable compliance with yard setbacks through an overlay district in town.
- Consider reducing corner lot setbacks by requiring only one side meet the right of way setback standard.

### Spring Lake Ordinances and Spring Lake MIA

- Adopt building materials requirements in town and in the Spring Lake MIA, such as the Harnett County Highway Corridor Overlay District to improve building uniformity and appearance.



## Development & Redevelopment

Redevelopment and development are naturally sparked when economic forces make the investment of money to renovate, replace, or build new structures is worth the risk. Increasing land values and rents. An influx of residents, especially high-income residents, all spur these actions. However, land values and population increases are in-part triggered by the desirability of local retail and entertainment options, creating a gridlock on economic momentum. Spring Lake faces cost issues of a high property tax rate and frequent additional repair costs to extend public utility lines. Older buildings may contain materials that require special remediation.

Despite these barriers, there seems to be an uptick in development in recent months. To build on this momentum. The Town of Spring Lake can seek out and implement a combination of incentives and regulations that makes development and redevelopment more attractive and leaving vacant buildings less financially advantageous.

# Commercial, Cont.

## OTHER RECOMMENDATIONS

### Developers

- Encourage developers to allow for seasonal rent agreements for commercial properties as one of several tools to avoid vacancy.

### Town Staff, Plan Champions

- Partner with NC Main Street and other regional economic development institutions to assist in sourcing funds for the revitalization of Main Street.
- Apply for funds or programs to defray developer costs of clearing and remediating land to encourage the removal of blighted buildings and enable redevelopment.
- Apply for funds or programs to defray developer costs of connecting to water lines to incentivize development.

## OTHER RECOMMENDATIONS, CONT.

### Town Staff, Plan Champions , Cont.

- Partner with NC Main Street and other regional economic development institutions to assist in sourcing funds for the revitalization of Main Street.
- Apply for funds or programs to defray developer costs of clearing and remediating land to encourage the removal of blighted buildings and enable redevelopment.
- Apply for funds or programs to defray developer costs of connecting to water lines to incentivize development.

## Local Entrepreneurship

The greatest economic benefits come from the origination and development of local business because these businesses lead to the greatest circulation of money locally, multiplying the impacts of their financial success. The Town of Spring Lake contains a core of residents and business owners who have a lot of pride for their town, making locally-rooted economic development both more feasible and more impactful. These business will help Spring Lake develop its own identity. The history and capacity of FTCC workforce development training can be a key tool for generating and supporting local entrepreneurship. See the Resources section on page XX to find other financial and institutional supports.

Commercial Photo(s) TBD

Submissions welcome

# Downtown

## COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: CB

County: None

## LAND USE CONSIDERATIONS

### Where called for:

- Along Main Street in the Town of Spring Lake between Rainbow Court and Lake Street

This differs from the past plan and the current zoning, which calls for Central Business (CB) zoning for a shorter portion of Main Street, but extending further west to NC 87, including numerous residential parcels.

This also differs from the Main Street Overlay District boundary which includes parcels running the entire length of Main Street.

### Why:

- The unique Downtown boundary that this plan calls for is intended to concentrate CB regulation and character to the most trafficked and historically downtown-associated areas, leaving parcels to the east and west which are less trafficked to residential use, and the areas to the north and south open to a range of uses including less restrictive commercial districts.

### Other suitable locations:

- Extending the Downtown Classification further north or south along Main Street may be suitable.

### Unsuitable locations:

- Outside of the Main Street area, this land use classification and its subsequent zoning district are not applicable.

## SUGGESTED POLICY UPDATES

### *Town of Spring Lake Ordinances*

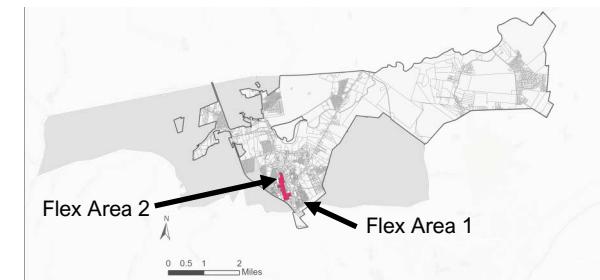
- **Create parking requirements specific to the CB zoning district.** Required minimum parking currently only includes off-street parking, and the few street parking spots directly in front of a property. Meeting parking needs encourages property owners to acquire vacant lots to convert to parking which is counter productive for redevelopment in the area. A new formula, possibly including more lenient and wider spread on-street parking should be considered.
- **Make the following additions to the table of permitted uses for CB:**
  - Farmers market
  - Outdoor movie theater
  - Uses associated with any activity prioritized by the town, such as craftsmanship or entrepreneurial development

## OTHER RECOMMENDATIONS

### *Town Staff, Plan Champions*

- Appearance Commission or other group to add planters or other beautification measures
- Work with schools and other local groups to bring art to Main Street to foster of place and create a community identity.
- Partner with FAMPO to better represent town interests to the NCDOT concerning road widening projects and the need for Main Street redevelopment (sidewalk widening, streetscaping, raised crosswalks).

## Downtown Callout Map



## Flex Area Considerations

CB is called for in Flex Area 1 and 2. These areas are adjacent to the CB district and represent possible extensions of the zoning district. However, there are numerous small parcels in Flex Area 1 that would be equally suited for commercial or dense residential use. The development of this area overtime may make one zoning district more or less compatible, however, the vision for that area is an integration of a variety of uses.

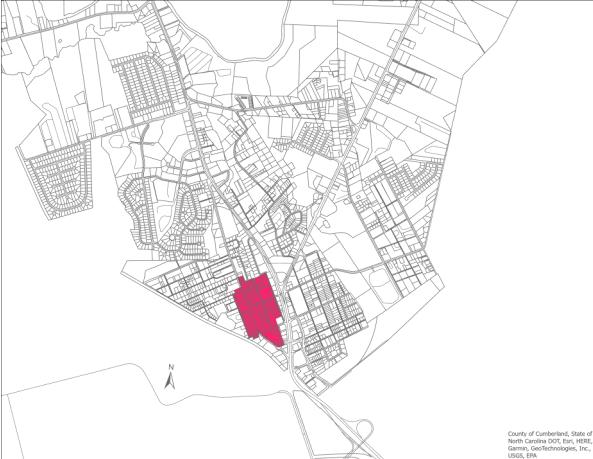
Flex Area 2 includes larger parcels which would benefit from intentional development that brings the highest and best use to that land and to the town. These large parcels, as they develop, may have a greater impact on future suitability of CB in that area. Pockets of undeveloped land may also impact CB suitability because a central business district is ideally a clearly defined space.

# Downtown, Cont.

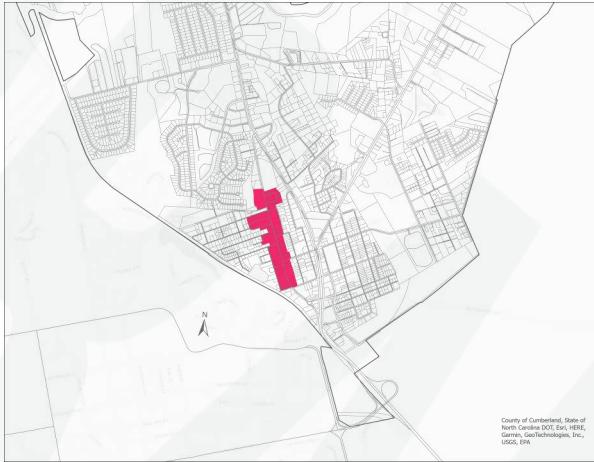
- Use vacant lots to stage community events like farmers markets or food truck rodeos.



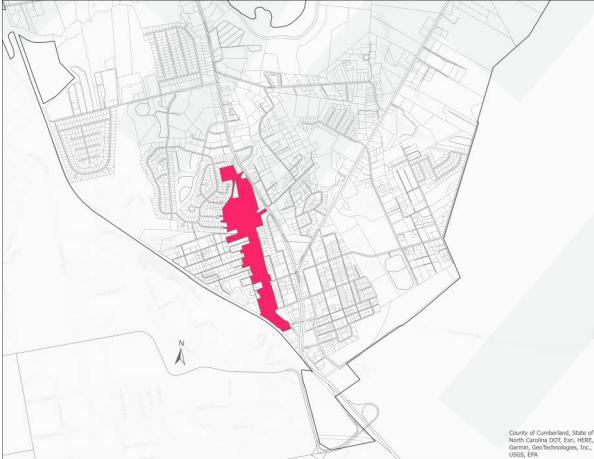
## CURRENT ZONING CB DISTRICT



## FUTURE LAND USE MAP DOWNTOWN AREA



## MAIN STREET OVERLAY DISTRICT BOUNDARY



## Main Street Overlay District

This overlay district was adopted by the Town of Spring Lake in 2014. The extent of engagement and the success of the intent of this overlay were criticized in the public engagement process for this plan. It was commonly felt that while the intent of such an overlay district was a good one, its timing is too early for the state of development in the area, and that the additional hurdles deter rather than encourage development. This plan does not suggest the removal of the overlay district, in part because it alone does not have regulatory power but enforces requirements through the CB zoning ordinance regulations. Further changes to the CB requirements and allowable uses are suggested in this plan.

"An overlay zoning district intended to protect and enhance the traditional downtown main street area by maintaining and stimulating a pedestrian-friendly, vibrant environment while encouraging economic growth that complements and expands the unique character of the downtown area. Individual structures are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and/or residential. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through motor vehicle dominated or non-pedestrian oriented design or uses. To facilitate the purpose and intent of this overlay district, proposed uses and all development plans shall be consistent with the regulations as contained within this chapter for the CB central business district."

# Office and Institutional

## COMPATIBLE ZONING DISTRICT

Town of Spring Lake: O&I  
County: O&I(P)

## LAND USE CONSIDERATIONS

### Where called for:

- Within town limits where institutional uses exist, such as schools, libraries, and municipal offices. No additional areas call for future O&I development.

This land use classification differs from the previous land use plan which used the Governmental classification to denote local government complexes and used the O&I classification to indicate schools.

### Why:

- By combining Governmental and O&I land use classifications, the Future Land Use Map more closely matches other plan areas and terminology found elsewhere.
- No additional O&I areas were called for due to the significant overlap with commercial zoning district uses and the lack of suitability of unique O&I uses with existing density or area resources.

### Other suitable locations:

- Fringe areas between residential and commercial areas, because of low nuisance level and typically reversed parking schedule of residential areas. The specific O&I use may be required to determine compatibility with surround area uses.

## LAND USE CONSIDERATIONS, CONT.

- Group quarters, rehabilitative housing, or sanatoriums may be suitable in select areas of the plan. Each site suitability would be evaluated on a case-by-case basis. In Town, all three uses are subject to additional constraints, only permissible through a special use permit. In the County, rehabilitative housing and sanatoriums are a use by right in O&I, but subject to additional regulation by the State.

### Unsuitable locations:

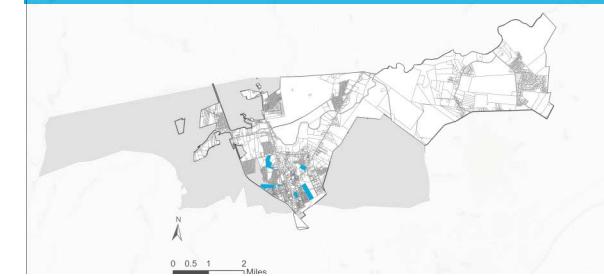
- Public corridors like Main Street may not benefit from traditional O&I businesses which tend to be appointment-only and therefore closed to the public.

## SUGGESTED POLICY UPDATES

### Town of Spring Lake Ordinances

- **Allow flex office as a use in the Office & Institutional zoning district in The Spring Lake Ordinances.** This use matches the intent of the district's definition and allows for activities desired by the town. Flex office is currently not listed in the County Ordinances.
- **Edit definition of the O&I zoning district** in the Town Ordinances to more closely match allowable uses.

## O&I Callout Map



## Flex Area Considerations

O&I zoning is not called for in any of the Flex Areas. This is in part due to the overlap between O&I permissible uses with other zoning districts. Given the potential close integration of a range of land uses in Flex Areas, the unique features of O&I may not be appropriate depending on the specific proposed use.

# Office and Institutional, Cont.



## Flex Office

This use type is defined in the Town of Spring Lake Ordinances:

“Flex office means a type of development designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including, but not limited to, industrial, warehouse, and distribution uses.”

Despite having “office” in the title, this use is only permitted in M-1 zoning districts in the Town of Spring Lake. M-1 also has a minimum acreage requirement in Town.

If research and development is a use that the Town wishes to attract, making this use permissible in other areas may be advantageous.

The term “flex space” is a similar concept which may also facilitate research and development, maker spaces, or community gatherings. The key feature of flex office spaces is typically their short and flexible rental policy. Instead of expanding Flex Office permissibility, adding some other flexible space to the use table may better accomplish Town goals.

# Light and Heavy Industrial

## COMPATIBLE ZONING DISTRICTS

### Light Industrial

Town of Spring Lake: M1\*\*, M1(P)  
County: M1(P)

### Heavy Industrial

Town of Spring Lake: M(P), M2  
County: M(P), M2\*\*

## LAND USE CONSIDERATIONS

### Where called for:

#### Light Industrial

- Parcels at the end of Harps Street and south of E Manchester Road
- In Flex Area 4, to the east and west of NC 210

#### Heavy Industrial

- The southern side of W Manchester Road
- Along NC 210 across from Rosser Road
- In Flex Area 4, to the east and west of NC 210

### Why:

- Large parcels near town can incorporate new industrial activity and use buffering to preserve compatibility with nearby residential use
- Match existing zoning and land use

### Other suitable locations:

- Light industrial use is likely suitable wherever heavy industrial uses are permitted.
- Adjacent to existing heavy or light industrial uses barring disruptive intrusion into

## LAND USE CONSIDERATIONS, CONT.

### residential areas

- Large parcels in other parts of the plan area so long as adequate utilities and buffering requirements are met

### Unsuitable locations:

- Flood prone areas, especially for high polluting industrial activity
- Near future or existing school sites if air pollutant or noise risk is present
- Dense residential areas

## SUGGESTED POLICY UPDATES

### Town of Spring Lake Ordinances

- To promote artisan and local manufacturing, **add desirable light industrial businesses to use matrix and allowable mixed use activities.**
  - R&D, small manufacturing, maker spaces, craftsmanship, etc.
- **Remove 5 acre minimum for light industrial M1(P).** If the above change is made, artisan level manufacturing does not require the lot size or planning that justified the minimum acreage requirement. Alternatively, these uses could be incorporated to a different existing or new zoning district.

## SUGGESTED POLICY UPDATES, CONT.

- **Update Use Table to reflect change in industrial zoning districts.** M-1 is now dormant and replaced with M1(P).

## OTHER RECOMMENDATIONS

### Town Staff, Plan Champions

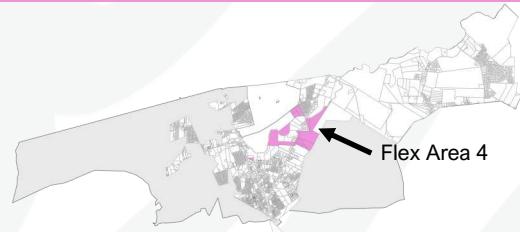
- Apply for resources to incentivize industrial businesses.
- Capitalize on industrial district identity on W. Manchester Rd.
- Partner with FTCC and other local institutions to promote local business and workforce development.
- Work with Fayetteville EDC and other partners to develop incentives that attract manufacturers, especially mid- and small-scale with military contracts.
- Work with Piedmont Natural Gas to encourage and coordinate service extension to the area.

\*\* Zoning Classifications present in the Plan Area, but not longer included in the municipality ordinances.

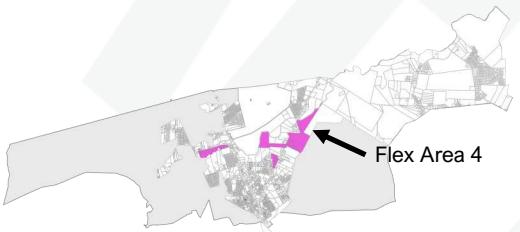
# Light and Heavy Industrial, Cont.

Industrial Photo(s) TBD  
Submissions welcome

## Light Industrial Callout Map



## Heavy Industrial Callout Map



## Flex Area Considerations

Flex Area 4 calls for both residential and industrial zoning districts. The reasons for including both land use types are:

- Not all uses permitted in light industrial zoning districts are disruptive to nearby residents.
- The lots are sufficiently large to allow for industrial development and buffering between neighborhoods.
- There are examples of adjacent industrial and residential land uses nearby.

However, some industrial uses and site designs would be incompatible with adjacent residential properties. As this Flex Area develops, the siting of light industrial zoning may be more or less compatible.

The eastern edge of this Flex Area overlaps with a JLUS-identified Critically Important area, a foraging habitat for a protected woodpecker species. Large lots sizes can allow for new development in this area while meeting RLUAC requirements.

# Light and Heavy Industrial, Cont.



## Natural Gas Lines

Industrial activities, as well as large scale commercial operations, require direct natural gas lines to do business. There are currently no natural gas lines serving the Spring Lake Plan Area. The closest line to the Plan Area is on Fort Bragg. However, these proximate lines are most likely for distribution rather than transport, and are therefore insufficient for new area extension. Fort Bragg is also unwilling to make any such extensions as additional down-the-line service can threaten volume earlier on the service line.

However, there is a distribution line on Ramsey Street that does have enough volume to serve new areas if extended. A Piedmont Natural Gas representative indicated at the Stakeholder Meeting on January 13 that an extension project within the next five years is possible. Depending on the path of this extension and the economic viability determined by Piedmont Natural Gas, service could be made available to the Plan Area, particularly in the incorporated portion of the Plan Area. Such an extension could help trigger Downtown and surrounding area revitalization.

# Mixed Use

Residential, Commercial, Downtown, and Office and Institutional Land Uses

## COMPATIBLE ZONING DISTRICTS

Town of Spring Lake: Any residential use except manufactured homes or parks, O&I, C1, CB, specific C(P) uses

County: Any residential use except manufactured homes or parks, O&I(P), C1(P), C2(P) specific C(P) uses

## LAND USE CONSIDERATIONS

### Where called for:

- Flex Areas 1 and 6

### Why:

- To create a bridge between different character areas
- To integrate services and housing in sufficiently dense areas
- Allow for innovative planned-community designs to potentially attract other new development

### Other suitable locations:

- Sufficiently large parcels near dense areas when walkability and integration of uses is compatible with surrounding area characteristics.
- Given the density and prevalence of commercial districts in Spring Lake, traditional mixed use developments would almost always be compatible where ordinance requirements are met.

### Unsuitable locations:

- Small parcels
- Established neighborhoods
- Rural areas where the proposed

## LAND USE CONSIDERATIONS, CONT.

development does not provide enough population to support the included retail services

## POLICY SUGGESTIONS

### Town of Spring Lake Ordinances and MIA

- **Decrease the minimum acreage requirement from ten to six acres in the Town and County ordinances.** The current minimum acreage is ten acres which is difficult to implement within Town limits. It is felt that six acres is sufficient to meet the needs and intent of this conditional zoning district requirements.
- **Remove berm requirements that would prevent potential interconnectivity.** Where mixed use development abuts developed areas, connectivity with surrounding development would benefit both areas.
- **Edit list of allowable uses in mixed use development.** Some C(P) uses currently allowed in the town mixed use policy are not intuitive. Meanwhile other C(P) and some light industrial activities may be beneficial and attractive to area residents.
- **Amend the Spring Lake Mixed Use Zoning District to allow for non-permanent businesses and events such as food trucks or farmers markets in courtyards or multipurpose areas.**

## Mixed Use Callout Map



## Flex Area vs. Mixed Use

Mixed use zoning differs from Flex Area designations in that mixed use developments require a range of uses in a single development. Flex Areas, instead, are intended to allow one of a range of uses be developed on a single site. Both are intended to allow for the integration of a range of uses, however, development of each parcel in a Flex Area will continually shape the compatibility of future surrounding development, possibly leading to a primarily residential or industrial area in the long-term. It is easier for commercial and residential uses to seamlessly integrate in the planned development of a mixed use project than the spot development of a Flex Area. However, Flex Areas prioritize enabling development by increasing the likelihood that a proposed rezoning is plan compliant.

# THE FUTURE

# Resources and Recommendations

With this land use plan in mind, the plan area can work towards achieving its desired outcome by acting on recommendations and policies drafted in the plan. This section also houses previous recommendations from other area planning documents. In this section recommendations and relevant resources have been compiled as a comprehensive list for future reference. Use the guide below to understand the both sections and how to get the information you need.

RECOMMENDATIONS			
Topic	Action	Priority	Source

While this list is not comprehensive of every available resource in existence, it highlights resource from various places including state/governmental and private opportunities.

RESOURCES				
Resource Name	Description	Resource Type	Potential Users	Source

Resources are not just limited to monetary means. This section identifies what the product of the resources is, whether it be a loan, grant, technical assistance, etc.

There are multiple stakeholders invested in the community, and these resources have a range of potential users including government agencies, nonprofits, private businesses and public citizens.

Recommendations are sorted by topics to assist plan users with identifying actions for future projects. This will allow users to see common goals across area plans.

Priority identifies primary issues for the plan area and the recommended order at which they should be addressed.

The source identifies which plan the action comes from. This is especially useful for documenting history of desired recommendations.

# Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
1	Aging Population	Collaborate with the Mid Carolina Council of Governments Area Agency on Aging to provide supportive services to persons aged 60 or older and their spouses who need assistance to remain as independent as possible in the plan area.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
2	Aging Population	Partner with local developers to bring affordable supportive senior housing options to the area.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
3	Commercial	Make the following additions to the table of permitted uses in the Spring Lake Ordinances for C-1: Farmers markets, flex office, outdoor movie theatre & specific commercial activities the town seeks to attract.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
4	Commercial	Create parking requirements specific to the CB zoning district, as required minimum parking currently only includes off-street parking and the few street parking spots directly in front of a property. Meeting parking needs encourages property owners to acquire vacant lots to convert to parking which is counter productive for redevelopment in the area. A new formula, possibly including more lenient and wider spread on-street parking should be considered.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
5	Commercial	Make the following additions to the table of permitted use for the CB zoning district: Farmers markets, outdoor movie theatre and any other uses associated with activities prioritized by the town, such as craftsmanship or entrepreneurial development.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
6	Commercial	Instate a 311 or other reporting program in town to enable the enforcement of existing safety, appearance and nuisance standards.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
7	Commercial	Reduce setback requirements along portions of NC 87 where widening may prohibit reasonable compliance with yard setbacks through an overlay district in town.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
8	Commercial	Consider reducing corner lot setbacks in the Spring Lake Ordinances for commercial properties by requiring only one side meet the right of way setback standard.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
9	Commercial	Adopt building materials requirements in town and the Spring Lake MIA, such as the Harnett County Corridor Overlay District to improve building uniformity and appearance.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
10	Commercial	Partner with NC Main Street and other regional economic development institutions to assist in sourcing funds for the revitalization of Main Street.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX

# Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
11	Commercial	Apply for funds or programs to defray developer costs of clearing and remediating land to encourage the removal of blighted buildings and enable redevelopment.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
12	Commercial	Partner with FAMPO to better represent town interests to the NCDOT concerning road widening projects and the need for Main Street redevelopment (sidewalk widening, streetscaping, raised crosswalks.)	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
13	Commercial	Consider appointing a Local Planning Commission in town in accordance with G.S. 160A-504 to designate redevelopment areas and to increase statutory power which may be exercised to attract private investment.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
14	Commercial	Encourage developers to allow for seasonal rent agreements for commercial properties as one of several tools to work with tenants and avoid vacancy.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
15	Commercial	Continue partnership with FTCC and other local institutions to promote local business and workforce development in the plan area.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
16	Commercial	Fund the newly reinstated Appearance Commission or other group to add and maintain planters or other intermediate beautification measures in commercial areas.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
17	Commercial	Use newly reinstated Chamber of Commerce to locate and manage economic development resources, including building partnerships with community institutions.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
18	Commercial	Apply for funds or programs to defray developer costs of connecting to water lines to incentivize development.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
19	Commercial	Use vacant lots on Main Street to stage community events (e.g. a food truck rodeo, Fall Festival, Holiday Craft Market, etc.).	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
20	Commercial	Work with schools and other local groups to bring art to Main Street to foster a sense of place and create a community identity.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
21	Commercial	Amend requirements for open air farmers markets to be more flexible and accessible for local sellers.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
22	Community Appearance	Work with the State Historic Preservation Office to enroll eligible buildings in the national registry of historic buildings (e.g. Lillian Black School Building).	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
23	Development and Redevelopment	Utilize the existing land bank "Spring Lake Property Acquisitions Inc." to spur redevelopment by acquiring vacant adjacent small parcels, clear titles and leases on properties, and to work with local developers.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.

# Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
24	Downtown	Capitalize on existing international food scene in the area by having events or implementing branding around current international food sites, and by encouraging additional restaurants to locate downtown.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
25	Economic Development	Promote outdoor tourism opportunities in the area. This includes state parks, water recreation, wedding venues, races.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.
26	Health and Emergency Services	Work with Cape Fear Valley Regional Hospital and the County Health Department to increase medical services in the area, such as clinics or an ambulance unit station in town to improve health and quality of life.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022.
27	Industrial	Add desirable light industrial activities to the Spring Lake Ordinance use table to promote artisan and local manufacturing (e.g. R&D, small manufacturing, maker spaces, craftsmanship).	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
28	Industrial	Remove 5 acre minimum for light industrial M1(P) to enable this type of development in town.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
29	Industrial	Work with Piedmont Natural Gas to encourage and coordinate service extension to the area.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
30	Industrial	Update Use Table to reflect change in industrial zoning districts, as M-1 is now dormant and replaced by M1(P).	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
31	Industrial	Work with Fayetteville EDC and other partners to develop incentives that attract manufacturers, especially mid and small-scale with military contracts.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
32	Mixed Use	Decrease the minimum acreage requirement from ten to six acres for mixed use development in Town and County Ordinances through text amendment to allow for more mixed use development opportunities.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
33	Mixed Use	Remove berm requirements in the Spring Lake Ordinances and MIA that would prevent interconnectivity between existing development and new mixed use developments.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
34	Mixed Use	Edit list of allowable uses in the Spring Lake Ordinance for the Mixed Use Zoning District. Some of the listed C(P) uses allowed in the town mixed use policy are not intuitive. Meanwhile other C(P) and some light industrial activities should be added.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
35	Mixed Use	Amend the Spring Lake Mixed Use Zoning District requirements to allow for non-permanent business uses in courtyard/multipurpose areas.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
36	Office & Institutional	Allow flex office as a use in the Office & Institutional zoning district in the Spring Lake Ordinances. This use matches the intent of the district definition and allows for activities desired by the town.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX

# Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
37	Office & Institutional	Edit definition of the O&I zoning district in the town ordinances to more closely match allowable uses.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
38	Open Space	Update County Subdivision Ordinance to make Density Development a use by right to encourage conservation in neighborhood developments and to incentivize the use of this development style.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
39	Open Space	Administrative rezone all permanently conserved lands to CD in order to accurately represent the current and future land use for those parcels.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
40	Open Space	Work with parks department and conservation groups to provide trails between conserved areas and along waterways, particularly where this network can be accessed by residents.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
41	Open Space	Consider acquiring and conserving vacant land that would connect Main Street to a new park around the body of water off of Georgia Street.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
42	Open Space	Utilize the FAMPO Blueway Plan once adopted.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
43	Open Space	Work with conservation groups or municipal parks department to maintain open space within neighborhoods rather than managing the lands through an HOA.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
44	Open Space	Encourage the open space of density developments to abut permanently conserved lands when possible to create contiguous tracts of open space.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
45	Open Space	Connect open spaces in the plan area to prevent habitat fragmentation and to increase trail system connectivity.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
46	Residential	Require connector streets in subdivisions where adjacent lots also allow for subdivision development. Both county and town Subdivision Ordinances prohibit new half streets in most cases. This limits future connectivity which is a priority for this plan that has numerous traffic and safety benefits.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
47	Residential	Update the zero lot line policy from the Cumberland County Subdivision Ordinance to a density bonus grid similar to Harnett County's Compatibility Design Concept Table. (See appendix section 4.3 for example).	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
48	Residential	Update the sidewalk requirement in the Spring Lake MIA to match the Town of Spring Lake sidewalk requirements.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
49	Residential	Adopt major and minor subdivision thresholds for the Spring Lake MIA, as a major subdivision designation could be used to then require more neighborhood amenities. Larger subdivisions may benefit from greater interconnectivity, lighting, trees, or sidewalks.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX

# Recommendations

RECOMMENDATIONS				
#	Topic	Action	Priority	Source
50	Residential	Rename Density Development to Conservation Subdivision to clearly highlight that the intent of this style of development is to promote conservation in a development, not high density.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
51	Residential	Encourage town development of a neighborhood sidewalk network especially in gridded neighborhood areas to promote walkability which was a priority of area stakeholders.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
52	Residential	Clarify that manufactured housing is only suitable manufactured home parks in the use table, as the use table does not specify "park" though this distinction is made elsewhere in the table.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
53	Residential	Include exemption of the 35 foot street frontage requirement for dwellings on dead-end roads to match the Town Ordinances' exception for zero lot line and cul-de-sac developments, Sec. 36-70. - Lot standards.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
54	Residential	Clarify permissibility of mobile home parks in Town's Rural Residential Zoning District as Town Ordinances list manufactured homes as a permitted use for RR in the use table, which contradicts the written description of this zoning district.	Medium	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
55	Residential	Work with current residents to develop neighborhood names and sign in areas currently identified by street names. This could be done as a branding and community development effort.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
56	Residential	Work with state agencies to develop multi-modal connections to parks and other amenities in town and in the Spring Lake MIA.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
57	Residential	Fund the newly revived appearance commission to instate recognition programs such as "Yard of the Month" to reflect area stakeholders' desire for beautification.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
58	Residential	Organize regular cleanup events with programs like Cumberland Clean.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
59	Residential	Implement a stormwater reporting system so residents can report maintenance needs more efficiently.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
60	Residential	Adopt a measure that requires interconnectivity and more than one means of ingress and egress within a subdivision to increase emergency vehicle response time and overall community transportation safety for pedestrians, bikers, and automobile drivers.	High	Spring Lake: Visioning the Future Land Use Plan, 2022, pg. XX
61	Transportation	Work with FAMPO to reinstate the area transportation system in Spring Lake. The importance of the local bus line was identified during community engagement sessions.	High	Spring Lake: Visioning the Future Land Use Plan, 2022.
62	Transportation	Establish an entrance corridor along the intersection of NC 87 and NC 210 and partner with the newly established appearance commission to work on beautification measures for the corridor.	Low	Spring Lake: Visioning the Future Land Use Plan, 2022.

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Aging Population	Create an inventory of services and opportunities that encourages independence and quality of life for senior citizens. Use the inventory to market these services to current residents and potential newcomers.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 49-50
Aging Population	Initiate partnerships between local government, businesses, non-profits and educational institutions to promote the development of livable and senior friendly community amenities.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 49-50
Aging Population	Initiate partnerships between local government, businesses, non-profits and educational institutions to promote the development of livable and senior friendly community amenities.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 49-50
Aging Population	Amend local land use ordinances to create one or more new zoning districts where accessory housing is permitted as part of a new development, allowing senior citizens to live in an extended family situation. (It is not recommended that accessory housing be added to properties in an existing neighborhood, unless already permitted within the applicable zoning district.)	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 49-50
Agriculture	Implement and promote the Voluntary Agricultural District Program, pointing out benefits such as limits on eminent domain and protection against nuisance lawsuits, among others.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Commercial	Promote a concept of locating commercial development in nodes such as existing strip centers along major thoroughfares, or at the intersection of thoroughfares and discourage the creation of any new strip commercial areas	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Commercial	Create a commercial atmosphere that fosters small business and business start-ups.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Commercial	Prepare an inventory and accounting of existing commercially zoned land and vacant buildings with an eye toward future commercial development needs and preferred development patterns.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Prepare design standards for new commercial development at two scales—large-scale automobile-oriented development and smaller scale pedestrian-oriented/neighborhood commercial development	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Prepare special neighborhood level plans for areas undergoing a transition from residential to commercial development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Commercial	Reexamine parking requirements for older commercial areas or specially designed new commercial areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Identify possible incentives to encourage the revitalization and reuse of existing commercial properties.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Prepare ordinance amendments setting forth requirements for the up-fitting the landscaping and design of existing expansive parking areas upon redevelopment of the property.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Reexamine buffering standards between commercial and residential development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Commercial	Investigate what other communities have done with regard to the abandonment of “big box” commercial buildings.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 32-33
Community Appearance	Improve the appearance of major corridors into the Study Area through development controls, landscaping, signage regulation, and working with the Appearance Commission and other civic groups.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Community Appearance	Develop or revise ordinances that address the visual appearance of the Town of Spring Lake such as a landscape and tree ordinance, sign regulations, junk vehicle, litter, property maintenance ordinances, etc.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Community Appearance	Designate roadways into the County and municipalities that serve as gateway corridors into each jurisdiction. Map them. Rank them by priority.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Authorize and approve design and streetscape standards for gateway corridors in close cooperation with gateway corridor property owners. Do this in the order of each corridor's priority. Show successful examples from other communities.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Initiate voluntary gateway enhancement programs in close cooperation with gateway corridor property owners. Do this in the order of each corridor's priority.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Amend the zoning ordinance to require street trees or other appropriate vegetation, in association with new development along designated gateway corridors.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Community Appearance	Prepare or update a landscape ordinance and design guidelines setting forth rules for tree removal and tree preservation, planting and maintenance. Set forth rules to address clear cutting in different land use activities. (See esp. City of Salisbury, NC Landscape Ordinance and Design Guidelines.)	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Create a market brand and unique identifier strategy for the heart of each community. This may include, but not be limited to logos, banners, signage, light fixtures, canopies, street furniture, etc.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Develop and adopt guidelines for new commercial signage, based on the identifier strategy	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Review existing sign regulations and revise to enhance the visual image of each community.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Seek funding from grants, foundations and public-private partnerships for visual art.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Earmark funds to relocate overhead utilities underground in critical, highly visible locations.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Each community in Cumberland County is encouraged to obtain TREE CITY USA designation.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Prepare a street tree planting and maintenance booklet	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Expand the use of the environmental court for littering and other appearance-related code violations.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Review the entire code enforcement system and adjust personnel, budget and other tools as needed to address priority appearance issues.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Community Appearance	Identify several potential neighborhood conservation areas. Educate neighborhoods and encourage participation in conservation initiatives. Prepare neighborhood conservation plans in the order of each neighborhood's readiness to proceed.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 36-37
Community Appearance	Prepare and apply design standards for pedestrian friendly circulation within commercial and residential areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Community Appearance	Seek funding sources such as Enhancement Grants to provide sidewalks, bikeways and pedestrian friendly amenities on area streets.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Downtown	Establish a Gateway Management Program to address appearance and traffic management issues on roads leading to downtown areas. Seek funding and voluntary cooperation for implementation and maintenance.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	For each community, delineate the area of town that will be considered the downtown area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Prepare specific downtown redevelopment plans for each of the communities, including recommendations for a specific economic niche.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Prepare streetscape plans for each community's downtown area, including plans for the development of sidewalks, street trees, lighting and other improvements as necessary.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Develop a public awareness program concerning minor low cost measures that can be undertaken to improve the visual appearance of their property.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Evaluate the condition of existing neighborhoods in the vicinity of downtown areas. Based on this evaluation, recommend actions needed for improvements or support for each neighborhood.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Use bicycle and pedestrian plans prepared by the Fayetteville Metropolitan Planning Organization or the Rural Planning Organization as an element of detailed circulation plans within the downtowns.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43
Downtown	Complete the development of the Cross Creek Linear Park. This will help establish a linkage between Downtown Fayetteville and the Cape Fear River	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 42-43

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Downtown	Develop a master plan for sidewalks and pedestrian amenities that integrate and coordinate with the existing and planned circulation system both within and outside the Central Business District	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Downtown	Promote the development of housing in and near the Central Business District; especially the redevelopment of under utilized land and the reuse of older structures.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Downtown	Promote the reuse and revitalization of obsolete commercial facilities in the Central Business District through incentives and public assistance.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Economic Development	Develop a Capital Improvement Program to ensure orderly expansion of public infrastructure and services needed to accommodate economic growth with emphasis on transportation, water, sewage, storm drainage, and other public services.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Economic Development	Create and maintain an up-to-date inventory of opportunity sites for business development, to include existing buildings suitable for rehabilitation and adaptive reuse.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Identify sources and/or establish mechanisms for funding economic development incentives.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Continue to support Cumberland County Business Council in their efforts to expand existing businesses and recruit new businesses to the area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Continue to support Cumberland County Business Council's Match Force Program, which seeks to match the talents of military retirees with employment opportunities in the area, thereby retaining a valuable talent pool for economic growth	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Continue to support the area's tourism and convention potential, including recommendations for travel and tourism oriented businesses and infrastructure necessary to host major meeting and convention events, particularly in downtown Fayetteville.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Establish a business recruiting presence in the Research Triangle area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Advertise the area's abundant water resources, steady stream of capable workers (former military and spouses), strategic location along I-95, affordable housing, 2 and 4 year colleges, cultural diversity, and quality health care as key business advantages to locate in the Fayetteville-Cumberland County area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Economic Development	Conduct a review of zoning and infrastructure to identify and/or confirm appropriate sites for manufacturing and new technology enterprises.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Economic Development	Include cultural facilities in local government capital improvement plans and budgets. Weigh the value of enhanced cultural facilities relative to economic development and quality of life benefits.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 13
Education	Each local government in Cumberland County should consider preparing and adopting its own capital improvement plan to include funding for the construction of pedestrian and bicycle facilities within 1.5 miles of public schools in its jurisdiction.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 22
Education	Consider co-location of schools with park and recreation facilities when preparing the next master park and recreation plan	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 22
Education	Apply for a Safe Routes to School Grant through the North Carolina Department of Transportation. These Federal funds, administered by the State, may be used to construct new bike lanes, pathways, and sidewalks, as well as to launch Safe Routes education and promotion campaigns in elementary and middle schools.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 22
Education Facilities and Services	Promote high quality comprehensive educational facilities and services that are continuously refined and improved to meet the diverse needs and potentials of all Area residents	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Environmental Efforts	Identify stream-ways and water bodies and provide natural area protection buffers.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Environmental Efforts	Protect the underground water supply from contamination.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Environmental Efforts	Continue support for the protection of threatened and endangered species that may impact military readiness through the successful programs and partnerships that have been developed to preserve the military training mission and conserve critical ecosystems as undisturbed habitat.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Environmental Efforts	Support the development of resilient energy sources that are compatible with military training requirements.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Environmental Efforts	Develop a regional climate resiliency plan based on the Cumberland County model to inform local and multijurisdictional scale decision-making in the Fort Bragg area.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Environmental Efforts	Support regional efforts to ensure the adequate supply and quality of drinking water source.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Environmental Efforts	Incorporate green growth toolbox data into local plans to inform land use and growth decisions.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Environmental Efforts	Prepare a countywide comprehensive drainage and flood management plan, including public and private actions in support of plan implementation. , with all municipalities with environmentally sensitive areas. Prepare sub-area plans as a follow-on activity to identify specific actions needed by area of the county. , with special attention to and involvement of municipalities with environmentally sensitive areas. Seek ways to maintain drainage districts created by past actions.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Prepare a tree preservation ordinance clearly identifying those situations where varying degrees of tree removal shall be allowed and/or tree replacement shall be required. Check with other communities around the state to find out what has worked elsewhere. The intent of such an ordinance shall be to prevent unnecessary clear cutting of development sites	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Prepare ordinance amendments setting forth design standards for planting islands and perimeter landscaping designed to absorb stormwater runoff from parking lots.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Map significant environmental corridors and other lands in the county and prepare management plans to preserve their integrity.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Establish an inter-jurisdictional task force to agree upon riparian buffer standards throughout the county adjoining area streams, lakes, ponds, and other non-privately held water bodies.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Develop an urban forestry program for all local governments in Cumberland County	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Environmental Efforts	Re-examine parking requirements in local ordinances with an eye toward reducing parking spaces for some types of uses. The intent would be to avoid excessive parking requirements while minimizing the amount of impervious surface area and volume of stormwater runoff	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Hazard Mitigation	Review and Make Necessary Changes to the Town Stormwater Ordinances. Enhance and Expand, the Cleaning and Improvement to Existing Streams and Drainage Ways.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Maintain an all hazards public education program to educate and prepare residents for all of the hazards that impact Cumberland County.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Explore the Fire Adapted Communities concept implementation in Cumberland County	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Conduct a countywide infrastructure vulnerability assessment for all hazards to identify priority needs for updating ill-designed or outdated critical structures.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Conduct social vulnerability analysis to identify priority needs and opportunities that will address the specific problems vulnerable populations face from all hazards, including barriers to evacuation, event specific vulnerabilities, and impediments to recovery.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	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.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Include climate predictions from the Cumberland County Climate Resiliency Plan in the Regional Hazard Mitigation Plan	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	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.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	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.	Existing (From Previous Plans)	Cumberland Hoke Regional Hazard Mitigation Plan, 2021, page 9-36
Hazard Mitigation	Use natural systems, more open space and green surfaces to manage stormwater in a more resilient fashion.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Health and Emergency Services	Provide adequate emergency services to all residents in the Study Area including police, fire, emergency medical facilities and services (rescue), clinics, and nursing homes.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Industrial	Give priority to public facility improvements for projects that will stimulate private development having the greatest employment and long-term tax revenue benefits.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Industrial	Give priority in public financial incentives to private projects with the greatest potential employment and long-term tax revenue that meets the overall industrial goal of the Study Area.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Infrastructure	Provide and control the provision of utilities and services, including the source of an adequate supply of fresh water; expansion of water and sewer service to areas of the greatest need (both residential and nonresidential to areas to spur economic growth) and the availability of natural gas with reasonable costs.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Infrastructure	Continue to support the Cumberland County Public School Master Plan; offer input on future school locations relative to area growth and development objectives.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Continue to support the Joint Cumberland County Transportation Plan; lobby for implementation of key transportation projects.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Continue to support area plans for the provision of Water Services throughout the county.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Prepare a Joint Cumberland County Stormwater Master Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Continue to support the Cumberland County Parks Master Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Prepare a Joint Cumberland County Greenway Master Plan	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Based on information contained in each of the various infrastructure master plans noted above, prepare a Summary Needs Assessment For Infrastructure throughout the county. Review capital improvement plans (CIPs) from the county, county schools, PWC and all municipalities in light of the needs assessment. Update all CIPs as appropriate.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Infrastructure	Prepare an in-house study evaluating various development incentives (both financial and non-financial) that might be employed to encourage growth to locate where existing infrastructure has excess capacity.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	The installation of infrastructure and determination of land use types near Fort Bragg should be reviewed for consistency with the Fort Bragg Small Area Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Include representatives of Fort Bragg in all local advanced planning initiatives for infrastructure development. Continue their presence on the 2030 Long Range Planning Committee.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 18-19
Infrastructure	Support policies for improving and maintaining the stormwater drainage system throughout the county. , with special attention to and involvement of municipalities with environmentally sensitive areas. Require newly created drainage systems or drainage districts, whether public or private, to have a permanent mechanism in place for the on-going maintenance of such systems or districts.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 39-40
Open Space	Prepare a mapped inventory of environmentally sensitive areas and determine their associated values worth protecting. Use this information to determine appropriate land use activities for these areas and to prepare appropriate management tools.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Reexamine the County's floodplain management ordinance as to its adequacy for addressing land uses within these areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Acquire and distribute or prepare, as necessary, informational material concerning the dedication of conservation easements and the tax advantages available to property owners.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Prepare a cluster development provision for inclusion in all area zoning ordinances. Include criteria that identify the most appropriate locations and situations in which to apply the cluster development concept.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Prepare an open space and greenway master plan for all of Cumberland County	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Open Space	Local governments in Cumberland County should establish additional tools, as well as a reliable, long term funding mechanism for the acquisition of open space to keep pace with area growth and development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Open Space	Provide for low density zoning for areas outside the urban services area.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 27-28
Parks and Recreation	Designate the Lower Little River and other stream-ways as environmental corridors to be protected and developed as major recreation and open space areas for pedestrians.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Encourage more private sector development of leisure time activities such as movie theaters, bowling alleys, etc.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Develop a long-range parks and recreation plan.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Require the provision of open space areas in new development or a fee in-lieu thereof	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Utilize the open space network to link shopping, cultural, educational, workplaces, residential areas, and parks facilities together.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Utilize the Study Area's natural resources to spur and encourage economic development.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Parks and Recreation	Incorporate the City/County Parks and Recreation Master Plan into the 2030 Growth Vision Plan by reference.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Develop and support park and recreation master plans for the Towns of Spring Lake, Hope Mills, and Eastover. Continue to support the Falcon and Wade Master Plan.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Work with Fort Bragg on the development of the All-American Trail.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Work with the North Carolina Sandhills Cooperative Partnership and Fort Bragg to preserve land parcels that will provide recreation opportunities and also protect the continued viability of Fort Bragg.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Continue to leverage State dollars from a special program designed to protect military installations from incompatible development (House Bill 1264).	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Develop criteria for determining the adequacy of acreage to be accepted from developers for parks and/or open space. Establish routine procedures for deeding ownership of dedicated land to local government.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Parks and Recreation	Authorize a mechanism by which developers with property on a planned pedestrian way may donate land and develop the trail as a means of meeting some or all of their open space requirements. Set appropriate standards for trail development.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Work with the State Parks Division in the development of the new state park in providing unique regional facilities not found in local parks.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Parks and Recreation	Expand the Town of Spring Lake Edward Mendoza Memorial Park to include additional baseball fields and walking trails. Develop additional neighborhood parks to include playground units and picnic areas. Redevelop area around the Spring Lake Multi-purpose Community Center to include soccer and football fields.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 24-25
Planning Practices	Develop specific detailed plans for targeted neighborhoods	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Planning Practices	Coordinate planning and zoning activities with other jurisdictions in the Area to insure future development patterns, transportation networks, and urban services and facilities are provided in an efficient manner.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Planning Practices	Seek out State and Federal programs that provide financial resources for infrastructure development.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Planning Practices	Reevaluate the General Plan for the Study Area every five years.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Planning Practices	Enhance the land use review communications to local governments to provide more in-depth information regarding the basis for RLUAC's recommendation and emphasizing the advisory nature of the recommendation.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Develop and implement an online land use case management system to streamline the workflow of receiving, reviewing, providing recommendation on, and tracking land use cases.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Perform regular reviews and updates to the areas of compatibility concern in coordination with Fort Bragg.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Implement a plan to regularly update compatibility and conservation data on the sandhillsgis.com mapping platform.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Work with other military communities in North Carolina, the NC department of military and veterans affairs, and legislative representatives from military communities to update and strengthen military land use coordination statutes.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Planning Practices	Work with other military communities in North Carolina, the NC real estate commission, local real estate advocacy trade groups and legislative representatives from military communities to update real property disclosure requirements.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Include the presence of military training / operational impacts as part of the official real property assessment records maintained by the tax assessor in each county.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Local governments should incorporate military training impacts, compatibility factors, and critical environmental data into comprehensive plans.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Adopt military coordination overlays to ensure that required coordination occurs within the statutory area.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Adopt compatible use overlays – particularly for fixed compatibility/safety concerns: apz, imaginary surfaces.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Improve quality and availability of local land use and infrastructure data (GIS).	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Work with local governments in the region to implement the recommendations of the 2007 light pollution study.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Adopt ordinances for the regulation and placement of small wireless antenna within municipal rights-of-way, including public safety criteria, and encourage NC department of transportation (NCDOT) to enact similar regulations in its administrative rules for NCDOT rights-of-way.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Expand compatibility reviews to include military airspace and training routes outside of the 5-mile statutory review area.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Enhance public outreach and awareness regarding compatibility issues related to military training and operational impacts.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Enhance RLUAC's organizational strengths and respected regional leadership role through the development and implementation of a long term strategic plan to guide the organization's growth, formalizing its role in providing land use coordination services in coordination with Fort Bragg, broadening its public outreach efforts, and building upon the long-term partnerships it has forged with governmental and nonprofit agencies that share its core mission.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Implement updated compatibility / conservation rating criteria for use in RLUAC land use reviews.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15
Planning Practices	Perform regular reviews and updates to the areas of compatibility concern in coordination with Fort Bragg.	Existing (From Previous Plans)	Fort Bragg Joint Land Use Study, 2018, pg. 8.1 - 8.15

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Planning Practices	Continue the progress made in recent years with regard to improved planning coordination between Fort Bragg and Cumberland County.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 51
Planning Practices	All local governments in Cumberland County should have appropriate representation on a joint county/municipal long range planning committee or other similar entity. The committee will jointly address regional issues such as transportation, the environment, and other subjects that cut across jurisdictional boundaries. Each local government would have the option of administering its own zoning, subdivision and similar current planning ordinances, as well as small area plans falling entirely within each government's jurisdiction.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 51
Planning Practices	Upon joining the joint planning committee, municipal influence areas (MIAs) for each participating municipality may be established. Each municipality's development standards for roads, storm drainage, sidewalks, etc. would apply in the newly established MIA for that municipality.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 51
Public Safety	Create an inventory of public buildings and facilities that may be suitable for the location of a community-policing substation. Compare these locations with high crime areas and potential patrol areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Public Safety	Purchase and equip one or more mobile law enforcement substations (trailers) that can be moved about the county in response to high crime locations.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Public Safety	Explore the technical feasibility and cost of enabling emergency vehicles to pre-empt traffic signal systems for faster response times.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Public Safety	Establish a routine schedule (i.e. every 3 to 5 years) for evaluating the technical components, area coverage, and staffing needs of the county's 911 system and emergency communications network.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Public Safety	Offer incentives (e.g. reduced trash collection fee) for neighborhoods to organize and participate in the Neighborhood Watch program.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 47-48
Residential	Provide and control the location, type, standards, and visual appearance of manufactured homes and manufactured home developments.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Residential	Review existing regulations and policies for cost cutting measures without jeopardizing the health, and safety of the citizenry.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Residential	Promote the development and maintenance of an adequate supply and variety of affordable housing to meet the needs of the elderly and handicapped.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Residential	Encourage quality high-density residential development in and near the Central Business District or other areas where adequate public facilities are available	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Residential	Examine area zoning ordinances concerning provisions that would allow for accessory housing such as carriage houses and granny flats in new residential areas. (i.e. mother-in-law suites)	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Examine area zoning ordinances concerning new provisions that would encourage the development of housing suitable for senior citizens or disabled persons and consider removing provisions that might discourage the same.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Create incentives for infill development on sites with urban services already in place.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Establish that new developments requiring the expansion of schools, fire stations, utilities, roads and parks should contribute to the cost of building such facilities.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Establish design criteria for neighborhood services convenient to nearby residential areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Examine area zoning ordinances concerning provisions governing the placement and design of day care facilities in residential areas. Approval of such facilities in residential areas should require that standards be met to ensure compatibility.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Identify areas that would benefit from a special area plan. Rank them in order of priority, including which area appears most interested in getting involved in such an effort.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Re-examine standards for manufactured home parks and manufactured home placements as to their adequacy.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31
Residential	Re-examine subdivision regulations to discourage single-family lots and individual driveways from fronting on and having direct access to major roadways.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 30-31

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Transportation	Provide a network of streets and highways, mass transit, bicycle trails, greenways, and sidewalks to allow for the efficient movement of people and goods throughout the Study Area.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Control street and driveway access along major thoroughfares to enhance their efficiency	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Support and expand the bus transit system, including bus pull-offs and shelters in the Study Area	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Support the long-term potential for light rail transit service connecting the Spring Lake Area to Fort Bragg, Pope Air Force Base, the City of Fayetteville, and Cross Creek Mall.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Develop a network of pedestrian facilities such as sidewalks, nature trails, greenways, bicycle trails, etc. to shopping, residential areas, recreation, governmental, and cultural facilities.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Upgrade and improve the existing minor street network within the Town of Spring Lake as an impetus for revitalized and infill development.	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 55-57
Transportation	Realign Chapel Hill Road with McKenzie Drive at North Bragg Boulevard and upgrade Chapel Hill from North Bragg Boulevard (N.C.24/87) to Lillington Highway (N.C.210)	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Upgrade Ruth Street from North Main Street to Graham Street	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Extend Lake Tree Street to Ruth Street	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Extend Chapel Hill Road east to McCormick Road, upgrade McCormick Road, and extend it to Murchison Road (N.C. 87) at the N. C.87/24 crossover at the stoplight. Tie the entrance to W.T. Brown Elementary School to the extended McCormick Road	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the Lower Little River from the Bragg Estates Subdivision to McCormick Bridge Road	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the tributary that runs from the abandoned railroad right-of-way through Lake Tree to Tank Creek (Could utilize the major power line easement that traverses the area from Graham Road to the substation on West Manchester Road	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the tributary that runs from Spring Lake to the Lower Little River	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Develop a greenway/pedestrian trail along the abandoned railroad right-of-way from just north of Vass Road to the Veteran's Cemetery on Murchison Road	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Transportation	Develop a greenway/pedestrian trail along the tributary that runs from the Lower Little River to Spring Lake Middle and Manchester Elementary Schools and eventually to McCormick Road Extension	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along the existing and realigned Chapel Hill Road from North Bragg Boulevard (N.C. 87) To Lillington Highway (N.C. 210)	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks on both sides of Main Street from North Bragg Boulevard (Cedar Point area) to south Bragg Boulevard	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along the extension and upgrading of McCormick Road from Lillington Highway at Chapel Hill Road intersection to south Bragg Boulevard. And at the N.C. 87/24 crossover at the stop light	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Ruth Street from Main Street to the proposed greenway/pedestrian trail along the abandoned railroad right-of-way	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along both sides of Bragg Boulevard from Murchison Road to the Deerfield Subdivision	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along both sides of Lillington Highway from Bragg Boulevard To Chapel Hill Road	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Pine Tree Lane from Lillington Highway (N.C. 210) to Spring Avenue	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Spring Avenue from Bragg Boulevard to McCormick Road (Chapel Hill Road Extension) and from Bragg Boulevard to Main Street	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Wilson Avenue, S. Sixth Street, and Fourth Street	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along McNeil Street from Chapel Hill Road to Rose Street and along Rose Street from McNeil Street to Bragg Boulevard	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Provide sidewalks along Second Street from Bragg Boulevard to Lake Street	Existing (From Previous Plans)	Spring Lake Area Land Use Plan, 2002, page 63-64
Transportation	Re-examine the regional transportation plan in light of the impending dramatic growth of Fort Bragg due to BRAC and Army Modular Force.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Continue to support the currently adopted area-wide Bicycle and Pedestrian Plan	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Transportation	In keeping with currently adopted Bicycle and Pedestrian Plan, include bike lanes as part of street construction standards.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Reexamine area development standards to evaluate the need for improved pedestrian systems (sidewalks, greenways, etc.) in new residential developments.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Seek funding sources, such as Enhancement Grants, to provide sidewalks and street furniture, lighting, etc. to improve pedestrian-oriented areas.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Reexamine area development standards to require bus shelters or, at a minimum, bus pull offs in new higher density residential and commercial developments served by two or more bus routes.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Seek funding sources to establish commuter-rail passenger service.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Continue to support development standards that require parking lot connections and shared driveway access for commercial developments whenever possible.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 20-21
Transportation	Local Streets — One connection along a collector should be in place every 750 to 1,500 feet. There are cases that will necessitate a variation in this guideline. Approval for these cases will be the responsibility of the Village Engineer and State Division Engineer who will consider traffic impacts, land access, property rights, and environmental conditions	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Collector Streets — One public street intersection along a collector or an arterial should be in place every 1,500 to 3,000 feet in a suburban context and every 750 to 1,500 feet in the context of more developed areas or the central business district. As determined by the Town Planner, variations in spacing requirements will depend on traffic impacts, land access, property rights, and environmental conditions.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Use the future collector street network as a tool to review proposed development projects and plans as they locate and design future collector streets	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Amend the collector street network to include new streets as they are identified during the development review process	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Transportation	Work with the development and real estate community to increase public awareness of future collector street connections through enhanced signage	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Provide temporary turnaround accommodations for collector street stub-outs to allow access by maintenance and emergency vehicles; right-of-way needed for these turnarounds would revert back to property owners once the connection is made	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Require that new developments reserve right-of-way for, and in some cases construct, future collector streets	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Consider adopting policies and dedicating funding to help construct traffic calming measures on existing collector streets that become connected to new collector streets	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Require all new development to provide connections or stub-out streets in each of the four cardinal directions (where applicable)	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Transportation	Investigate implementation of a connectivity index or adoption of specific guidance in local ordinances in order to facilitate the use of the planning recommendations above. This step will help depoliticize the process of establishing connections in a development while also providing developers with clear guidance on how to proceed.	Existing (From Previous Plans)	Spring Lake Multi-Modal Congestion Management Plan, 2009, pg. 3.6
Well Managed Growth and Development	Jointly adopt and print a development standards booklet describing in both text and illustrations, the standards established under Action 2.1 above.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16
Well Managed Growth and Development	Establish specific criteria in area zoning ordinances for approving higher density development. At the same time, create one or more large lot zoning districts as well as a density CUD within the City of Fayetteville's zoning ordinance for application where environmental constraints or other conditions may warrant their use.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16
Well Managed Growth and Development	Identify and adopt incentives for encouraging infill development on sites where urban services are already in place.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16
Well Managed Growth and Development	Continue to work with Fort Bragg on the development of land use policies and requirements for the use of properties abutting the base. Begin with the Joint Land Use Study (.i.e. buffers) and move forward from that study.	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16

# Previous Recommendations

RECOMMENDATIONS			
Topic	Action	Status	Source
Well Managed Growth and Development	<p>Create development standards for application within all local government jurisdictions in Cumberland County. Involve all interested public and private sector interests in the creation of the standards as follows:</p> <ul style="list-style-type: none"> <li>- Urban Development Standards for existing urban areas and properties within the Urban and Urban Fringe Areas. Include exceptions for environmentally sensitive or constrained sites.</li> <li>- Rural Development Standards for properties not in an incorporated area and not within the Urban or Urban Fringe Areas.</li> <li>- Small Town Development Standards as may be necessary to accommodate particular small town areas.</li> <li>- Historic Area Development Standards for exceptions to more modern standards that would destroy the character of older areas.</li> </ul>	Existing (From Previous Plans)	Cumberland County 2030 Growth Vision Plan, 2008, pg. 15-16

# Resources

RESOURCES				
Resource Name	Description	Resource Type	Potential Users	Source
Accion Opportunity Fund	Loans for small businesses, especially women/minorities/veterans. Requires collateral and 12-month business plan, no match required	Grant	Private Business Owners	<a href="https://aofund.org/">https://aofund.org/</a>
AARP Community Challenge	The AARP Community Challenge provides small grants to fund quick-action projects that can help communities become more livable for people of all ages. This year, applications will be accepted for projects to improve public spaces, housing, transportation and civic engagement; support diversity, equity and inclusion; build engagement for programs under new federal laws; and pursue innovative ideas that support people age 50 or older. No match required.	Grant	Public Citizens	<a href="https://www.aarp.org/livable-communities/community-challenge/">https://www.aarp.org/livable-communities/community-challenge/</a>
APA Community Planning Assistance Teams (CPATs)	The Community Planning Assistance Teams (CPAT) program organizes multidisciplinary teams of planning professionals that volunteer their time to work with local stakeholders to create a vision plan and implementation strategy. CPAT offers expertise in a diverse range of issues facing communities. CPAT brings planning resources and opportunities to communities and strengthens the ability of residents and other stakeholders to influence and determine decisions that affect their quality of life.	Technical Assistance	Town Government, County Government	<a href="https://www.planning.org/cpat/">https://www.planning.org/cpat/</a>
Duke Energy Foundation	The Duke Energy Foundation is focused on strengthening and uplifting communities throughout North Carolina with grant funding. Focus areas of the grant include: Vibrant Economies, Climate Resiliency, and Justice Equity & Inclusion	Grant	Local and Regional Non-profits	<a href="https://www.duke-energy.com/community/duke-energy-foundation/north-carolina">https://www.duke-energy.com/community/duke-energy-foundation/north-carolina</a>
Fundation	Fundation partners with banks and other institutions to provide capital to the small business community. It makes loans for working capital, business expansion, debt refinancing, equipment purchases, inventory purchases, and capital improvements. Collateral is not required. Interest rates depend on Fundation's assessment of the risk.	Business Loan	Private Business Owners	<a href="https://fundation.com/">https://fundation.com/</a>
Fiskars® Project Orange Thumb Garden Grants	Provides community groups with tools and resources to reach their goals for collaboration, neighborhood beautification, and healthy, sustainable food sources. Non-profit organizations are eligible to apply. The application period typically opens in the later part of a year and grant recipients are typically announced in the spring of the following year.	up to \$3,500 in cash/gift cards and Fiskars® garden tools.	Local and Regional Non-profits	<a href="https://www.fiskars.com/en-us/specialfeature/project-orange-thumb">https://www.fiskars.com/en-us/specialfeature/project-orange-thumb</a>

# Resources

RESOURCES				
Resource Name	Description	Resource Type	Potential Users	Source
KABOOM!	KABOOM! is a national non-profit that brings people together to create great, safe places to play for all kids, especially those living in poverty. Offers several grant programs for buildings and improving playgrounds and other play spaces. See website for current offerings. Match varies	Grants	Public Citizens and Local and Regional Nonprofits	<a href="https://kaboom.org/grants">https://kaboom.org/grants</a>
Lendio	Helps small businesses quickly explore loan options from 75+ potential lenders with a single online application. Lendio also helps businesses understand the options and choose a loan.	Business Loan	Private Business Owners	<a href="http://www.lendio.com">www.lendio.com</a>
Low Income Housing Tax Credit Program (LIHTC)	A federal program administered by the NC Housing Finance Agency, the Low Income Housing Tax Credit Program (LIHTC) was authorized by Congress in 1986 to encourage the construction and rehabilitation of quality rental housing that is affordable for low-income families and elderly persons. Owners of LIHTC properties agree to maintain the units as affordable housing for 15 to 30 years, in return for federal tax credits that offset part of the cost of developing the housing.	Tax Credit	Private Property Owners	<a href="https://www.nchfa.com/rental-housing-partners/rental-developers/rental-development-financing-options/low-income-housing-tax-credits">https://www.nchfa.com/rental-housing-partners/rental-developers/rental-development-financing-options/low-income-housing-tax-credits</a>
National Association of Realtors Placemaking Grant	NAR's Placemaking program provides technical and financial assistance to help REALTOR® Associations, and their members, become engaged in placemaking in their communities. The Placemaking Grant funds the creation of new, outdoor public spaces and destinations in a community. Note that the grant does not fund upgrading or enhancing existing public spaces or adding amenities, like benches, signage, bike racks, etc. to existing public spaces, like parks or trails. Will need to partner with local Realtors Association.	Grant	Private, partner with local Realtor Association	<a href="https://realtorparty.realtor/community-outreach/placemaking">https://realtorparty.realtor/community-outreach/placemaking</a>
NC Parks & Recreation Trust Fund (PARTF)	The North Carolina Parks and Recreation Trust Fund (PARTF) provides matching grants to local governments to assist with public park and recreation projects Examples include assisting with Land acquisition, facility building/facility renovation, protect natural lands. Must be a single site project. One to one match required	Grant	Town Government, County Government	<a href="https://www.ncparks.gov/more-about-us/parks-recreation-trust-fund/parks-and-recreation-trust-fund">https://www.ncparks.gov/more-about-us/parks-recreation-trust-fund/parks-and-recreation-trust-fund</a>

# Resources

RESOURCES				
Resource Name	Description	Resource Type	Potential Users	Source
NC Department of Commerce, Rural Economic Development Division, Federal Community Development Block Grant (CDBG) Economic Development Grants – Building Reuse	The program provides CDBG funds to local governments that propose projects in conjunction with new and/or expanding private for-profit businesses and industries planning to restore vacant buildings for their use and resulting in the creation of permanent, full-time jobs. At least 60% of the jobs must be made available to persons qualifying as low and moderate income. Match required	Grant	Town Government, County Government	<a href="https://www.nccommerce.com/grants-incentives/building-or-site-funds/building-reuse/building-reuse-federal-cdbg-economic">https://www.nccommerce.com/grants-incentives/building-or-site-funds/building-reuse/building-reuse-federal-cdbg-economic</a>
NC Department of Commerce, Rural Economic Development Division, Federal Community Development Block Grant (CDBG) Economic Development Grants – Demolition	The program provides CDBG funds to local governments for demolition projects that result in the creation of industrial or commercial sites. The funding is intended to be used to demolish vacant dilapidated industrial buildings and properties under the elimination of slums and blight national CDBG objective. It is reasonably expected that the demolition activity will create a site which attracts private investment by a business or industry and create new jobs. Such new job creation with a private employer does not require a legally binding contract, however.	Grant	Town Government, County Government	<a href="https://www.nccommerce.com/grantsincentives/building-or-sitfunds/demolition/demolition-federal-cdbg">https://www.nccommerce.com/grantsincentives/building-or-sitfunds/demolition/demolition-federal-cdbg</a>
NC Department of Commerce, Rural Economic Development Division, Federal Community Development Block Grant (CDBG) Economic Development Grants – Infrastructure	The program provides CDBG funds to local governments to use for various types of public infrastructure improvements to attract new and support existing private for profit businesses that create and/or retain jobs. Funding for projects is based on the number of jobs to be created and the level of distress in the community applying for the funds. At least 60% of the jobs created or retained by a project must be for persons qualifying as low and moderate income. Match required	Grant	Town Government, County Government	<a href="https://www.nccommerce.com/grants-incentives/public-infrastructure-funds/infrastructure-federal-cdbg-economic-development">https://www.nccommerce.com/grants-incentives/public-infrastructure-funds/infrastructure-federal-cdbg-economic-development</a>
NC Department of Transportation (NCDOT), Division of Bicycle and Pedestrian Transportation - Bicycle and Pedestrian Planning Grant Initiative	The Bicycle and Pedestrian Planning Grant Initiative is an annual matching grant program intended to encourage municipalities of all sizes and counties with populations under 50,000 to develop comprehensive bicycle and pedestrian plans. Such plans largely focus on enhancing mobility, improving safety, and promoting economic and health benefits. Plans are developed by consultants that are prequalified by NCDOT. Match required	Grant	Town Government, County Government	<a href="https://connect.ncdot.gov/municipalities/PlanningGrants/Pages/Planning-Grant-Initiative.aspx">https://connect.ncdot.gov/municipalities/PlanningGrants/Pages/Planning-Grant-Initiative.aspx</a>

# Resources

RESOURCES				
Resource Name	Description	Resource Type	Potential Users	Source
NC Rural Center Loan Participation Program (LPP)	The LPP is a small-business lending program that works with local lenders in all 100 North Carolina counties to make more loans in their communities and region. The program helps reduce the risk-exposure of partner lenders, so more businesses have access to capital that might otherwise be out of reach. The Rural Center purchases up to 15% of a term loan made to a small business, defined as a business with 500 or fewer employees. The maximum participation is \$250,000 and the loan terms are market-based, negotiated between the local lender and the small-business borrower.	Business Loans	Private Business Owners	<a href="https://www.ncruralcenter.org/lending/loanparticipation-program">https://www.ncruralcenter.org/lending/loanparticipation-program</a>
NC Rural Center Thread Capital	A subsidiary non-profit of the NC Rural Center serving all 100 NC counties, Thread Capital provides small business owners and entrepreneurs with access to capital to start or expand their businesses. It also provides them with coaching and business planning services, as well as a support network.	Business Loans	Private Business Owners	<a href="https://www.threadcap.org/">https://www.threadcap.org/</a>
SCORE	Low/no-cost business advising services, connections to loans and local mentors. SCORE for All has specific resources for minority-/veteran-/woman-owned business. Startup Roadmap-great webinars.	Technical Assistance and Training	Private Business Owners	<a href="https://www.score.org/">https://www.score.org/</a>
State Farm Good Neighbor Citizenship® Company Grants	Company Grants focus on safety, community development, and education to help build safer, stronger, and better educated communities. Community development grants assist organizations that support affordable housing, first time homeowners, neighborhood revitalization, financial literacy, job training, and small business development. Non-profits, chambers of commerce, government agencies, educational institutions, and volunteer fire departments are eligible to apply.	Grant	Town Government, County Government , Local and Regional Nonprofits	<a href="https://www.statefarm.com/about-us/communityinvolvement">https://www.statefarm.com/about-us/communityinvolvement</a>
Walmart Local Giving Program	Local Walmart stores, Sam's Clubs, and logistics facilities award grants to eligible nonprofit organizations, government agencies, schools, and others operating within the service area of the facility from which they are requesting funding. The grants are designed to address the unique local needs of the communities served.	Grant	Town Government, County Government , Local and Regional Nonprofits	<a href="https://walmart.org/what-we-do/strengthening-community/local-community-support">https://walmart.org/what-we-do/strengthening-community/local-community-support</a>

# APPENDIX

# Table of Contents

Section #	Title	Page #	Section #	Title	Page #
<b>1</b>	<b>Existing Conditions</b>		3.10	Mainstreet Overlay District Map	
1.1	Existing Conditions Population		3.11	Plan Area NCDOT STIP Proposed Projects Map	
1.2	Existing Conditions: Housing		<b>4</b>	<b>Legislative Language</b>	
1.3	Existing Conditions: Economic Development		4.1	160D Legislative language	
1.4	Existing Conditions: Land Use Comparison		4.2	Ordinance Zoning Descriptions	
<b>2</b>	<b>Community Engagement &amp; Outreach Efforts</b>		4.3	Example Density Development Grid	
2.1	Community Kick off Meeting		4.4	Resolution of Recommendation by the Joint Planning Board	
2.2	Community Kick off Meeting Posters		4.5	Resolution of Adoption by the Cumberland County Board of Commissioners	
2.3	Values Survey Results		4.6	Resolution of Adoption by the Town of Spring Lake Board of Alderman	
<b>3</b>	<b>Plan Area Reference Maps</b>				
3.1	Plan Area Parcels Map				
3.2	Plan Area Roadway Map				
3.3	Plan Area Aerial Imagery Map				
3.4	Adjacent Harnett County Land Use Map				
3.5	Water and Sewer Utility Line Map				
3.6	Plan Area Rezoning Case History Map				
3.7	Plan Area Flood Zone and Wetlands Map				
3.8	Plan Area Hydric Soils Map				
3.9	Plan Area Conserved Parcels Map				

# 1.0 Existing Conditions

Existing conditions data was collected primarily through the US Census Data website. Data is published at the National, State, County, Place, Tract, Block Group, and Block level. The following geographies were utilized to collect data for this plan:

- Spring Lake Plan Area: The total Plan Area includes census tracts; 35.01, 36.01, and 36.02, and portions of 37 and 35.02. Tract 37 is a populous and large tract. It is comprised of three block groups, the first of which is roughly half in the plan area, the second which is roughly half in the plan area, and the third which is entirely outside the plan area. Tract 35.02 consists of 3 block groups, and block group 3 is not within the plan area boundary. To determine the correct counts for the plan area, all of the census tracts are included, minus the counts of the third block group in 35.02, and the third block group in tract 37, and half of the first and second tract 37 block group. This method assumes that the statistics of block group 37.01 and 37.02 are evenly distributed and exactly half in the Plan Area.
- Town of Spring Lake: The town of Spring Lake is a designated place by which ACS data is published and can be looked up directly.
- Cumberland County: Cumberland County is a designated place by which ACS data is published and can be looked up directly.
- North Carolina: North Carolina is a designated place by which ACS data is published and can be looked up directly.
- Fort Bragg, Spring Lake: Tract 34.01. A portion of Fort Bragg has jurisdictional lines that cross into Spring Lake, and residents of base that live within that area are counted in the total Spring Lake population. Residents of Fort Bragg within that Spring Lake boundary do not pay Spring Lake taxes and are not technically considered to be in town, so for the purposes of this plan we removed the population count of Tract 34.01 from the total population of Spring Lake to reflect more accurately the existing conditions of the Town.

The US Census Bureau conducts and publishes many surveys. For this plan, data from the 2020 Decennial Census, American Community Survey 2019 One Year Estimates, 2020 American Community Survey 5 year estimates, and 2010 American Community Survey 5 year estimates was utilized. .

The following pages reflect data tables referenced for this plan.

# 1.1 Existing Conditions: Population

PLAN AREA IN TOTAL, POPULATION COUNT						
2020 Census Data, 2020 Block Groups						
Tract	Groups	1	2	3	4	Total
35.01	1, 2, 3	1053	737	1742		3532
35.02	1, 2	571	1181			1752
36.01	1, 2, 3	1486	715	701		2902
36.02	1, 2, 3	449	424	1196		2069
Half of group 1, half of group 2						
		1149	794.5			1944
37						12,199

PLAN AREA IN TOTAL, POPULATION COUNT						
2010 Census Data, 2020 Block Groups						
Tract	Groups	1	2	3	4	Total
35	1, 2, 3, 4	2695	650	581	695	4621
36	1, 2, 3, 4	708	731	1794	1748	4981
Half of group 1, half of group 2						
		1095.5	870			1965.5
						11,568

TOWN OF SPRING LAKE, ADJUSTED POPULATION COUNT	
2020 Census Data, 2020 Block Groups	
Place	Total
Spring Lake Municipal Limits	9030

TOWN OF SPRING LAKE, ADJUSTED POPULATION COUNT	
2010 Census Data, 2020 Block Groups	
Place	Total
Spring Lake Municipal Limits	8028

POPULATION QUICK FACTS		
Label	TOWN OF SPRING LAKE	COUNTY
	2020 ACS 5-Year Estimates	2020 ACS 5-Year Estimates
Median Age	25.5	31.4
Average Household Size	2.48	2.49
Disabled Population	13.2%	16.7%
Veteran Population	25.0%	19%
Median Household Income	\$39,898	\$48,177
Poverty Rate	21.2%	18.7%
High School Graduation Rate	92.9%	91%
Bachelor's Degree or Higher	27.6%	25.6

# 1.1 Existing Conditions: Population

<i><b>Population by Age, Plan Area Total</b></i>	
	Total
Under 5 years	746.5
5 to 9 years	624.5
10 to 14 years	688.5
15 to 17 years	463
18 and 19 years	386
20 years	324
21 years	266.5
22 to 24 years	621.5
25 to 29 years	1592.5
30 to 34 years	831.5
35 to 39 years	740.5
40 to 44 years	455.5
45 to 49 years	710
50 to 54 years	597.5
55 to 59 years	549
60 and 61 years	246
62 to 64 years	477
65 and 66 years	359
67 to 69 years	160.5
70 to 74 years	316
75 to 79 years	183
80 to 84 years	87
85 years and over	50.5
2020 ACS Data 5 Year Estimates	<b>11476</b>

<i><b>Population by Age, Spring Lake</b></i>	
Label	Total
Under 5 years	554
5 to 9 years	421
10 to 14 years	437
15 to 17 years	342
18 and 19 years	450
20 years	370
21 years	354
22 to 24 years	696
25 to 29 years	1408
30 to 34 years	468
35 to 39 years	527
40 to 44 years	323
45 to 49 years	475
50 to 54 years	488
55 to 59 years	351
60 and 61 years	148
62 to 64 years	256
65 and 66 years	237
67 to 69 years	110
70 to 74 years	150
75 to 79 years	111
80 to 84 years	54
85 years and over	26
2020 ACS Data 5 Year Estimates	<b>8756</b>

<i><b>Population by Age, Unincorporated</b></i>	
Label	Total
Under 5 years	193
5 to 9 years	204
10 to 14 years	252
15 to 17 years	121
18 and 19 years	-64
20 years	-46
21 years	-88
22 to 24 years	-75
25 to 29 years	185
30 to 34 years	364
35 to 39 years	214
40 to 44 years	133
45 to 49 years	235
50 to 54 years	110
55 to 59 years	198
60 and 61 years	98
62 to 64 years	221
65 and 66 years	122
67 to 69 years	51
70 to 74 years	166
75 to 79 years	72
80 to 84 years	33
85 years and over	25
2020 ACS Data 5 Year Estimates	<b>2720</b>

<i><b>Population by Race, Plan Area Total</b></i>	
Label	Total
White:	4962
Black:	4586
Asian:	330
Other:	626
Two or more races:	974
Hispanic or Latino, Any Race:	1570

<i><b>Population by Race, Spring Lake</b></i>	
Label	Adjusted
White:	3273
Black:	3825
Asian:	274
Other:	563
Two or more races:	821
Hispanic or Latino, Any Race:	1172

<i><b>Population by Race, Unincorporated</b></i>	
Label	Total
White:	1689
Black:	761
Asian:	56
Other:	63
Two or more races:	153
Hispanic or Latino, Any Race:	398

# 1.2 Existing Conditions: Housing

<b>PLAN AREA IN TOTAL, HOUSING UNITS, TOTAL</b>					
2020 Census Data, 2020 Block Groups					
Tract	Groups	1	2	3	Total
35.01	1, 2, 3	552	340	856	1748
35.02	1, 2	322	640	-	962
36.01	1, 2, 3	798	329	390	1517
36.02	1, 2, 3	247	204	520	971
	Half of group 37 1, half of	439	326	-	765
					<b>5,963</b>

<b>PLAN AREA IN TOTAL, HOUSING UNITS, VACANT</b>					
2020 Census Data, 2020 Block Groups					
Tract	Groups	1	2	3	Total
35.01	1, 2, 3	34	73	84	191
35.02	1, 2	68	114	-	182
36.01	1, 2, 3	102	55	64	221
36.02	1, 2, 3	67	40	42	149
	Half of group 37 1, half of	29.5	10	-	40
					<b>783</b>

<b>PLAN AREA IN TOTAL, HOUSING UNITS, OCCUPIED</b>					
2020 Census Data, 2020 Block Groups					
Tract	Groups	1	2	3	Total
35.01	1, 2, 3	518	267	772	1557
35.02	1, 2	254	526	-	780
36.01	1, 2, 3	696	274	326	1296
36.02	1, 2, 3	180	164	478	822
	Half of group 37 1, half of group 2	409.5	316	-	726
					<b>5,181</b>

Label	TOWN OF SPRING LAKE	COUNTY
	2020 ACS 5-Year Estimates	2020 ACS 5-Year Estimates
Housing Units	4429	(x)
Vacancy Rate	15.5%	13.2%
Owner Occupancy Rate	20.9%	51.5%
Renter Occupancy Rate	79.1%	48.5%
Median Home Value	\$ 93,800.00	\$39,700.00
Median Rent Cost	\$ 1,024.00	\$949.00
Housing Cost Burden Rate	45.1%	41.6%
Percent Built before 2010	86.0%	
Average Household Size	2.5	

ACS Community Survey Data, 2020 5 Year Estimates, Table DP04

<b>Town of Spring Lake Adjusted</b>	
2020 Decennial Census Housing Units	
Total	4429
Occupied	3853
Vacant	576

# 1.3 Existing Conditions: Economic Development

<b>TOTAL FIRMS IN SPRING LAKE</b>				
Total Firms in Spring Lake 2020 Quick Facts				
Total		618		
Owned by Men		53%		
Owned by Minorites		44%		
Owned by Veterans		13%		

<b>TRAVEL TIME TO WORK</b>				
Label	Cumberland County	Percentage	Spring Lake	Percentage
Total:	147795		5700	
Less than 5 minutes	8112	5%	466	8%
5 to 9 minutes	17119	12%	967	17%
10 to 14 minutes	21359	14%	1001	18%
15 to 19 minutes	29343	20%	1140	20%
20 to 24 minutes	25508	17%	682	12%
25 to 29 minutes	10075	7%	232	4%
30 to 34 minutes	17996	12%	468	8%
35 to 39 minutes	3144	2%	117	2%
40 to 44 minutes	2840	2%	132	2%
45 to 59 minutes	5890	4%	250	4%
60 to 89 minutes	3464	2%	193	3%
90 or more minutes	2945	2%	52	1%

*ACS Community Survey Data, 2020 5 Year Estimates, Table B08012*

<b>SPRING LAKE EMPLOYMENT TRENDS</b>			
Label	Estimate	Percent	Percent of the Available Labor Force
Employment Status	-	-	-
Eligible working population	9,379	-	-
In labor force	6,432	69%	-
Civilian labor force	3,803	41%	59%
Employed	3,451	37%	54%
Unemployed	352	4%	5%
Armed Forces	2,629	28%	41%
Not in labor force	2,947	31%	-

*ACS Community Survey Data, 2020 5 Year Estimates, Table DP03*

<b>UNEMPLOYMENT RATE</b>		
Label	Spring Lake	Cumberland County
Unemployment Rate	9.30%	7.80%

*ACS Community Survey Data, 2020 5 Year Estimates, Table DP03*

# 1.4 Existing Conditions: Land Use Comparisons

Total Land Area Report for Zoning, 2002 Land Use, 2022 Land Use (%)						
Label	Zoning Classification		2002 Land Use Designation		2022 Land Use Designation	
	Acreage	Percent of Area	Acreage	Percent of Area	Acreage	Percent of Area
CB	49.081	0.393000%	84.9642029	0.658007%	48.3183864	0.383926%
Commercial	651.923	5.221000%	676.001592	5.235304%	638.163282	5.070683%
High Density Res	29.0187	0.232000%	105.812698	0.819468%	507.928981	4.035874%
Medium Density Res	1638.368	13.120000%	773.840801	5.993022%	1057.76677	8.404745%
Low Density Res	4604.41	36.872100%	2531.07696	19.601964%	4436.93278	35.254738%
Suburban	2541.567	20.353000%	5880.77332	45.543737%	1447.59924	11.502255%
Rural	2354.249	18.852800%	0	0.000000%	1537.8535	12.219392%
Industrial	228.712	1.832000%	436.895137	3.383541%	203.10973	1.613858%
O&I	57.056	0.459000%	158.049992	1.224021%	115.502124	0.917750%
Open Space	382.219	3.061000%	2264.9497	17.540937%	0.14847144	0.001180%

Area Comparison of Land Use Designation of 2002 to 2022 (%)		
Label	Change in Land Use Designation from 2002 to 2022	
	Acreage	Percent of Area
CB	-36.645817	-0.274081%
Commercial	-37.83831	-0.164622%
High Density Res	402.116283	3.216406%
Medium Density	283.925969	2.411724%
Low Density Res	1905.85582	15.652775%
Suburban	-4433.1741	-34.041482%
Rural	1537.8535	12.219392%
Industrial	-233.78541	-1.769683%
O&I	-42.547868	-0.306270%
Open Space	-2264.8012	-17.539757%

Area Comparison of Current Zoning to 2022 Land Use (%)		
Label	Change in Land Use Designation from 2002 to 2022	
	Acreage	Percent of Area
CB	-0.7626136	-0.009074%
Commercial	-13.759718	-0.150317%
High Density Res	478.910281	3.803874%
Medium	-580.60123	-4.715255%
Low Density Res	-167.47722	-1.617362%
Suburban	-1093.9678	-8.850745%
Rural	-816.3955	-6.633408%
Industrial	-25.60227	-0.218142%
O&I	58.4461239	0.458750%
Open Space	-382.07053	-3.059820%

# 2 Community Engagement Results

Community engagement is one of the most important parts of the planning process and throughout the creation of this plan the community was provided opportunities for input. Input was collected through in person meetings, as well as through the online website designed for this project.

The following section serves as documentation for community engagement efforts and input results. The section is not exhaustive of all materials used for the collection of community ideas and desired outcomes. If you would like a complete portfolio of all resources utilized during the planning process (PowerPoints, worksheets, website materials, etc.) please contact Cumberland County Comprehensive Planning, and those materials can be provided.

Many outreach efforts were utilized to connect with residents during the planning process. For the kick off meeting, residents within the plan area received a post-card notification prior to the meeting, encouraging their attendance. Along with the post card, Town of Spring Lake residents also received notice of the upcoming meeting in their town issued water bill. This effort was in attempt to not only reach property owners, but renters as well. Links to the plan area website with materials were also published in a press release on the County website, as well as through local news outlets advertising the event. Online social medial platforms were utilized to spread word about the meeting including Nextdoor and Facebook.

# 2.1 Community Kickoff Meeting

The Spring Lake Area Land Use Plan kickoff meeting was a two-hour open house from 6pm—8pm, designed to share and gather information with area stakeholders. The event was attended by over 100 people who interacted with posters and activities on topics including land use, housing, economic development, public services, and quality of life. Attendees had an opportunity to fill out a values survey, giving us key insight on what they consider the most important topics for the Spring Lake Area. The purpose of the meeting was to get community members excited about this project, explain the land use planning process, and identify area strengths, weaknesses, and priorities.

The following pages are posters that were utilized at the meeting. See table below for comprehensive list of posters.

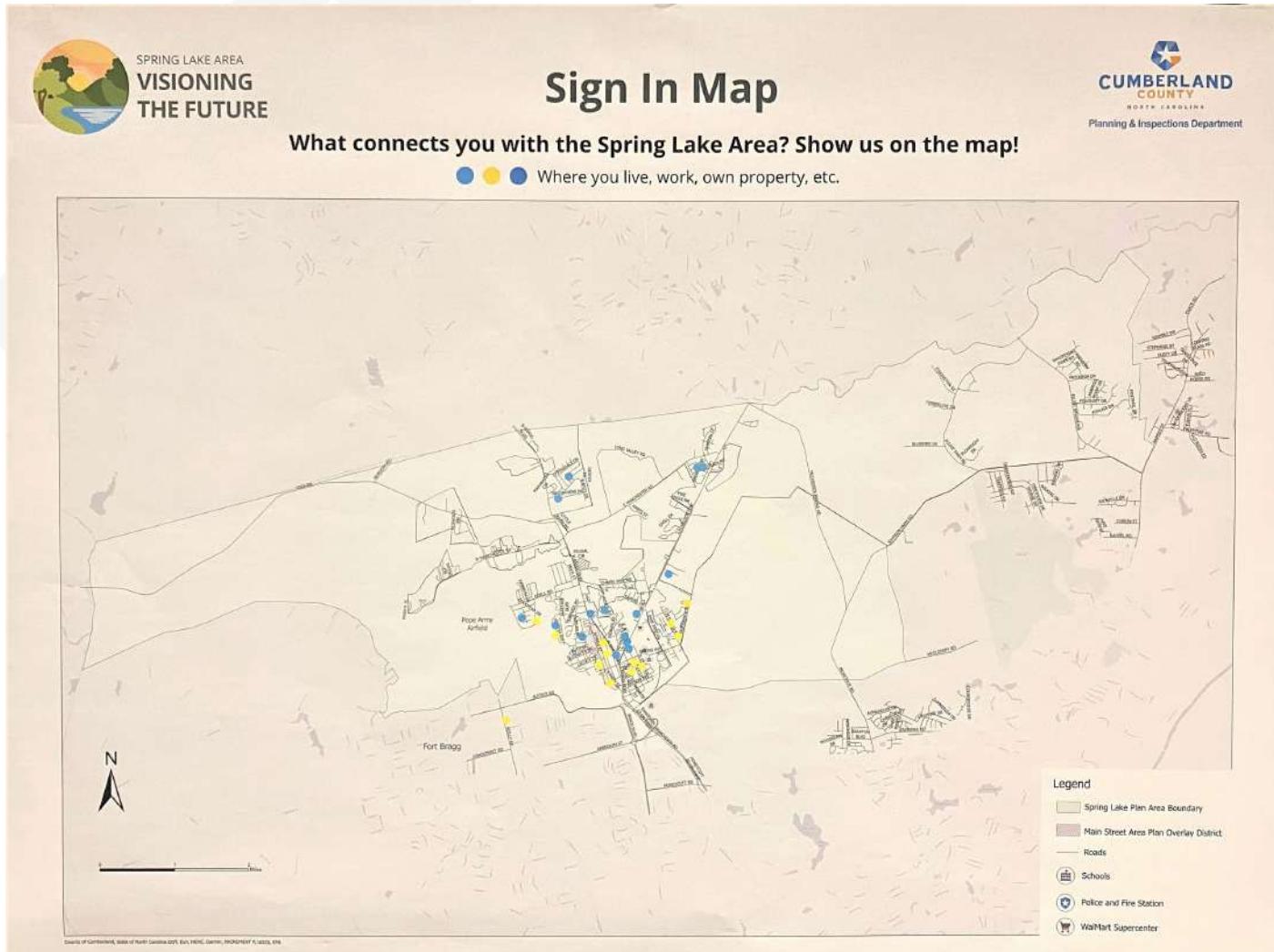


## *Kick off Meeting Poster: Table of Contents*

- 2.2.1 Sign in Map
- 2.2.2 About Land Use Planning Informative Poster
- 2.2.3 Community Strengths and Weaknesses Map Activity
- 2.2.4 SWOT Analysis Activity
- 2.2.5 Area Population Informative Poster
- 2.2.6 Area Housing Informative Poster
- 2.2.7 Area Population Activity Poster
- 2.2.8 Area Residential Density Activity Poster
- 2.2.9 Area Business and Economic Informative Poster
- 2.2.10 Area Commercial, Industrial, and Downtown Land Use Informative Poster
- 2.2.11 Area Economic and Downtown Development Activity Poster
- 2.2.12 Area Public Services Quality of Life Activity Poster
- 2.2.13 Area Visioning the Future Activity Poster

## 2.2 Kick off Meeting Posters

### 2.2.1 Sign in Map



Upon arrival to the kick off meeting, citizens were asked to place a sticker on a map of the Spring Lake Plan area that connects them to Spring Lake. The yellow and blue dots represent their response.

# 2.2 Kick off Meeting Posters

## 2.2.2 About Land Use Planning Informative Poster

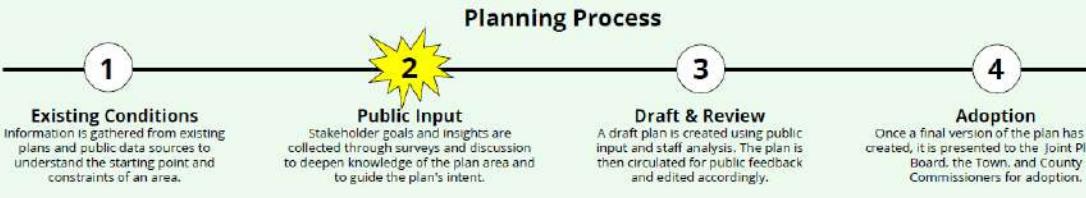


SPRING LAKE AREA  
VISIONING  
THE FUTURE

### About Land Use Planning



Planning & Inspections Department



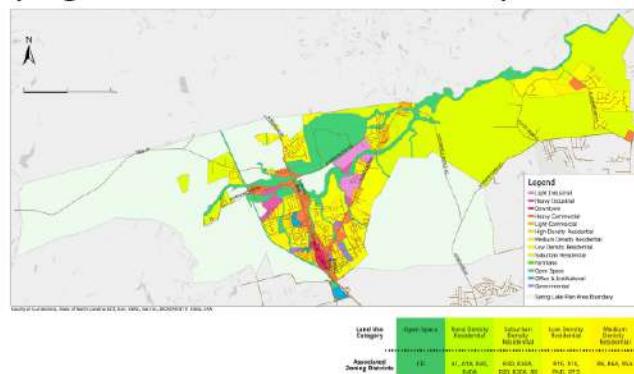
#### A plan is:

- A vision of what your community can be
- A guide to promote health, safety, convenience, efficiency of movement and use of resources
- A tool to assist elected officials when making future land use decisions
- A reference when applying for grants or updating local policies

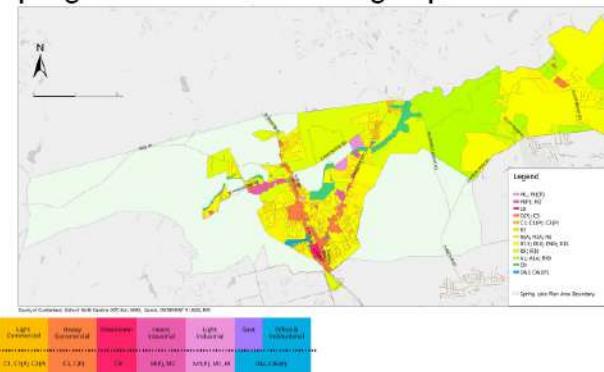
#### A plan does not:

- Change the current use of a property
- Change the current zoning of a property
- Change the amount of property tax owed on a property
- Guarantee that development will occur

Spring Lake Area 2002 Future Land Use Map



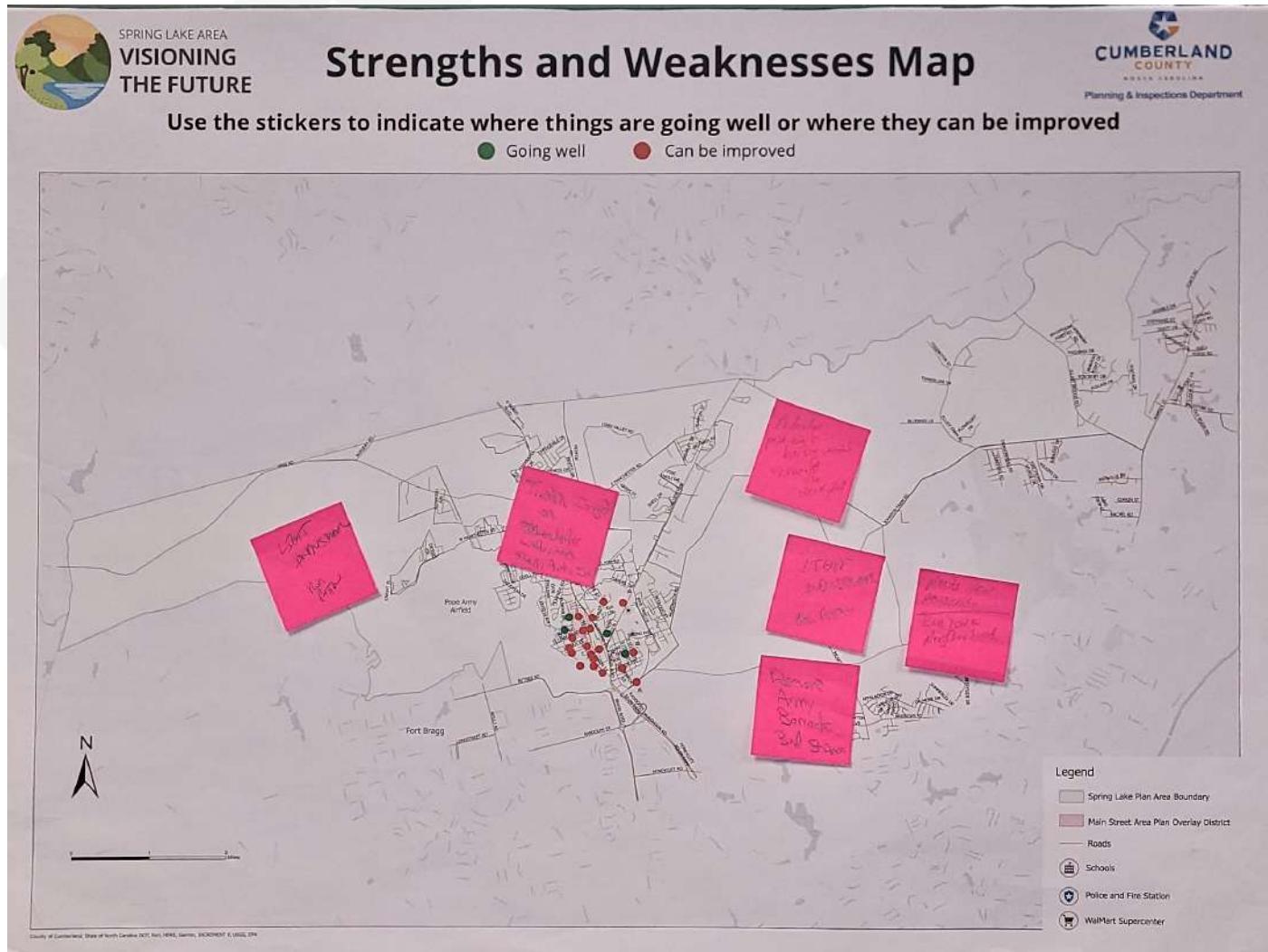
Spring Lake Area Current Zoning Map



**Station 1. About Land Use:** This station described key terms and concepts about land use and land use plans. The 2002 Future Land Use Map from the current land use plan was also compared with the current zoning map.

## 2.2 Kick off Meeting Posters

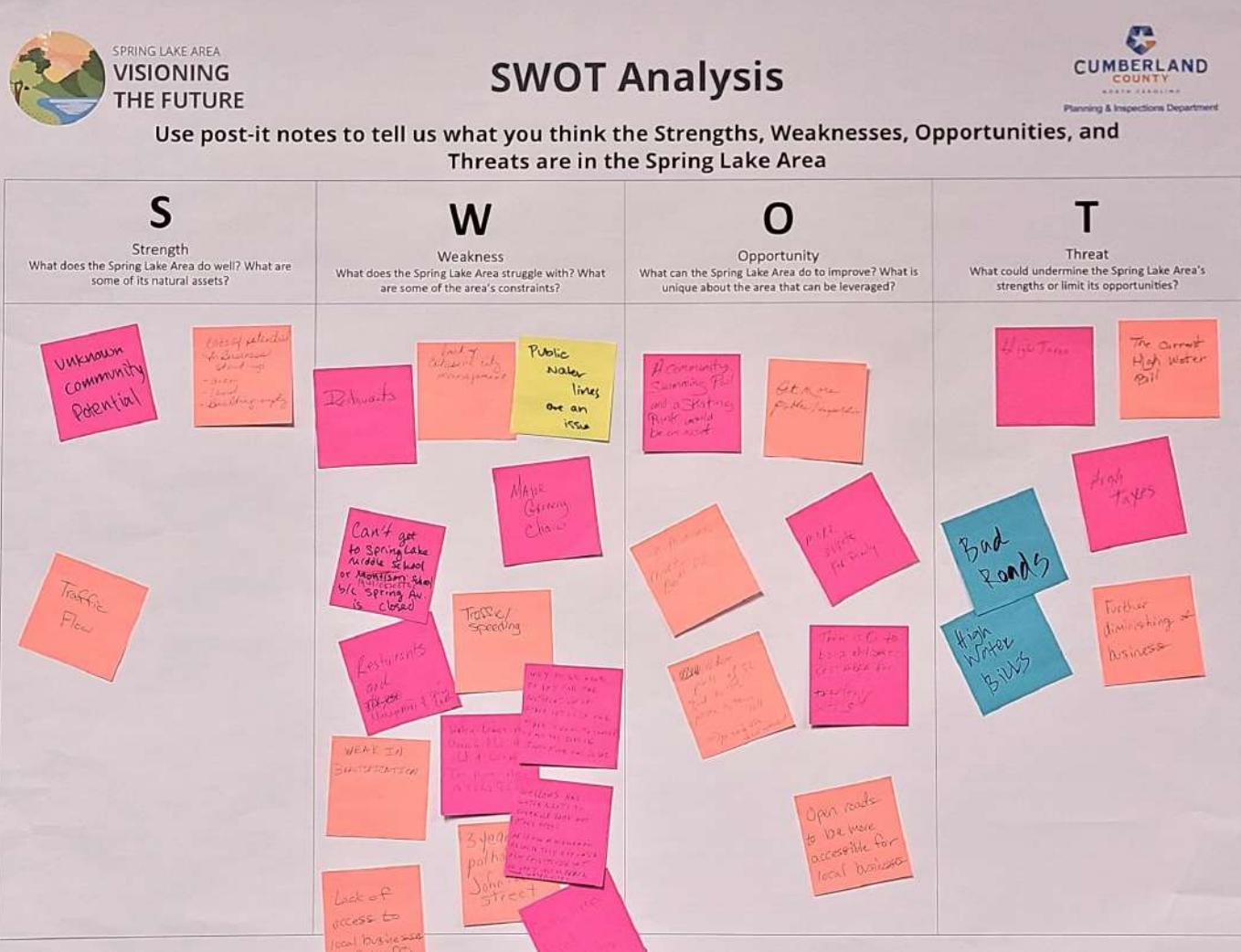
### 2.2.3 Community Strengths and Weaknesses Map Activity



*Station 1. About Land Use:* At this station, participants were asked to mark areas where land use was going well in green, and where land use could be improved in red. Post-it notes were also used to give feedback.

## 2.2 Kick off Meeting Posters

### 2.2.4 SWOT Analysis Activity



The poster features the Spring Lake Area Visioning the Future logo on the left and the Cumberland County Planning & Inspections Department logo on the right. The title "SWOT Analysis" is centered at the top. Below it, a instruction reads: "Use post-it notes to tell us what you think the Strengths, Weaknesses, Opportunities, and Threats are in the Spring Lake Area". The SWOT matrix is divided into four quadrants:

- S (Strength):** What does the Spring Lake Area do well? What are some of its natural assets?
  - Unknown Community Potential
  - Local natural resources
  - Traffic Flow
- W (Weakness):** What does the Spring Lake Area struggle with? What are some of the area's constraints?
  - Public water lines are an issue
  - Public works
  - Public safety
  - Can't get to Spring Lake middle school or Montezuma School b/c Spring Av. is closed
  - Restaurants and bars
  - Traffic / speeding
  - WEAK IN SENSITIZATION
  - 3 job path Safe Street
  - Lack of access to local businesses
- O (Opportunity):** What can the Spring Lake Area do to improve? What is unique about the area that can be leveraged?
  - Proximity, Swimming Pool and a Starting Park would be a boost
  - Stone public works
  - Public works
  - Open roads to be more accessible for local business
- T (Threat):** What could undermine the Spring Lake Area's strengths or limit its opportunities?
  - High Taxes
  - The current High Water Bill
  - High taxes
  - Bud Roads
  - High Water Bills
  - Further diminishing of business

*Station 1. About Land Use:* At this station, participants were asked to leave post-it notes in the Strength, Weakness, Opportunity, and Threat category.

# 2.2 Kick off Meeting Posters

## 2.2.5 Area Population Informative Poster

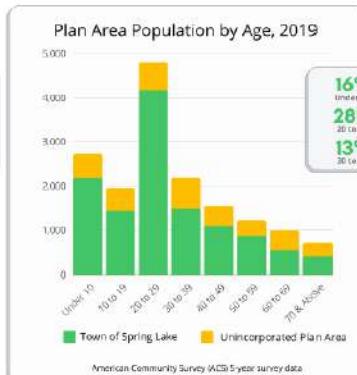
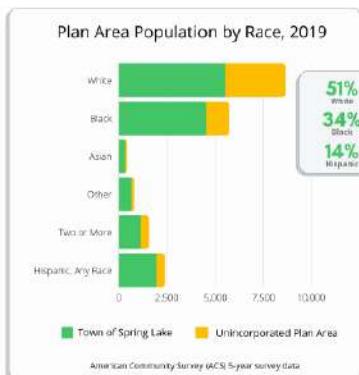


### Spring Lake Area Population

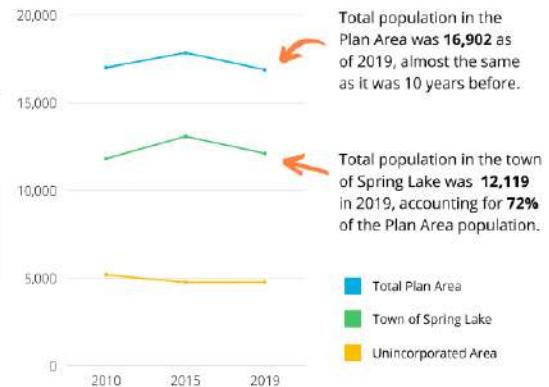


#### How many people live in the Spring Lake Area?

There are approximately **16,902** residents in the Spring Lake Area. This is roughly the same population as ten years ago, but is a 5% decline from five years ago. Most population change can be attributed to changes in the Town of Spring Lake, which accounts for nearly three quarters of the plan area population and has seen greater fluctuations than the unincorporated area.



#### Spring Lake Area Population Over Time



Spring Lake's population increase has been slower than that of Cumberland County and Harnett County. In the last five years, Cumberland County grew by 1% & Harnett County grew by 6% while Spring Lake Area population declined 5%. (In the last ten years, Cumberland County grew by 3%, Harnett County 17%, and the Spring Lake Area roughly 0%).

#### Town of Spring Lake Quick Facts

The arrows show how the Town of Spring Lake statistics compares to the County. A down arrow indicates the value is lower than that of the County, and up arrow indicates the value is higher than that of the County.

**25.5**  
Median Age

**2.55**  
Average Household Size

**16%**  
Disabled Population

**22%**  
Veteran Population

**\$39,559**  
Median Household Income

**21.8%**  
Poverty Rate

**92.9%**  
High School Graduation Rate

**68%**  
College Education

*Station 2. Population and Housing:* The population and housing station provided area statistics on the residents, housing, and residential land use in the Spring Lake Area. This poster utilized 2019 ACS 5 Year Estimates.

# 2.2 Kick off Meeting Posters

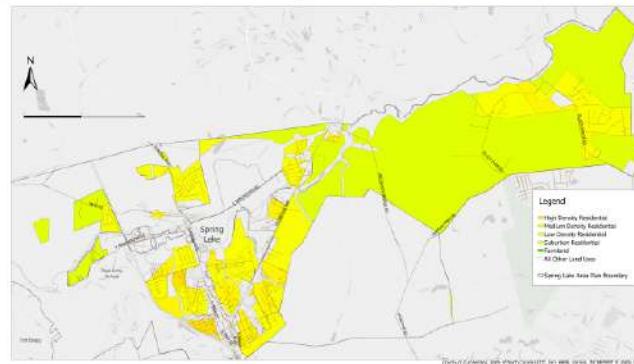
## 2.2.6 Area Housing Informative Poster



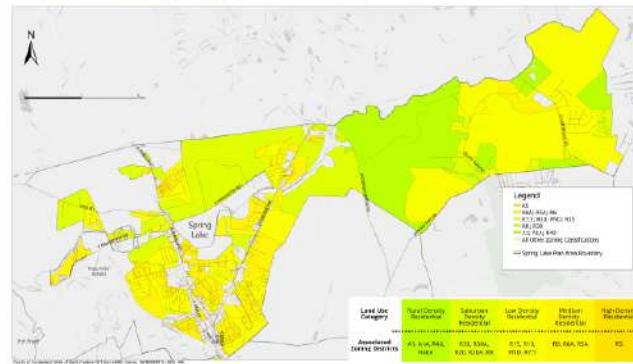
### Spring Lake Area Housing



2002 Future Land Use Map of Residential Classifications



Current Zoning Map of Residential Districts



#### Town of Spring Lake Quick Facts

The arrows show how the Town of Spring Lake statistics compares to the County. A down arrow indicates the value is lower than that of the County, and up arrow indicates the value is higher than that of the County.

5,126	14.8%	20.4%	79.6%
Housing Units	Vacancy Rate	Owner Occupancy Rate	Renter Occupancy Rate
\$94,300	\$1,032	49.4%	85%
Median Home Value	Median Rent Cost	Housing Cost Burden Rate	Percent Built Before 2010

#### 2002 Future Land Use Map to Current Zoning Comparison

The 2002 Future Land Use Map designates 72% of the area as residential. This is lower than the area currently zoned residential, which accounts for 89% of the plan area. Part of this gap is explained by Carver's Creek State Park which is included as a residential zoning district.

In general, the plan area is zoned denser than the Future Land Use Map calls for, however, no area in the Future Land Use Map is designated for Rural density zoning districts (A1, A1A, R40, R4A).



*Station 2. Population and Housing:* The population and housing station provided area statistics on the residents, housing, and residential land use in the Spring Lake Area. This poster utilized 2019 ACS 5 Year Estimates. This poster utilized 2019 ACS 5 Year Estimates.

## 2.2 Kick off Meeting Posters

### 2.2.7 Area Population Activity Poster



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VISIONING  
THE FUTURE



CUMBERLAND  
COUNTY  
NORTH CAROLINA  
Planning & Inspections Department

## Population & Housing Activity

### Housing Strengths and Weaknesses

Put a sticker where you feel the Spring Lake Area is particularly strong or weak.

	Strength	Weakness
Amount of Housing		● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
Housing Affordability	● ● ● ●	● ● ● ● ● ●
Housing Quality		● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
Housing Value	● ● ● ●	● ● ● ● ● ● ● ● ● ● ●
Senior or Supportive Housing Access		● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●

### Population Scale Bar

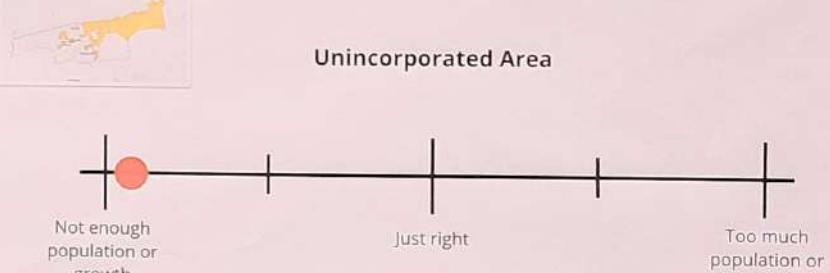
How do you feel about the population or population growth in the Spring Lake Area? Put a sticker on each scale bar to show your thoughts.

**Town of Spring Lake**



A horizontal scale bar with three vertical tick marks. Red dots are placed at the first two tick marks from the left. Labels: "Not enough population or growth" under the first tick mark, "Just right" under the second tick mark, and "Too much population or growth" under the third tick mark.

**Unincorporated Area**



A horizontal scale bar with three vertical tick marks. A single red dot is placed under the first tick mark. Labels: "Not enough population or growth" under the first tick mark, "Just right" under the second tick mark, and "Too much population or growth" under the third tick mark.

*Station 2. Population and Housing:* Activities at this station included a scale bar question about population in town limits and the unincorporated plan area. It also included sticker voting on the strengths and weaknesses related to housing.

## 2.2 Kick off Meeting Posters

### 2.2.8 Area Residential Density Activity Poster

The poster is titled "Population & Housing Activity". It features four main categories of residential density with corresponding images and red sticker placement areas:

- Agricultural Large Lots:** Shows a large open field at sunset. Stickers are placed in the bottom left corner.
- Rural Residential:** Shows a road through a green landscape with houses. Stickers are placed in the bottom left corner.
- Suburban Residential:** Shows a row of houses along a street. Stickers are placed in the bottom right corner.
- Denser Single Family:** Shows a row of townhouses. Stickers are placed in the bottom right corner.

Below these are two more categories:

- Townhomes:** Shows a row of townhouses. Stickers are placed in the bottom left corner.
- Apartment Complex:** Shows a multi-story apartment building. Stickers are placed in the bottom middle area.
- Mixed Use Housing:** Shows a building with both residential and commercial elements. Stickers are placed in the bottom right corner.

*Station 2. Population and Housing:* Activities at this station included sticker voting on images of different residential densities.

# 2.2 Kick off Meeting Posters

## 2.2.9 Area Business and Economic Informative Poster



### Town of Spring Lake Employment & Sectors

70.6% of the Town of Spring Lake's 16-and-older population is in the labor force. This represents 6,535 of the Town's 12,119 residents. This is higher than the County at 65.6%.

Of the 6,535 Town residents in the labor force, **2,683** or **41%** are in the armed forces.

**13%** of the Town labor force is employed by the educational services and health care and social services sector. **9%** of the labor force are in the public administration sector.

The Town's unemployment rate is **7%** or **456** people. This is slightly higher than the County at 6%.

### Town of Spring Lake Firms & Ownership

The arrows show how the Town of Spring Lake statistics compares to the County. A down arrow indicates the value is lower than that of the County, and up arrow indicates the value is higher than that of the County.

**618**

Total Firms

**53%**

Owned by Men

**44%**

Owned by Minorities

**13%**

Owned by Veterans

There are a total of 618 firms in the Spring Lake. 53% of businesses in Town are owned by men, 44% by minorities, and 13% by veterans. Female and veteran ownership is slightly more common in the County, but minority ownership is slightly more common in Town.



## Business & Economic Development



### Town of Spring Lake Central Business District

Approximately 49 acres of downtown Spring Lake is currently zoned Central Business District (CB). This is a smaller area than what is captured in the Main Street Overlay District offering room to expand CB zoning. Of the area currently zoned CB, there are 18 vacant parcels totaling over 5.7 acres, indicating room for growth.

### Town of Spring Lake CoStar Report

In April of 2021, a CoStar report for the town of Spring Lake showed there are 236,000 square feet of commercial space, 51.3% of which is vacant. Rents averaged \$8.60 per square foot and sales averaged \$129 per square foot. The area market cap rate was 8.5%.

### Town of Spring Lake Total Sales\*

The latest economic survey data (2017) shows over \$222 million in sales in the Town of Spring Lake. Retail sales were the largest sector at \$129.9 million followed by accommodation and food service at \$33.5 million.



**\$33.5 million** in accommodation and food service sales.

**\$10.8 million** in total health care and social services receipts/revenues.

**\$222.4**  
million sales  
in 2017

\*Town sales were likely higher than reported. This is in part due to data suppression, a new data practice by the Census Bureau to preserve confidentiality. This total also only counts sales from the professional, scientific, and technical services sector once although it is reported twice.

*Station 3. Business, Economic, and Downtown Development:* The business, economic, and downtown development station provided area statistics on the industries, sales, and commercial and industrial land uses in the Spring Lake Area. This poster utilized 2019 ACS 5 Year Estimates.

# 2.2 Kick off Meeting Posters

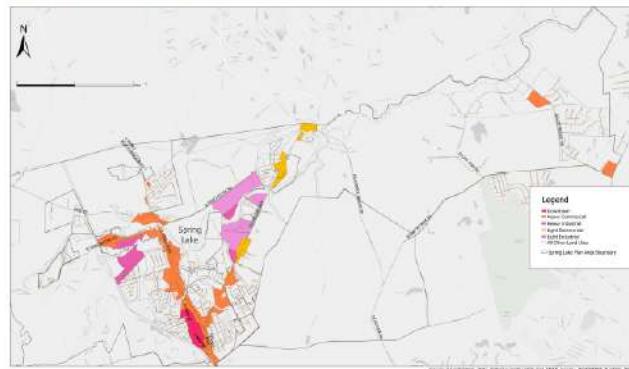
## 2.2.10 Area Commercial, Industrial, and Downtown Land Use Informative Poster



### Commercial, Industrial, & Downtown Land Use



**2002 Future Land Use Map** of Downtown, Commercial and Industrial Areas



#### Comparing the 2002 Future Land Use Map to Current Zoning

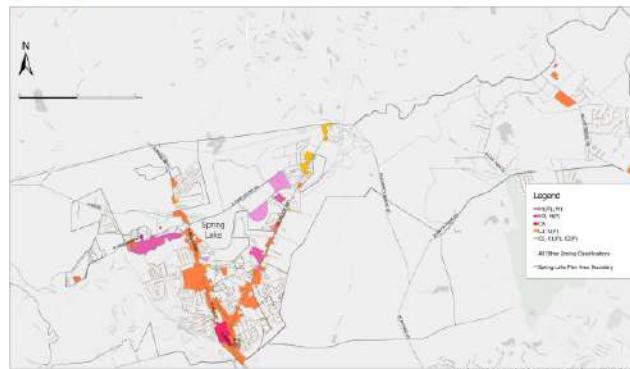
Approximately 5% of Spring Lake's developable land area is currently zoned commercial and 2% industrial. The Future Land Use Map, created in the last land use plan, calls for up to 6% of developable area to be commercial & 3% industrial.

Based on the current plan, there could be more central business, light commercial, and light industrial district zoning.

There is more area zoned heavy industrial than called for in the 2002 future land use plan.

Land Use Category	Light Commercial	Heavy Commercial	Downtown	Heavy Industrial	Light Industrial
Associated Zoning Districts	C1, C1B, C2B	C3, D2	C3	M1P, M2	M1P, M1, M

**Current Zoning Map** of Downtown, Commercial, and Industrial Areas



**Station 3. Business, Economic, and Downtown Development:** The business, economic, and downtown development station provided area statistics on the industries, sales, and commercial and industrial land uses in the Spring Lake Area.

# 2.2 Kick off Meeting Posters

## 2.2.11 Area Economic and Downtown Development Activity Poster



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THE FUTURE

### Economic and Downtown Development Activity

**What downtown changes or activities do you want to see most?**  
Put a sticker under your favorite category.

Development Infill	Vacant Lot Events (i.e. Food Truck or Market)	Streetscape Improvements	Mainstreet Events

**Economic Strengths and Weaknesses**  
Put a sticker where you feel the Spring Lake Area is particularly strong or weak.

Strength	Weakness
Number of jobs in the Spring Lake Area	
Wages offered by local jobs	
Workforce training opportunities	
Attractiveness of Spring Lake to business owners	

**Downtown Strengths and Weaknesses**  
Put a sticker where you feel the Spring Lake Area is particularly strong or weak.

Strength	Weakness
Amount of development or redevelopment	
Condition of downtown	
Connection to other parts of Spring Lake	
Walkability	
Use as a community gathering space	
Recognizable downtown identity	

**What would bring you downtown more?**  
Use post-it notes to add your ideas here.

Want to see buildings to have the look for more modern buildings. Main Street needs to be developed at the top again.

Need a Community Park & Walking Route for the Children.

Beautification is Needed (and) Safety!

Food Truck Park

We don't need anymore church's on Main Street in downtown Uxbridge.

More small businesses, festivals, Street vendor options.

More restaurants, businesses, and more.

Community Out door Socializing Spot

NO SALE - New Buildings to the Northbound

Goodwill Tax incentives

Mixed-use investments point roads to more fun.

Build the League Center so it can be a hub area for downtown and

Big time investors moving in.

**Station 3. Business, Economic, and Downtown Development:** Activities at this station included a picture voting question about possible Main Street events and improvements, strengths and weakness questions about area economics, and a comment box about downtown.

# 2.2 Kick off Meeting Posters

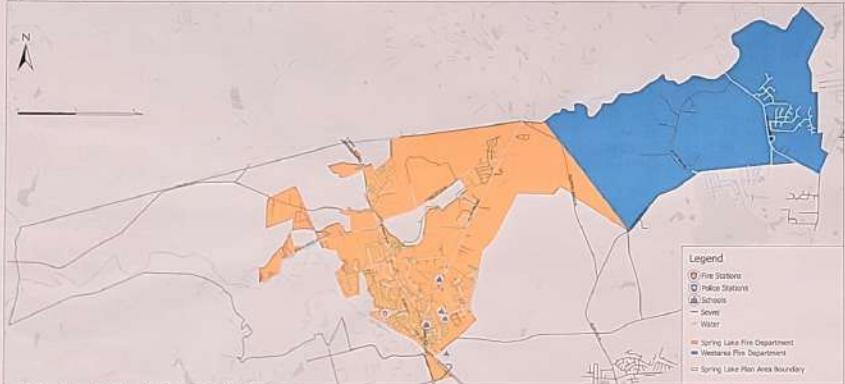
## 2.2.12 Area Public Services Quality of Life Activity Poster



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THE FUTURE

### Public Services and Quality of Life

Spring Lake Area Public Services Map



Legend:  
● Fire Stations  
● Police Stations  
△ Schools  
— Sewer  
— Water  
■ Spring Lake Fire Department  
■ Westlake Fire Department  
□ Spring Lake Plan Area Boundary

Quality of Life Strengths and Weaknesses Activity  
Put a sticker where you feel the Spring Lake Area is particularly strong or weak.

	Strength	Weakness
Medical services		● ● ● ● ● ● ● ● ● ●
Quality food options		● ● ● ● ● ● ● ● ● ●
Internet access	● ●	● ● ● ● ● ● ● ● ● ●
Childcare options and affordability	●	● ● ● ● ● ● ● ● ● ●
Outdoor recreation options		● ● ● ● ● ● ● ● ● ●
Community-based events		● ● ● ● ● ● ● ● ● ●
Entertainment options for children		● ● ● ● ● ● ● ● ● ●
Entertainment options for adults		● ● ● ● ● ● ● ● ● ●



CUMBERLAND COUNTY  
North Carolina  
Planning & Inspections Department

### Public Services Strengths and Weaknesses Activity

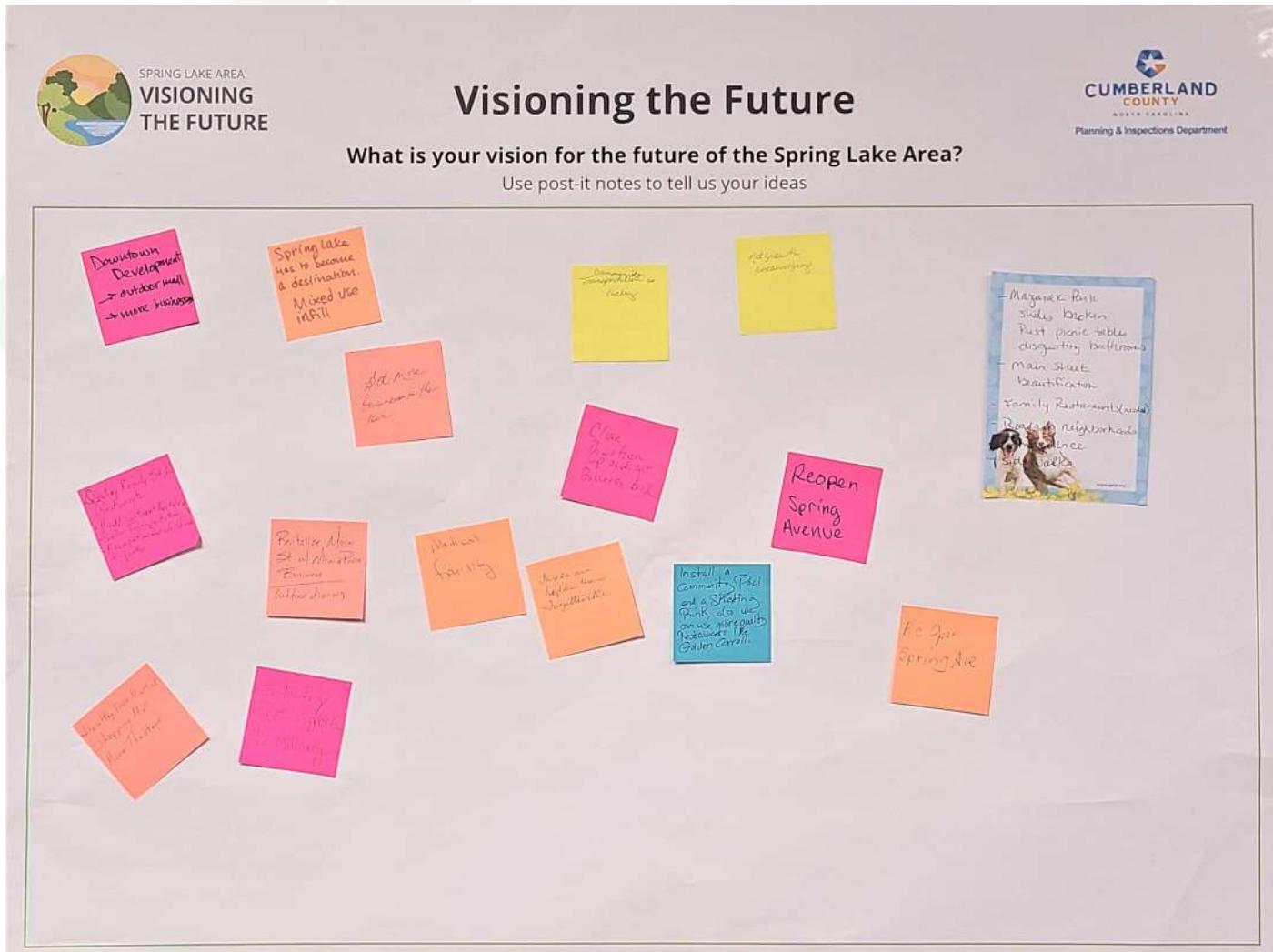
Put a sticker where you feel the Spring Lake Area is particularly strong or weak.

	Strength	Weakness
Public transportation		● ● ● ● ● ● ● ● ● ●
Road quality		● ● ● ● ● ● ● ● ● ●
Walkability	● ●	● ● ● ● ● ● ● ● ● ●
Supportive services		● ● ● ● ● ● ● ● ● ●
Police services		● ● ● ● ● ● ● ● ● ●
Fire services	● ● ● ●	● ● ● ● ● ● ● ● ● ●
Utilities quality and access	●	● ● ● ● ● ● ● ● ● ●
Education quality and access	● ● ● ●	● ● ● ● ● ● ● ● ● ●
Emergency preparedness	● ● ● ●	● ● ● ● ● ● ● ● ● ●

*Station 4. Public Services and Quality of Life:* The public services and quality of life station provided area statistics on the industries, sales, and commercial and industrial land uses in the Spring Lake Area. The activity at this station was strengths and weakness questions about area public services and quality of life.

## 2.2 Kick off Meeting Posters

### 2.2.13 Area Visioning the Future Activity Poster



**Station 5. Visioning Station:** The visioning the future activity was an opportunity for community members to describe their vision for the future of the Spring Lake Area. Many comments had specific suggestions around topics of recreation, revitalization, economic development, and increasing quality food access.

## 2.3 Values Survey

In the public input phase of the planning process, a 10 question values survey was conducted. Participants were encouraged to fill out this survey at the public kickoff meeting, as well as online through the Spring Lake Area Land Use Plan website. The survey allowed for written response and question involving the ranking of options from most important to least important. At the end of the survey, demographic information was collected in order to assess how the results compared to the general breakdown of the plan area. 36 Responses were collected and the following reflect the results of the survey.

### Spring Lake Area Plan—Values Survey

*Question 1: What do you like the most about the Spring Lake Area? Describe your ideas here.*

- Great schools brought me here. Relatively close to Raleigh but quiet keeps me here.
- Love our location and love the diversity of the population. I feel this area has so much potential. I've lived here 27 years and have had great hopes for our town.
- I was born and raised here, returned to the family home after I retired from MD and NC.
- Location- Big plus for a veteran starting a new family with local work and education opportunities.
- The close proximity to city life and all the city has to offer while still being somewhat "small town". Filled with mostly locals, however, there is a mix of different cultures that makes life interesting.
- Spring Lake has not grown.
- That it is a smaller city outside of Ft. Bragg that doesn't congest the Fayetteville area.
- It's proximity to Fort Bragg, the largest military installation. The city's diverse population.
- We moved here in August for a work transfer. They area is nice and I do like the quiet in regards to not having a lot around in regards to stores etc. however, we do need more then Walmart, fast food, and food lion. I don't want to see a mall but target, a different grocery store, and some restaurants (more like twisted grape or copper cricket) would be wonderful!
- Away from the busy life of down town Fayetteville
- Proximity to Fort Bragg. Not located in "big city" - like the relaxed, country feel.
- I like the combination of small town close knit community with community members from all across the globe.
- Military brought me to the area, bought a home and stayed
- Moved here April 2021 from Boston, MA. Love the 11-acre property our family purchased
- I own property
- Two biggest deciding factors that brought me to Spring Lake are proximity to Fort Bragg and my church, Spring Lake Memorial Missionary Baptist Church.
- Small community, and I grew up here!
- I like the business opportunity potential for this area. I love the pride of the community.
- I was born and raised here, this is home. I am disappointed in its growth or lack thereof. Where are the businesses? What happened to Main Street?
- I like how it used to be quiet. I wish it was back to being quiet. Now, people seem to be in contest of who can be more annoying. The police don't care about noise ordinances during the day.
- At the heart, Spring Lake is a small town. I have a long family history in Spring Lake, but more so I stayed because I see the potential. Spring Lake is positioned outside of Fort Bragg, and sees the workforce travel through from Harnett, Lee and Moore counties. Our proximity to Fort Bragg is a positive. What makes us unique is the opportunity that Spring Lake has. We can start fresh. We need planning and vision to get there. I see Spring Lake as a walkable connected community with the actual Spring Lake pond as a focal point surrounded by green space, area for concerts, parks and soccer fields, Main Street with thriving mixed use businesses/housing and multicultural restaurants with outdoor patio dining and maybe a brewery, the area from 3rd to Grogg as mixed use development, medical facilities and restaurants. We need density in some areas to maximize our small town, but more green space as well to create the quality of life. We are more than a super highway driving through.
- I moved to the Sandhills in part because of the beautiful and unique longleaf pine ecosystem
- I was born and raised in Spring Lake. Spring Lake has earned its place on the map by its proximity to Fort Bragg.

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

*Question 2: What things do you wish were different in the Spring Lake area? Describe your ideas here.*

- Ramsey street is a nightmare sometimes. Not many grocery choices.
- Need better leadership. I feel like there has been lack of vision and poor management of resources. Disappointed in loss of many businesses in recent years.
- 1. NC DOT made it so difficult to get to the restaurants and gas stations on the side of Circle K, subway, arbys, McDonalds. etc.  
2. There appears to be no Economic Development plans in place. More business' are leaving vs coming in.  
3. The sitting Mayor and Aldermen have no financial knowledge, skills, abilities since the taxpayer fund balance has been totally depleted under their watch. The burden is on the backs of the citizens.
- The appearance. And the stigma associated with that. Since my father's passing 9 years ago I have spent money to upgrade the property I own in town. And I still have some left to do and hope to complete those soon. I do not like the fact that it is a "breakfast/lunch" destination. And as long as we're made up of dilapidated low grade housing that will never change. I do not like the fact that we are a town with outrageous tax rates yet we're broke. There is no excuse for that and if the missing money isn't found the voters need to clean house.
- The things I wish were different in the Spring lake area would be
  1. Local Government
  2. Beautification of Spring lake
  3. Need people with a VISION!
- Traffic issues have several problems. Lack of accountability with taxpayers money. Just the way it looks ,trash on roadside, some areas looked blighted by neglect. Public safety.
- That there were less tenement homes and outdated housing areas as well as the lack of activities for anyone of any age to do. Housing has become a black and white condition in the town. You have nicer and then you have not nice. There is no in between. There is nothing for anyone to do other than some outside ball courts and a waling trail. Also, Main Street is an absolute embarrassment. I am worried when family from out of town comes and they see it.

We need more employment opportunities other than food establishments. Factories or production businesses are needed that can utilize the workforce that we have and provide a better wage which in turn will provide for a better community.

- wish for more business accessible to the community.. . doctors offices, restaurants, churches, department stores, A MALL WITH BUSINESSES .
- There should be more affordable, non-public funding housing in the area. Not just for military salary but for civilians as well
- The downtown area needs a dramatic improvement, current real estate owners must be forced to invest in upkeep of the deteriorated buildings.
- To many fast food places, gas stations and food lions!
- Not enough National name brand stores close enough
- Main Street is not maintained; no local businesses to support; need additional restaurants and shopping to prevent us from having to spend our money in Fayetteville.
- Spring Lake need a traffic bypass to relieve traffic on NC 210/87/and another grocery stor other than Walmart
- I wish there were more infrastructure improvements. Sidewalks, green space (trails, parks, etc.) and landscaping to reduce hard surfaces on Main Street. We need a, no kidding, designated business district that is welcoming and dynamic.
- More family outings areas. Skate park, museum, etc.
- Upgrade the appearance of existing houses (they wrote but crossed out "and businesses.")
- Clean up the trash on main roads  
Follow through with hosting family events for the town  
Abandoned trailers  
Fill the available rental space on 210.

QUESTION CONTINUED ON NEXT PAGE

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

*Question 2: What things do you wish were different in the Spring Lake area? Describe your ideas here. (continued)*

- Hotels for travelers, military families, entertainers etc. There should be a hotel row!! :)
- The flow of traffic: between 7:00am and approx. 3:30 pm DAILY, traffic becomes backed up and is a terrible problem. Delays/backups happen around the Manchester/Bragg Blvd Intersection, congestion goes as far North up 87 as the Shell Gas Station and as far South down Bragg Blvd as Autozone.
- Main Street needs beautification, renew the parks
- I would like to see more transportation options to go from Spring Lake to Fayetteville, and back. I would like to see Main Street revitalized.
- Love my home, but nothing is happening here. We need a theater, bowling, skating, stores, activities, etc.
- Vibrant Downtown
  - More Apartment/Condo Development
  - More Restaurant Options
  - Movie Theater
  - Bowling Alley
  - GO Kart Track
- That the police would care about trespassers. Telling people that "trespassing is not a crime" encourages more unrest in the community. I thought part of their job was to keep the peace, not just care about jailable offenses.
- We have several things to work on in Spring Lake. We need to work on our town with fresh eyes. Main Street could become a thriving mixed use development with green space to the actual Spring Lake to the municipal complex off Ruth Street. The entire area that is low income housing currently needs to be redeveloped for soccer fields, mixed use development and park space. It would be a game changer! Same with the area from 3rd Street to Grogg Street. I can see that as mixed use development, medical facilities and other as a focal point in Spring Lake. We need to clean up the crime ridden, low income housing and start new. We have a middle school, three elementary schools and higher education, but have a need for preschools and a high school. Our parks need an overhaul too. Create a quality of life and people will come. We need to open Spring Avenue back up and reconnect our town more than the bridge provides.
- I would like to see a more vibrant, concentrated, walkable "downtown" area and more local businesses. I would also like to see growth contained and not sprawl so much into the adjacent countryside.
- Our taxes are the highest in the county, but there is nothing to show for them. I'd like to see an attitude change in town hall. There is not much accountability for anything. We hear excuses all of the time. We expect our leaders to be above board and not lie during the election to be something else a few days later. I'd like to see town leaders stand up to NCDOT and actually understand the plans they are presenting so they can say no. The same with our schools. We've allowed people like Tom Brooks get their way while the rest of the town suffers. We are currently a thorough fare without proper schools and the town leaders allowed it to happen in exchange for landscaping.

*Question 3: What is your vision for the future of the Spring Lake area? Describe your ideas here.*

- upscale grocery and restaurant. Maybe family entertainment: movie theater, mini golf/arcade
- More small businesses with increased shopping, dining and entertainment options. More charm with things like outdoor dining and more pedestrian friendly areas. Develop empty land near the municipal building and behind Lillian Black school with Southern Living style houses. Need to attract higher income individuals which will attract more businesses.
- Increase the land use, to attract viable businesses, provide employment opportunists for the citizens and lessen the tax base on the citizens.
- An entrance which shows quality. Modern housing and restaurants. A main street full of shops, nice restaurants, and quality housing. Somewhere you're not afraid to go after dark.
- Medical facilities or outlets or clinics from local hospitals as well as more housing that is affordable and safe. Industrial parks with technology based businesses or manufacturing facilities. Also a skateboard park or theatre or something that will bring people in from other areas to spend the day and spend their money.

QUESTION CONTINUED NEXT PAGE

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

*Question 3: What is your vision for the future of the Spring Lake area? Describe your ideas here. (Continued)*

- My vision for the future of Spring Lake would be a thriving and appealing Main Street, a cleaner Spring Lake, Infrastructure, removal of dilapidated homes, apartments & mobile homes. I would like to see better housing opportunities for the working poor. Flow of traffic and traffic congestion, more pedestrian crosswalks, better lighting on the main highways, renewable energy resources, natural gas, etc., Quality Dine In Restaurants with outside dining, Better Transportation, Better Quality of Life (More to do for the kids and adults), Sidewalks, More businesses, Green Initiatives and more environmental & sustainability initiatives, Dog parks, Bike Trail, and A local Newspaper
- CLEAN RESIDENTIAL AREAS, PARKS, CLEAN COMMUNITY. RECREATION AREAS. . BRIDGES, CONSTRUCTED TO AVOID FLOODING ,
- That Spring Lake can be a nice suburb area outside of Fayetteville and Ft. Bragg that sees significant economic growth.
- I do see a vibrant community in the future if we force the current landlord to invest and contribute to beautification of the community. We also need affordable housing opportunities for 1st time home owners
- Improved parks that are inclusive for all ages and abilities that are well maintained. , A splash pad, Retail stores such as target, Lowe's, etc.
- Places like Target and Chick fil a closer
- Vibrant Main Street; more restaurants, coffee shops, etc. -- like Southern Pines.
- Better looking business buildings better fire/police central building/location and either clean up or get rid of unlivable housing
- The Spring Lake I would like to see is an economically stable, aesthetically pleasing community of diverse and engaged citizens.
- Still learning history of the town, want to know more before I learn/know what could be.
- Development of affordable housing, Development of hotels, Development of entertainment (movie theater, outdoor theater), Methods to bring in tourists and revenue
- Community Pool for everyone to enjoy, Skating Rink for adults and children, More restaurants like Golden Corral
- I would like to see more small business development.
- Revitalization, Redevelopment, Decreasing taxes
- I want to see Spring Lake grow into the size of current day Sanford. A Large community farmers market, large expansion of the Spring lake FTCC campus, Movie theater, downtown with a few midrise buildings. Possibly an indoor Aquatic Center with a few water slides.
- I keep seeing that large ~15-acre property at the edge of Spring Lake and keep thinking it would be the perfect place for a Lowe's.
- We need to reclaim our small town vibe. If we see ourselves as a small town, not a bedroom community, but on our own, we will be able to better develop housing, businesses and a quality of life. We need to work on our town from the inside out so that people will want to stop. I'd love to see more green space, mixed use development, better schools and medical facilities. We also have a great opportunity for redevelopment. We could be the best little patriotic town with events, small businesses and mixed use housing. We have the apartments. We have established neighborhoods. If we start to create more density along with green space in the older areas of town, we will be able to create the quality of life that our town deserves. We need to get rid of the low income housing, the trailers and the empty buildings and concentrate on schools, parks, quality of life. Right now, there isn't much for a resident to enjoy. We need thriving parks and a full schedule of events and activities.
- I would like for Spring Lake be a great place to shop and dine with unique opportunities. I would like to not have bad traffic on the major roadways. I would like there to be plentiful hiking and outdoor recreation opportunities. I would like Spring Lake to be seen as a leader in energy and natural resource conservation. Possibly most importantly, I would like to see the Town protect the Little River and avoid having homes and businesses that are vulnerable to flooding from the river.
- I'd like to see medical facilities here more than one or two doctors. I'd like to see Main Street have thriving businesses and outdoor dining. I'd like to see the older parts of Spring Lake get bulldozed down and better housing and businesses go in. I'd like to see Spring Lake become more than it is. Move out the crime, low income housing and the race talk and start over.

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

*Question 4: Which Housing topics do you think are most important for the Plan to focus on? Rank the options below based on how you value them from most important to least important.*

- Increasing home values
- Increasing housing affordability
- Encouraging new housing development
- Supporting redevelopment of existing housing
- Increasing senior and supportive housing options

Because this question was a ranking question, each rank was given a number (Most important being 5, Least Important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Housing							
Label	Most Important (5)	Somewhat Important (4)	Neutral (3)	Somewhat less Important (2)	Least Important (1)	Total	Weighted Average Percentage
Home Values	13	5	6	6	3	118	24.13%
Housing Affordability	7	8	6	2	9	98	20.04%
New Housing	7	7	4	4	10	93	19.02%
Housing Redevelopment	5	6	10	7	5	98	20.04%
Senior Supportive Housing	1	7	6	13	5	82	16.77%

*Question 5: Which Business and Economic Development strategies do you think should be prioritized? Rank the options below based on how you value them from most important to least important.*

- Attracting new businesses
- Increasing Jobs
- Workforce education and training
- Improving access to business financing
- Improving access to personal financing

Because this question was a ranking question, each rank was given a number (Most important being 5, Least Important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Business and Economic Development							
Label	Most Important (5)	Somewhat Important (4)	Neutral (3)	Somewhat less Important (2)	Least Important (1)	Total	Weighted Average Percentage
New Businesses	28	5	0	1	0	162	32.53%
Increasing Jobs	4	12	9	4	3	106	21.29%
Workforce Development	2	6	11	6	9	88	17.67%
Business Financing	0	7	8	7	10	76	15.26%
Personal Financing	0	4	4	14	10	66	13.25%

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

*Question 6: Which Downtown Development strategies do you think are most important for the Plan to focus on? Rank the options below based on how you value them from most important to least important.*

- Encourage new development
- Encourage redevelopment
- Hosting community events
- Improving walkability and pedestrian access
- Improving signage
- More branding and advertising

Because this question was a ranking question, each rank was given a number (Most important being 6, Least Important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Downtown Development								
Label	Most Important First Answer (6)	Second Answer (5)	Third Answer (4)	Fourth Answer (3)	Fifth Answer (2)	Least Important Sixth Answer(1)	Total	Weighted Average Percentage
New Development	10	12	7	3	1	4	163	22.48%
Redevelopment	11	9	3	3	3	4	142	19.59%
Community Events	3	5	6	8	8	4	111	15.31%
Walkability Ped Access	11	6	6	5	3	3	144	19.86%
Improving Signage	0	2	2	10	9	11	77	10.62%
More Branding & Advertising	0	1	10	5	10	8	88	12.14%

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

*Question 9: Which Public Services do you think are most important for the Plan to focus on? Rank the options below based on how you value them from most important to least important.*

- Encourage new development
- Encourage redevelopment
- Hosting community events
- Improving walkability and pedestrian access
- Improving signage
- More branding and advertising

Because this question was a ranking question, each rank was given a number (Most important being 6, least important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Public Services								
Label	Most Important First Answer (6)	Second Answer (5)	Third Answer (4)	Fourth Answer (3)	Fifth Answer (2)	Least Important Sixth Answer(1)	Total	Weighted Average Percentage
Community Development	7	3	8	5	7	4	122	17.33%
Safety Services	12	9	2	5	2	3	147	20.88%
Traffic Management	5	7	6	6	3	6	119	16.90%
Public Transportation	3	1	9	5	5	10	94	13.35%
Education Quality	6	13	3	4	5	3	138	19.60%
Utilities Access	1	1	5	8	11	7	84	11.93%

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

Question 8: Which Quality of Life topics do you think are most important for the Plan to focus on? Rank the options below based on how you value them from most important to least important.

- Quality food access
- Medical services
- New park amenities
- Entertainment options for adults
- Retail options
- Public art
- Park maintenance
- Access to parks
- Entertainment options for kids
- Internet options
- Childcare access and affordability

Because this question was a ranking question, each rank was given a number (Most important being 11, least important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

Label	Quality of Life												Total	Weighted Average Percentage
	Most Important First Answer (11)	Second Answer (10)	Third Answer (9)	Fourth Answer (8)	Fifth Answer (7)	Sixth Answer (6)	Seventh Answer (5)	Eighth Answer (4)	Ninth Answer (3)	Tenth Answer (2)	Least Important Eleventh Answer (6)			
Medical Services	10	2	3	1	4	2	2	1	5	2	2	240	10.87%	
Retail Options	7	3	4	3	3	4	2	1	2	3	2	240	10.87%	
Entertain Kids	4	6	4	6	3	3	2	3	0	1	1	252	11.41%	
Entertain Adults	3	4	8	1	3	1	2	4	6	1	0	226	10.24%	
Quality Food Access	5	4	5	6	0	5	1	1	0	5	2	239	10.82%	
Public Art	0	0	0	2	1	4	5	1	4	5	11	109	4.94%	
New Park Amenities	1	7	2	6	0	3	6	2	4	1	1	218	9.87%	
Childcare Access & Affordability	2	2	2	2	4	2	2	6	5	2	4	173	7.84%	
Park Maintenance	0	2	5	2	4	1	6	7	2	1	3	184	8.33%	
Internet Options	0	4	0	1	6	3	2	5	1	8	3	160	7.25%	
Park Access	2	0	1	3	5	5	3	2	4	4	4	167	7.56%	

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

*Question 7: Of all the categories presented in Questions 4-8, which are most important to you? Rank the options below based on how you value them from most important to least important.*

- Public Services,
- Housing
- Business and Economic Development
- Downtown Development
- Quality of Life

Because this question was a ranking question, each rank was given a number (Most important being 11, least important being 1). The results below show how the rankings were distributed. The percentage at the end reflects the weighted average of the ranked scores to show which topics were the most popular across categories.

All Key Categories							
Label	Most Important First Answer (5)	Second Answer (4)	Third Answer (3)	Fourth Answer (2)	Least Important Fifth Answer (1)	Total	Weighted Average Percentage
Housing	2	6	9	7	10	85	16.77%
Business & Economic Development	5	11	9	5	3	109	21.50%
Downtown Development	5	8	6	5	9	94	18.54%
Public Services	4	5	7	9	9	88	17.36%
Quality of Life	18	4	3	7	2	131	25.84%

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

*Question 10: What else should be a focus of the plan? Describe your ideas here.*

- Better traffic flow along highway 87, providing left turn availability going towards Fort Bragg.
- WE NEED ECONOMIC DEVELOPMENT that can utilize the workforce we have or offer to train the workforce to do the jobs they offer. MEDICAL parks or an industrial park!!!
- SPRING LAKE IS A HISTORIC LITTLE TOWN
- Improving pedestrian accessibility/adding and repairing sidewalks on 210. (Please)
- Public Safety for all.
- Road repair is in need of a kickstart, Transportation between Spring Lake and Fayetteville, More business development, there's too many empty store fronts, Need more sidewalks and pedestrian infrastructure, Address homelessness in the town
- Redevelopment should be the focus of our plan. We should look at our older areas of town with fresh eyes. Getting rid of the post WWII houses and looking at those areas for green space, mixed use development, medical facilities, etc. would be huge for our town. We need to focus on cleaning up our town from the inside out. We need a quality of life, not just being a stop for fast food or gas.
- Natural resource conservation including protection of flow and water quality in the Little River and ensuring that Carver's Creek, Fort Bragg, and other landowners are able to continue controlled burning to enhance wildlife populations and reduce risk of catastrophic wildfires.

## 2.3 Values Survey

### Spring Lake Area Plan—Values Survey

- *Survey Response Demographic Breakdown:*

Race & Ethnicity				
Label	Respondent ID Number	Percentage	Plan Area	Over (-Under) Representation
White	18	56%	43%	13%
Black	11	34%	40%	-6%
Hispanic	2	6%	14%	-8%
Asian	0	0%	-	-
Hawaiian & Pacific Islander	0	0%	-	-
American Indian and Alaskan Native	0	0%	-	-
Other	1	3%	3%	0%

Age				
Label	Respondent ID Number	Percentage	Plan Area	Over (-under) Representation
19 or under	0	0%	25%	-25%
20 to 24	0	0%	11%	-11%
25 to 34	5	14%	21%	-7%
35 to 44	9	26%	10%	16%
45 to 54	7	20%	11%	9%
55 to 64	6	17%	11%	6%
65 to 74	6	17%	7%	10%
74 and above	2	6%	3%	3%

Typical Household Income				
Label	Respondent ID Number	Percentage	Spring Lake*	Over (-under) Representation
Less than \$15,000	0	0%	15%	-15%
\$15,000 to \$24,000	3	11%	8%	3%
\$25,00 to \$34,999	3	11%	13%	-2%
\$35,000 to \$49,999	2	7%	23%	-16%
\$50,000 to \$74,999	10	36%	24%	12%
\$75,000 to \$99,999	6	21%	11%	10%
\$100,000 to 149,999	3	11%	3%	8%
\$150,000 to \$199,999	1	4%	3%	1%
\$200,000 or more	0	0%	1%	-1%

\*For Household income, staff had to complete a comparison for representation on Town of Spring Lake numbers alone as opposed to the plan area. ACS data does not report on the Block Group level which is what was utilized for the plan area.

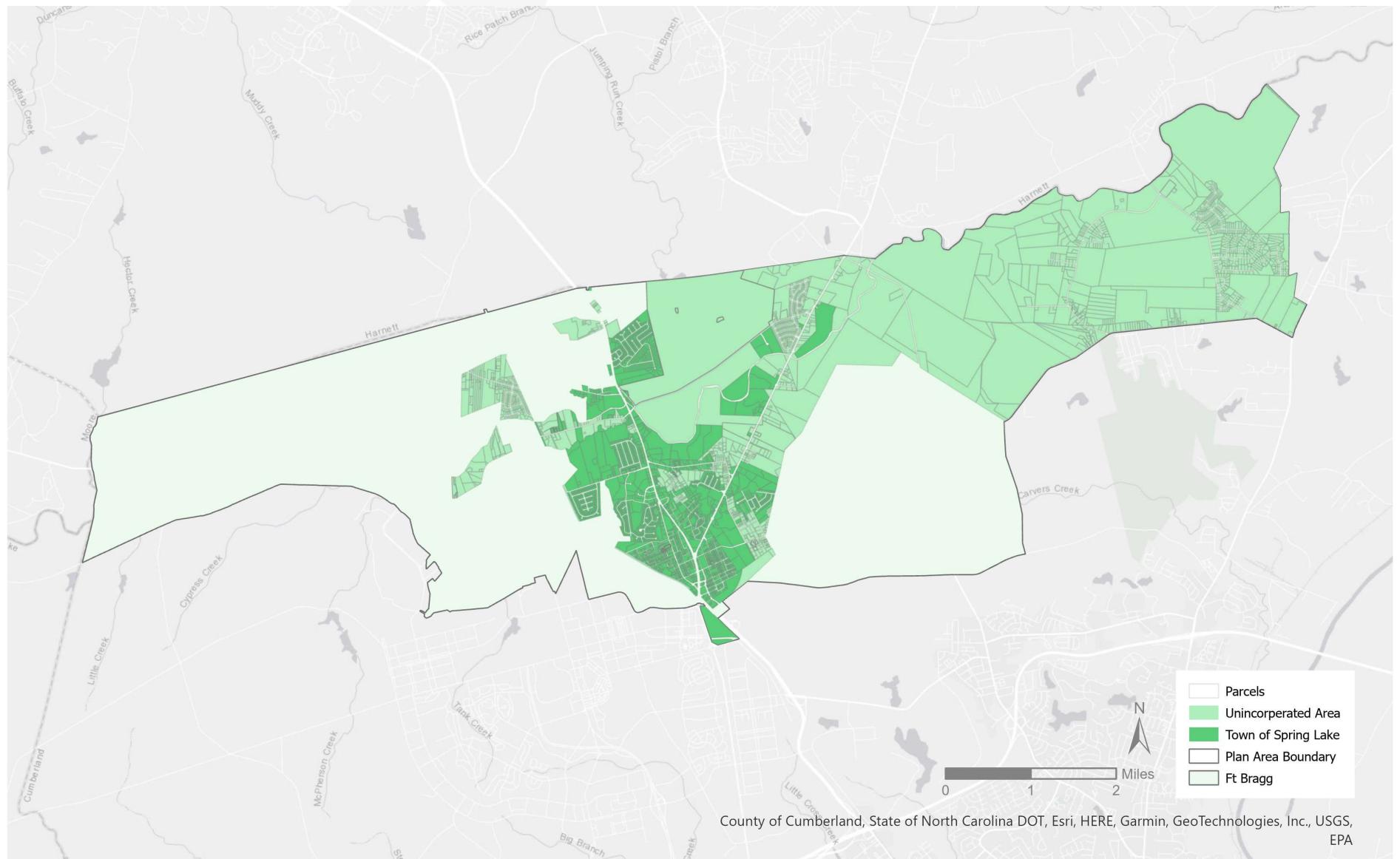
# 3. Reference Maps

## ***Reference Maps: Table of Contents***

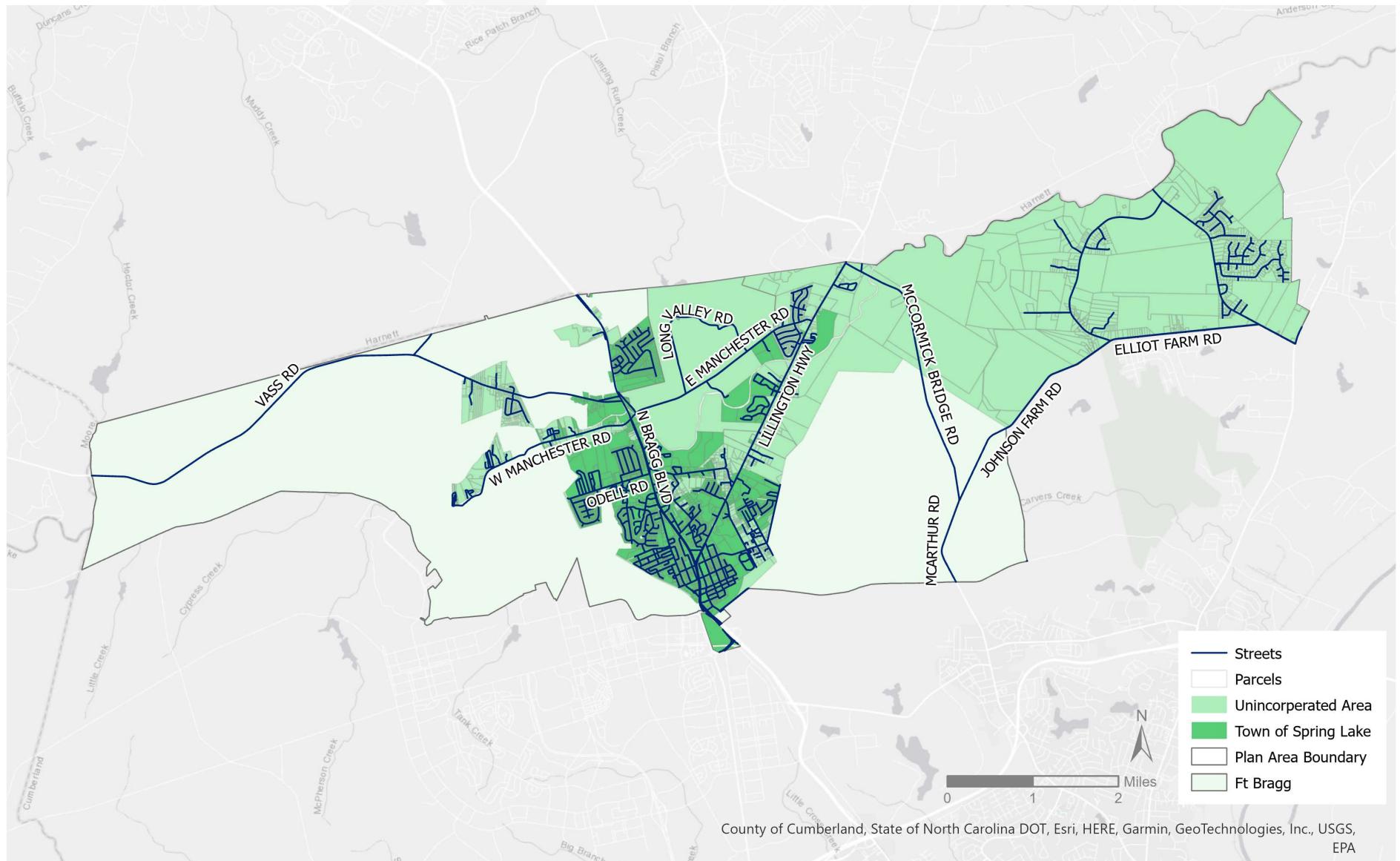
Map #	Title
3.1	Plan Area Parcels Map
3.2	Plan Area Roadway Map
3.3	Plan Area Aerial Imagery Map
3.4	Adjacent Harnett County Land Use Map
3.5	Water and Sewer Utility Line Map
3.6	Plan Area Rezoning Case History Map
3.7	Plan Area Flood Zone and Wetlands Map
3.8	Plan Area Hydric Soils Map
3.9	Plan Area Conserved Parcels Map
3.10	Mainstreet Overlay District Map
3.11	Plan Area NCDOT STIP Proposed Projects Map

Link to the Cumberland County GIS Data viewer: <https://cumberlandgis.maps.arcgis.com/apps/webappviewer/index.html?id=a6ea68995c2349e9a177366288589be7>

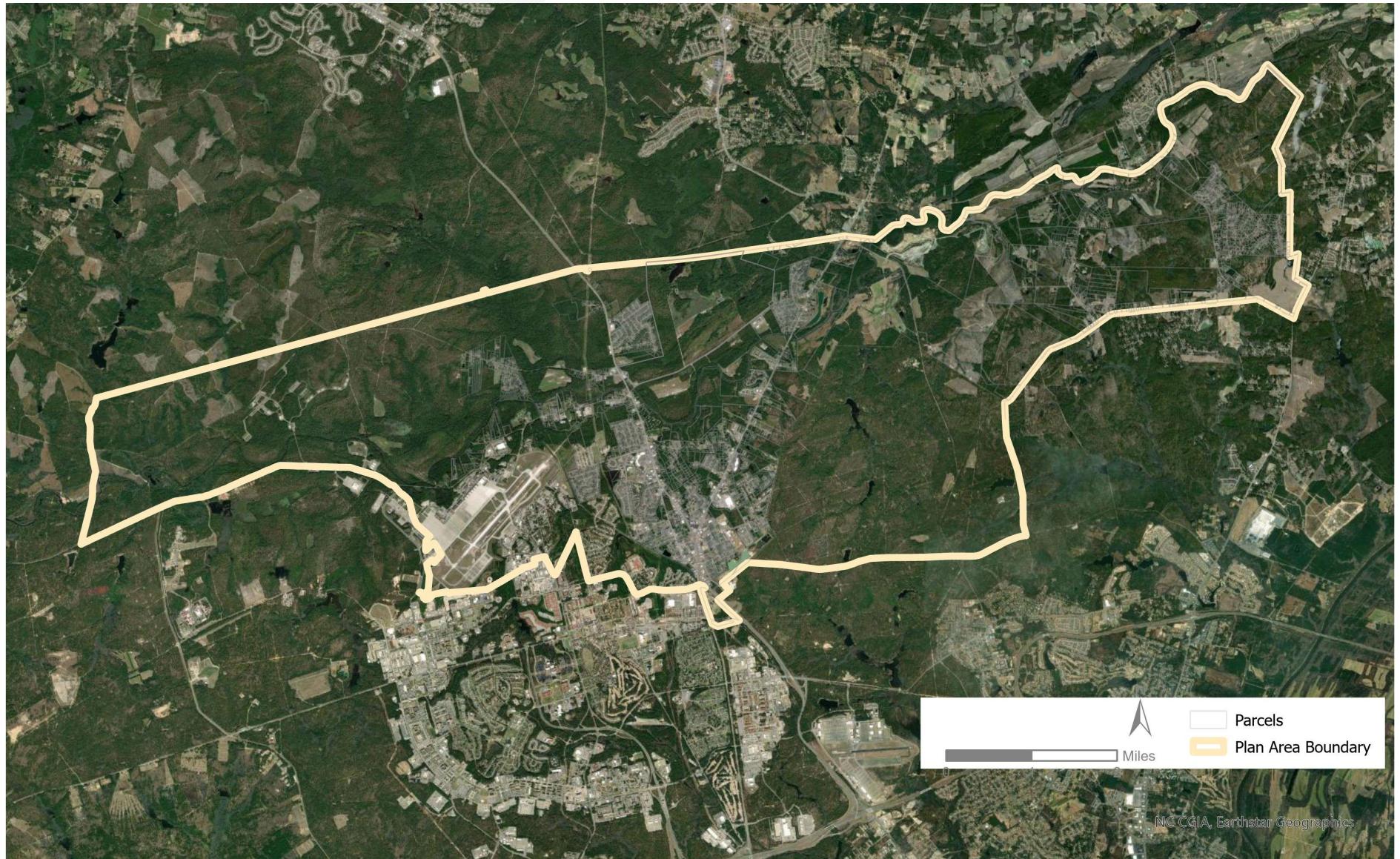
## 3.1 Area Parcels Map



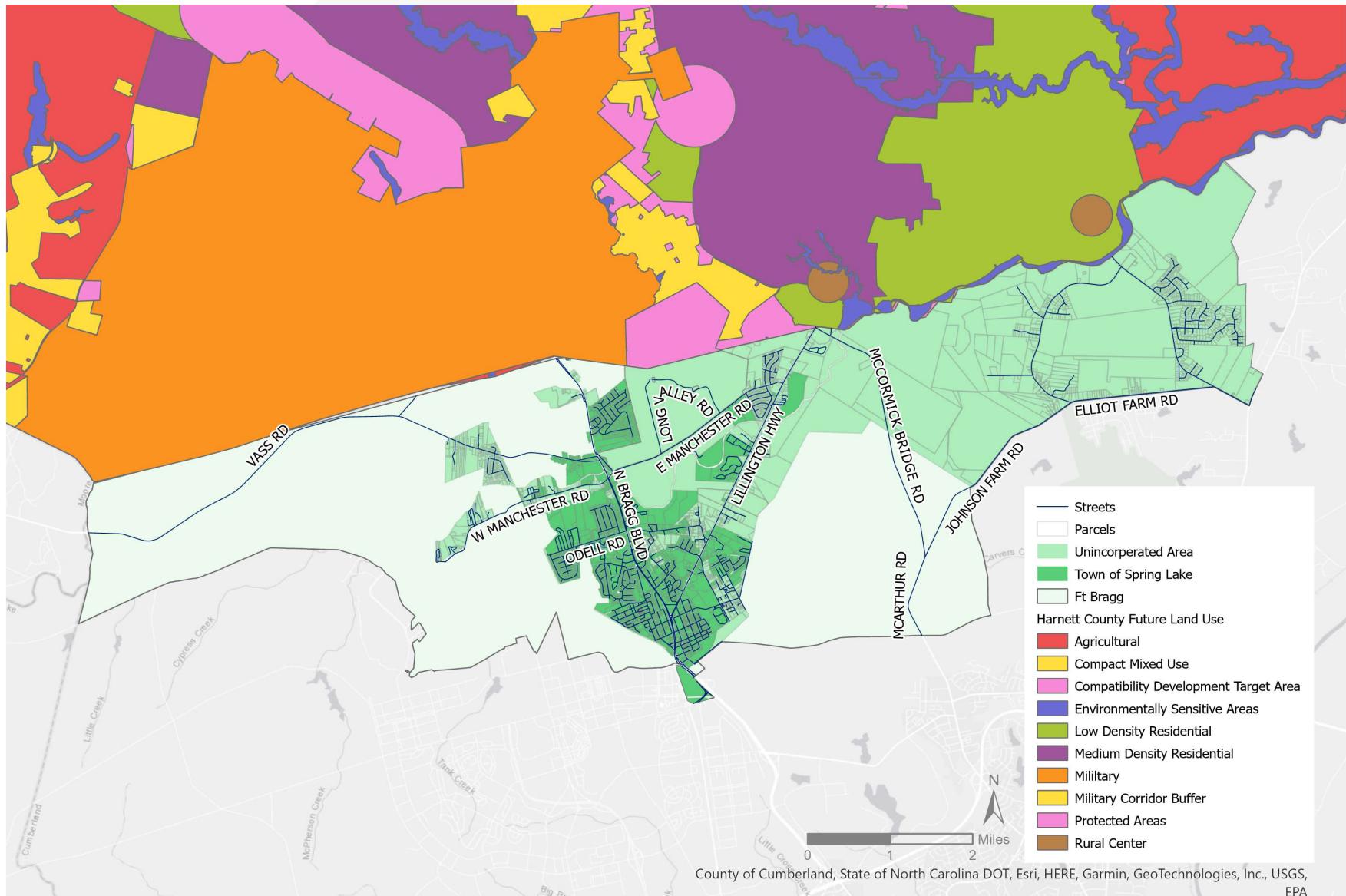
## 3.2 Area Roadway Map



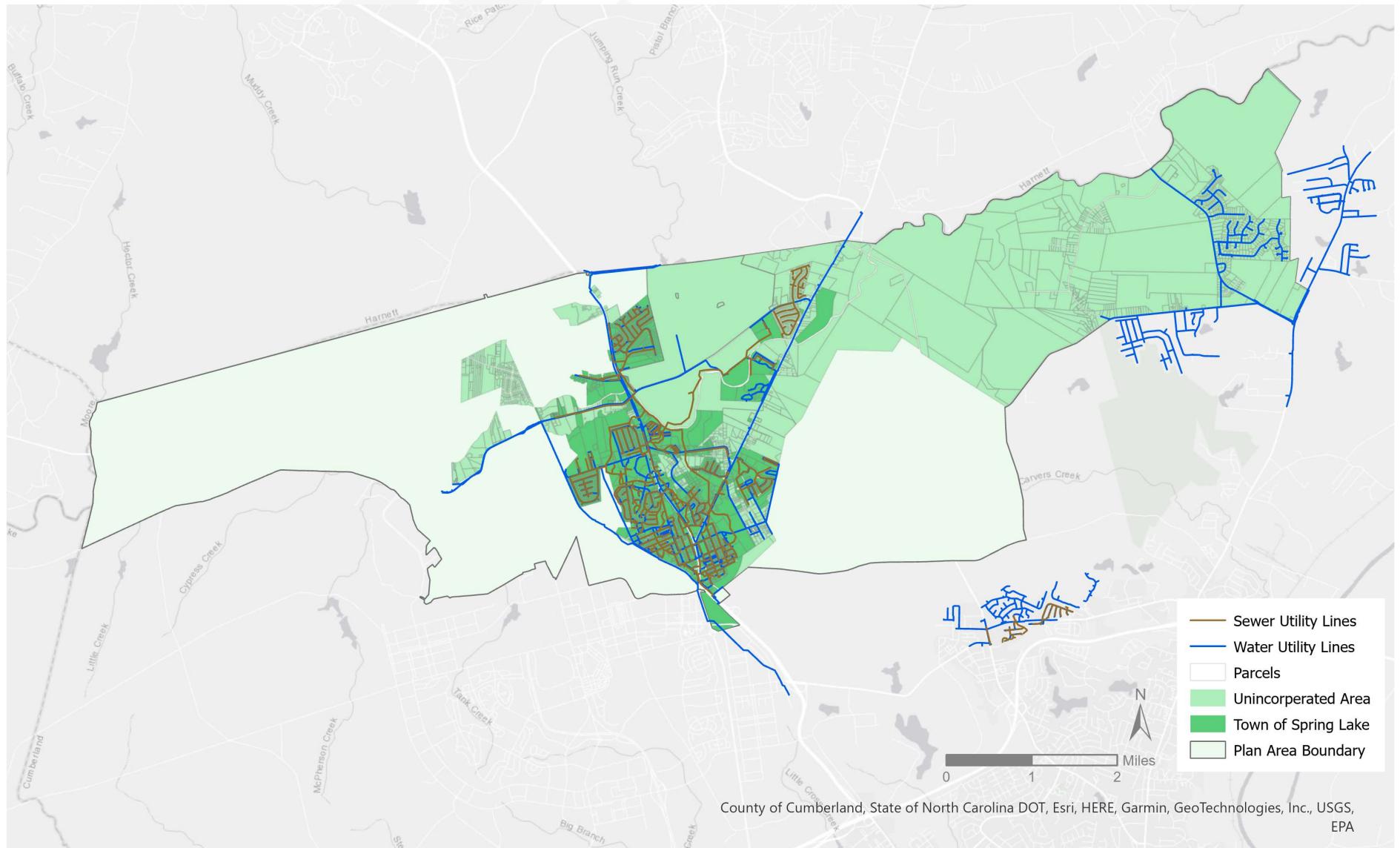
### 3.3 Plan Area Aerial Imagery



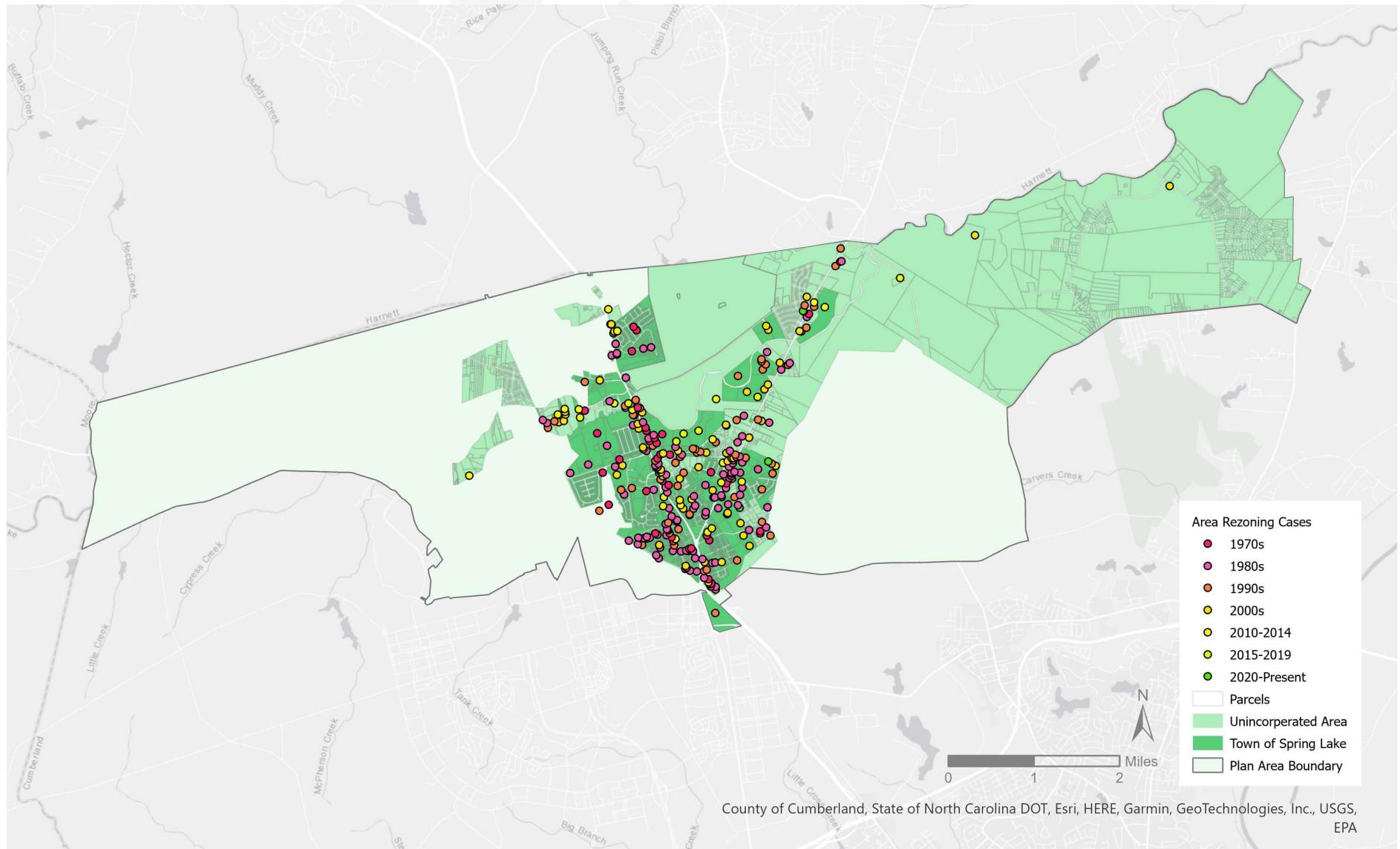
## 3.4 Adjacent Harnett County Land Use



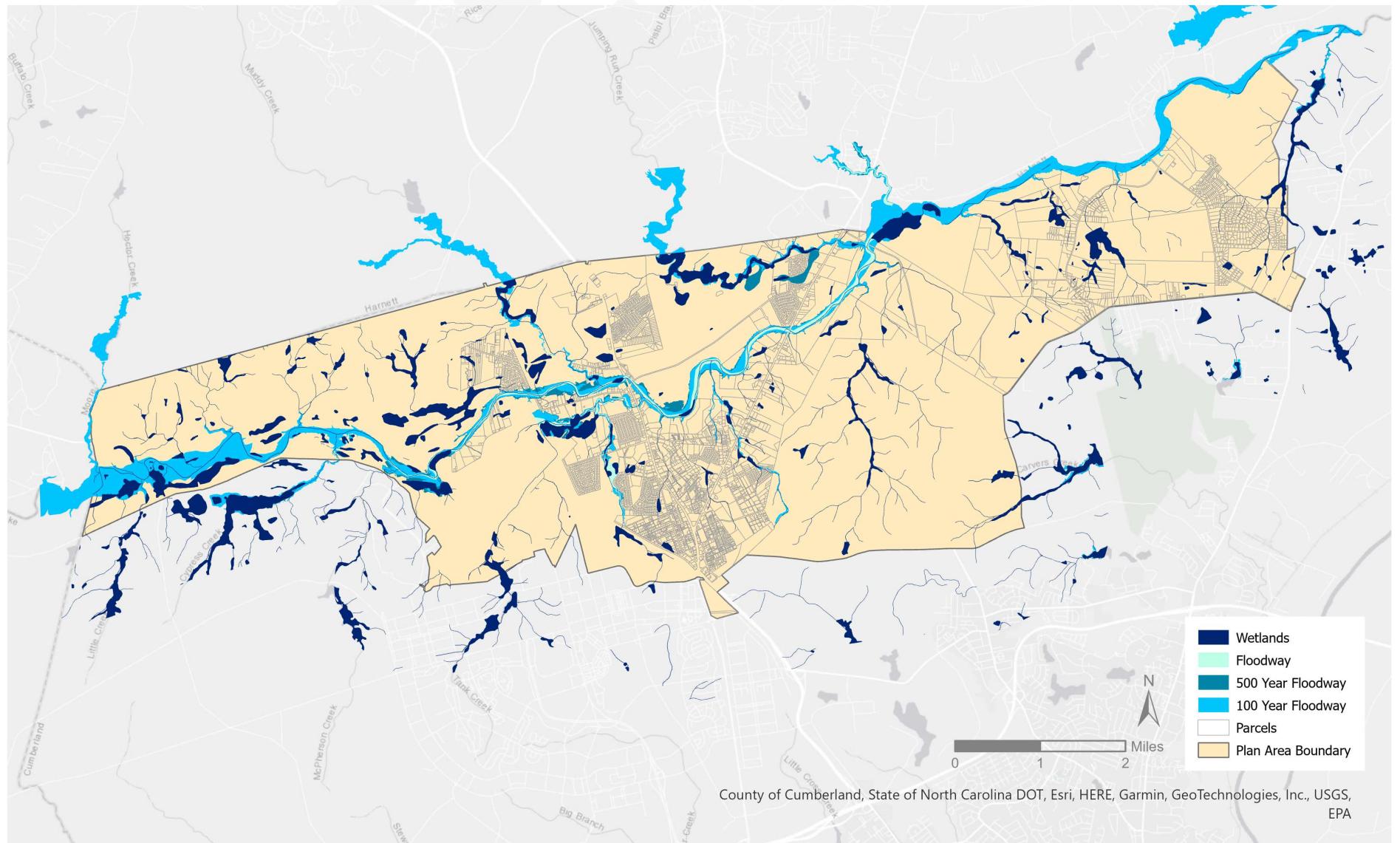
## 3.5 Water and Sewer Utility Lines in Plan Area



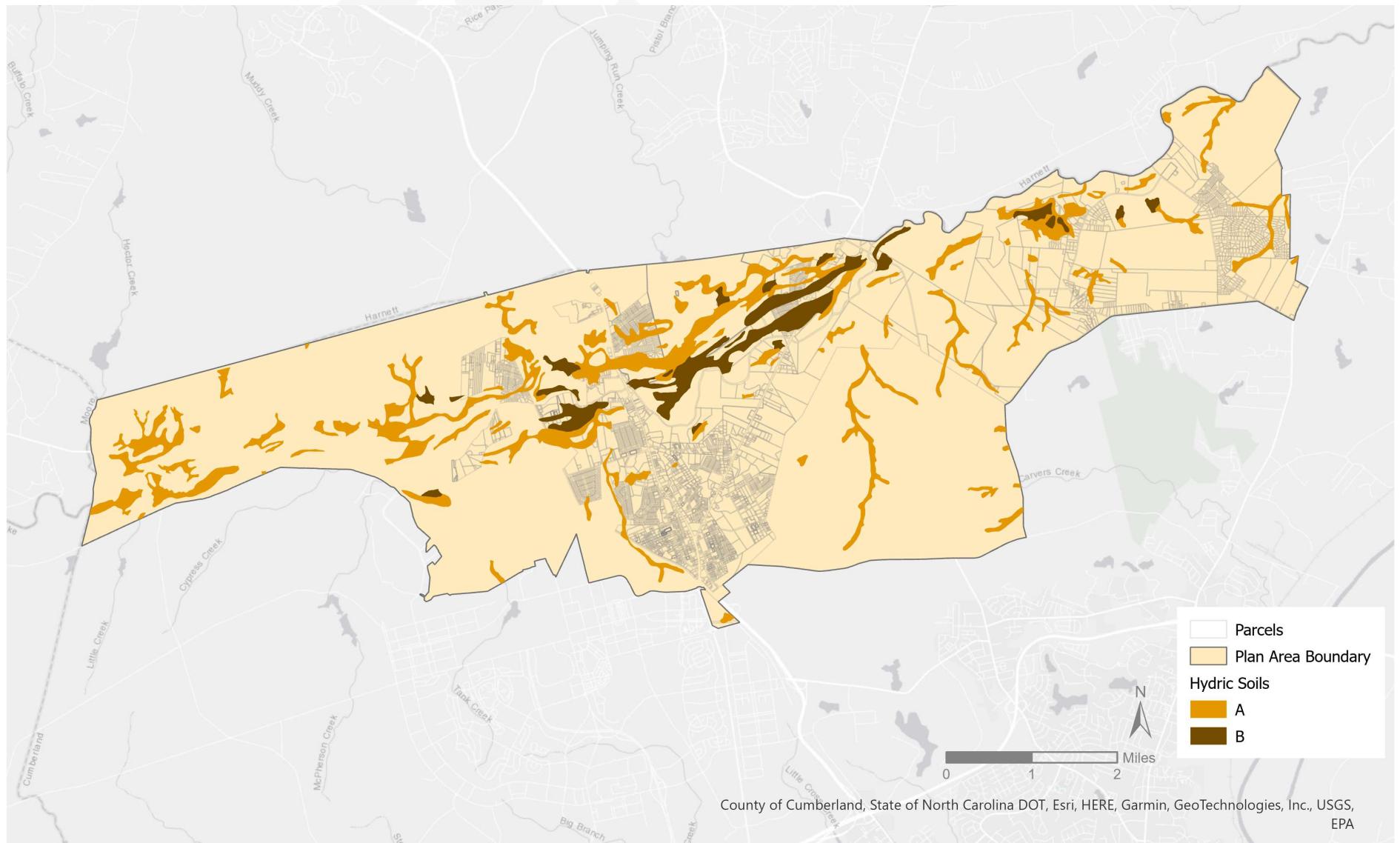
## 3.6 Area Rezoning Cases with a 1 Mile Buffer



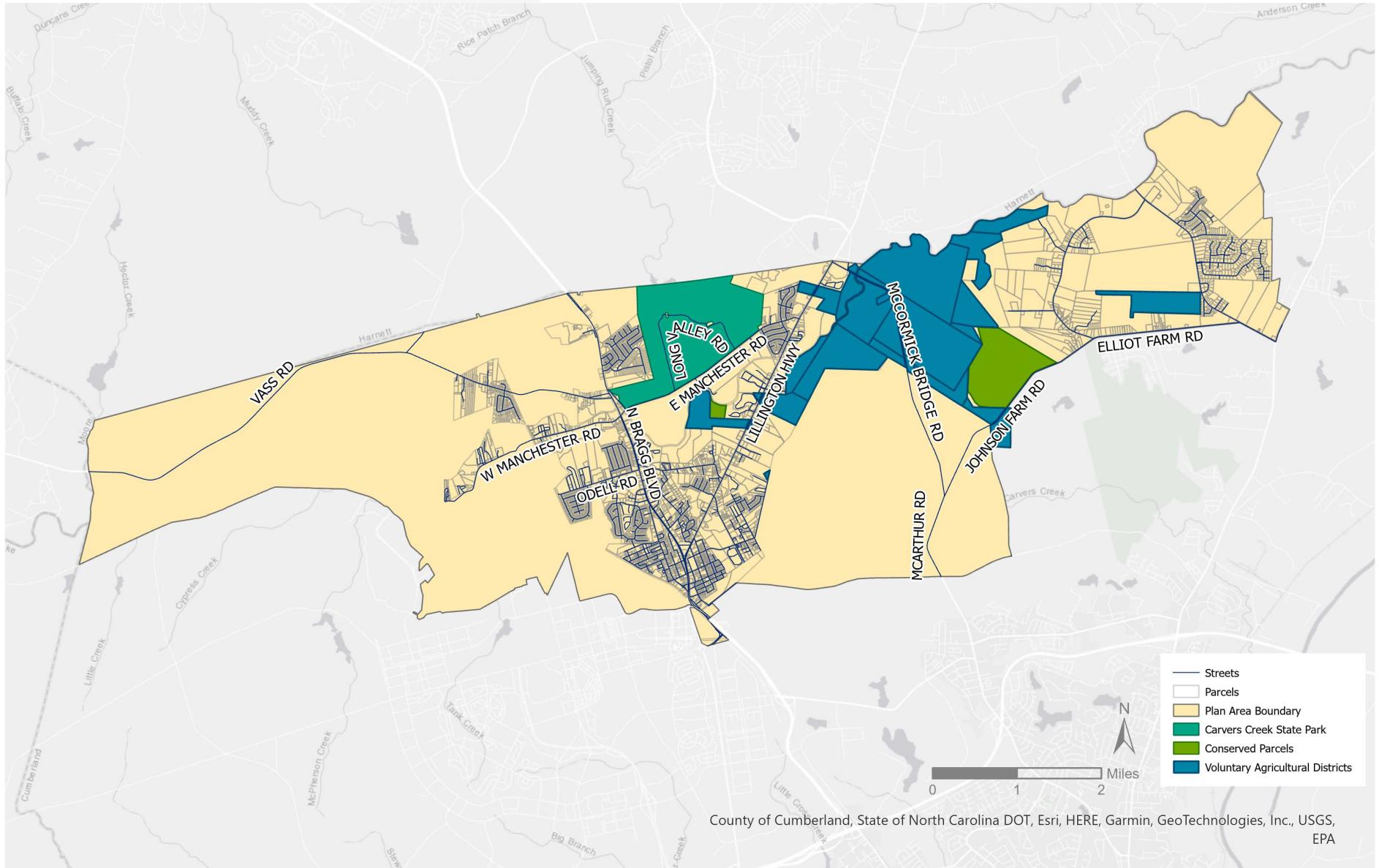
## 3.7 Area Flood Zone and Wetlands



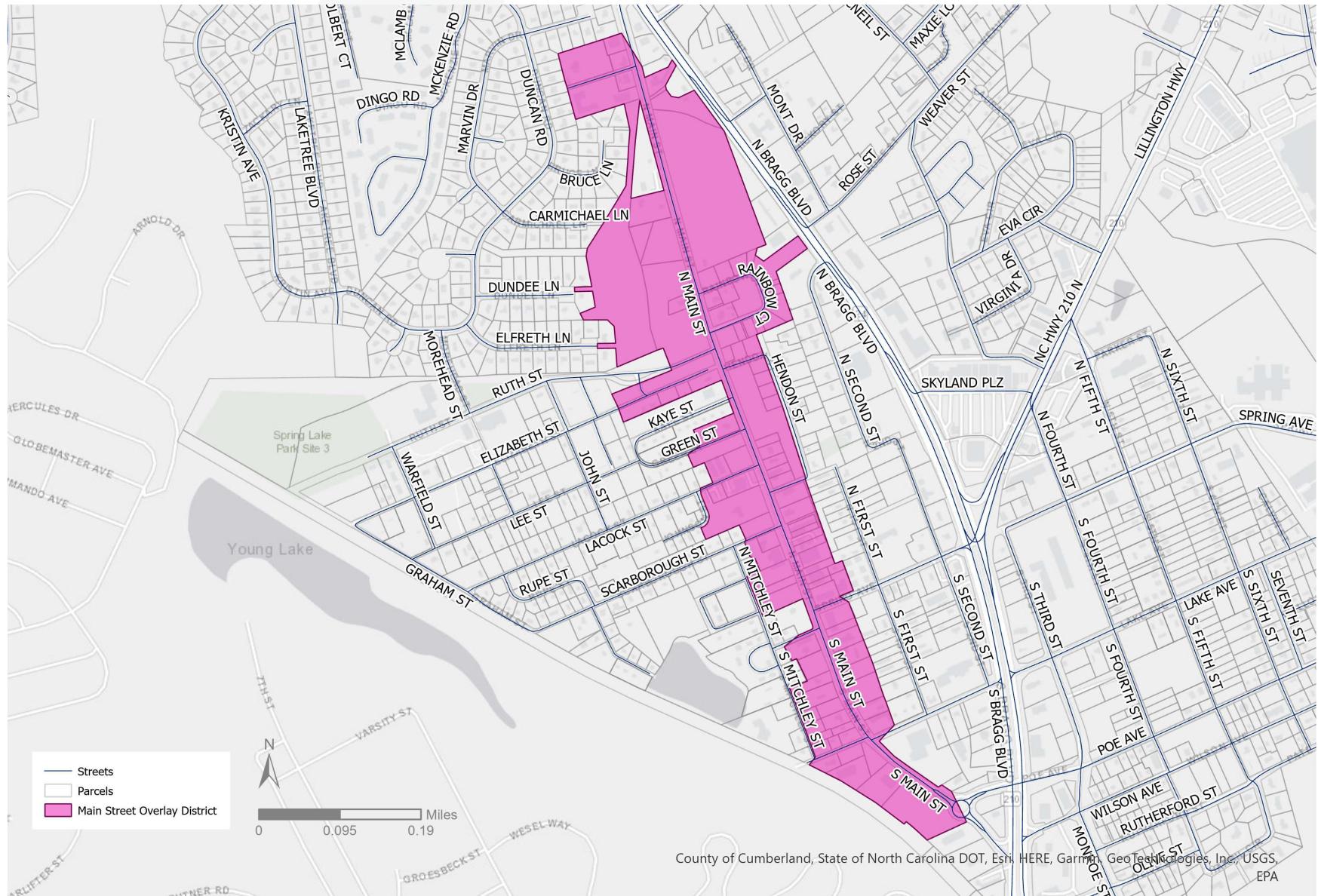
## 3.8 Hydric Soils



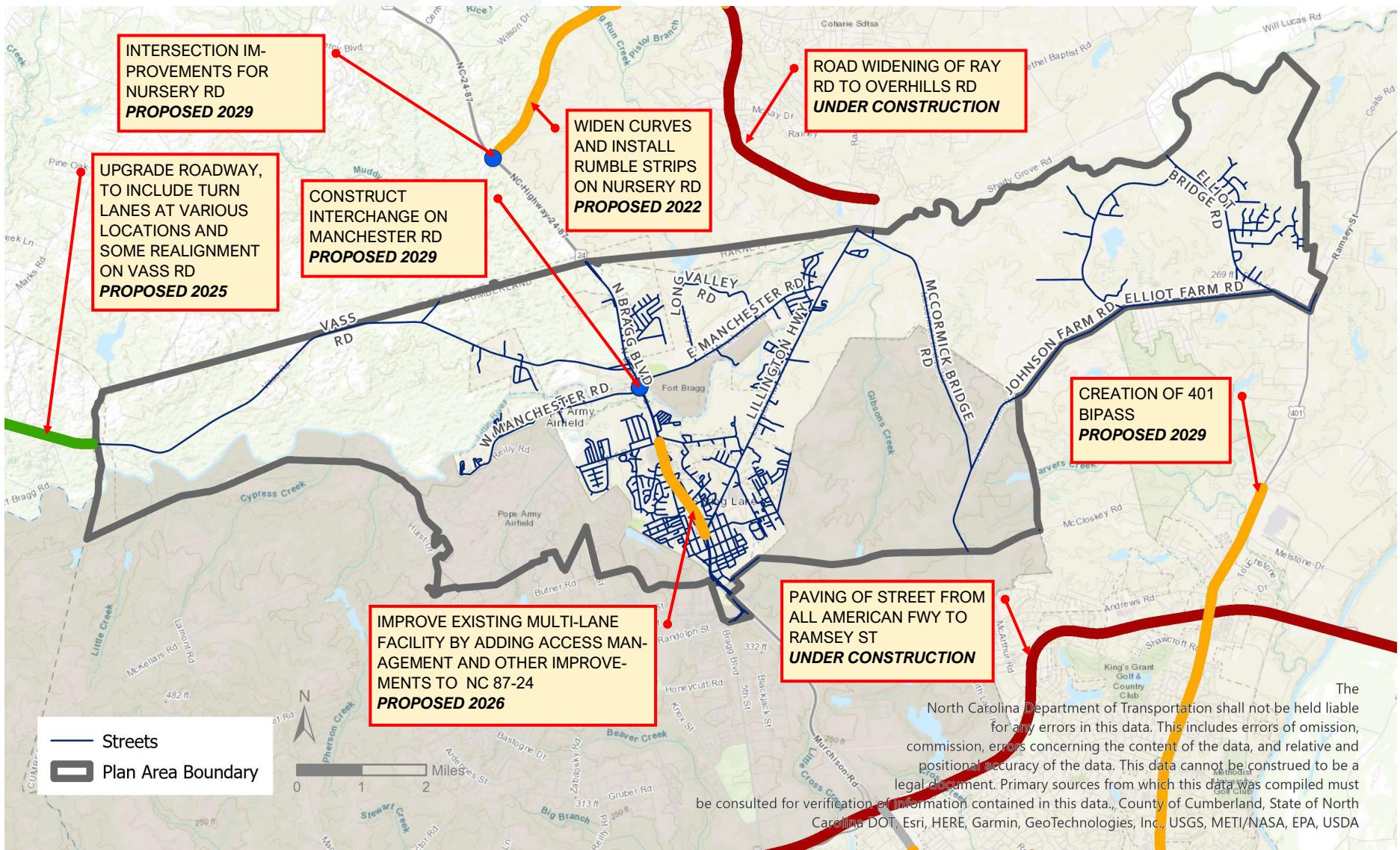
## 3.9 Conserved Parcels



## 3.10 Mainstreet Overlay



## 3.11 NCDOT STIP Proposed Projects for the Plan Area 2020-2029



# 4. Legislative Language

Legislative Language guides operations and procedure at the state and local level. The North Carolina General Assembly passes legislation that all local governments must adhere to, and local governments have their own legislative language, known as the code of ordinances that they reference. The planning staff references Planning Legislation 160D when providing services for the County and Towns under the joint planning board agreement, and the planning staff utilizes the local ordinances as they apply when assessing planning related matters, such as a subdivision, rezoning, plat recording, etc. The following are resources planning staff referenced for this plan.

1. **N.C.G.S. Chapter 160D:** Chapter 160D of the North Carolina General Statutes consolidated city- and county-enabling statutes for development regulations (formerly in Chapters 153A and 160A) into a single, unified chapter. All city and county zoning, subdivision, and other development regulations, including unified-development ordinances, should be updated to conform to the new law. The deadline for language compliance was July 1, 2021.

*Link to 160D Language:* [https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/ByChapter/Chapter\\_160D.html](https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/ByChapter/Chapter_160D.html)

2. **Cumberland County Zoning Ordinance:** The Zoning Ordinance establishes zoning regulations in Cumberland County, North Carolina, and provides for the administration, amendment and enforcement of this ordinance and defines the duties and powers of a Board of Adjustment in accordance with the provisions of the North Carolina General Statutes. This ordinance is to provide for the public health, safety and general welfare, encourage orderly development, protect the quality of the environment and regulate the location and use of structures and land for commerce, industry, residences, parks, public uses, etc., in accordance with the Comprehensive Land Use Plan. This ordinance applies to all unincorporated parcels within Cumberland County.

*Link to the Cumberland County Zoning Ordinance:* [https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/county/completed/county-zoning-ordinance\\_\\_03-15-2021.pdf?sfvrsn=756f7756\\_0](https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/county/completed/county-zoning-ordinance__03-15-2021.pdf?sfvrsn=756f7756_0)

3. **Cumberland County Subdivision Ordinance:** The purpose of this ordinance is to establish regulations and procedures for the platting, recording and development of real property within Cumberland County. This ordinance applies to all unincorporated parcels within Cumberland County.

*Link to the Cumberland County Subdivision Ordinance:* [https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/county/completed/county-subdivision-ordinance-chapter-160d-\(revision-bocc-adoptedversion-62121\)3fb308d7e5a74e2a821aa32ebcd95d3e.pdf?sfvrsn=791446c3\\_4](https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/county/completed/county-subdivision-ordinance-chapter-160d-(revision-bocc-adoptedversion-62121)3fb308d7e5a74e2a821aa32ebcd95d3e.pdf?sfvrsn=791446c3_4)

4. **Spring Lake Code of Ordinances:** The Spring Lake Code of Ordinances includes chapter 36—Subdivisions, and Chapter 42—Zoning, both which regulate development and real property in town limits. This ordinance applies to all incorporated parcels within the Town Limits of Spring Lake.

*Link to the Spring Lake Code of Ordinances:* [https://library.municode.com/nc/spring\\_lake/codes/code\\_of\\_ordinances](https://library.municode.com/nc/spring_lake/codes/code_of_ordinances)

This section also includes examples of updates to legislative language, as well as resolution language for recommendation and adoption by governing boards.

# 4.1 NC General Statutes Legislative Language for Comprehensive Planning

## Updated General Statutes

N.C. General Statutes Regarding Land Use Plans

*§ 160D-501. Plans.*

**Requirements for Zoning** – As a condition of adopting and applying zoning regulations under this Chapter, a local government shall adopt and reasonably maintain a comprehensive plan or land-use plan.

**Plans** – A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. A land-use plan uses text and maps to designate the future use or reuse of land. A comprehensive or land-use plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs. Planning analysis may address inventories of existing conditions and assess future trends regarding demographics and economic, environmental, and cultural factors. The planning process shall include opportunities for citizen engagement in plan preparation and adoption. A local government may prepare and adopt other plans as deemed appropriate. This may include, but is not limited to, small area plans, neighborhood plans, hazard mitigation plans, transportation plans, housing plans, and recreation and open space plans.

**Adoption and Effect of Plans** – Plans shall be adopted by the governing board with the advice and consultation of the planning board. Adoption and amendment of a comprehensive or land-use plan is a legislative decision and shall follow the process mandated for zoning text amendments set by G.S. 160D-601. Plans adopted under this Chapter may be undertaken and adopted as part of or in conjunction with plans required under other statutes, including, but not limited to, the plans required by G.S. 113A-110. Plans adopted under this Chapter shall be advisory in nature without independent regulatory effect. Plans adopted under this Chapter do not expand, diminish, or alter the scope of authority for development regulations adopted under this Chapter. Plans adopted under this Chapter shall be considered by the planning board and governing board when considering proposed amendments to zoning regulations as required by G.S. 160D-604 and G.S. 160D-605. If a plan is deemed amended by G.S. 160D-605 by virtue of adoption of a zoning amendment that is inconsistent with the plan, that amendment shall be noted in the plan. However, if the plan is one that requires review and approval subject to G.S. 113A-110, the plan amendment shall not be effective until that review and approval is completed. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 11, 51(a), (b), (d).)

## 4.2 Zoning Descriptions

### Town of Spring Lake

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

### Cumberland County :

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

### County 2/24/2022:

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

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

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

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

### Spring Lake:

RR—A district for traditionally rural use with lots of 20,000 square feet or above. The principal use of the land is for low-density residential and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.

### County 2/24/2022:

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

## 4.2 Zoning Descriptions Continued

### Town of Spring Lake

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

R10—A district designed primarily for single-family dwellings on medium-sized lots with area of 10,000 square feet or above.

PND—A district for the planned development of various residential densities concurrent with neighborhood-oriented uses in a single project.

### Cumberland County

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

R10—This dormant district shall correspond to R7.5 Residential District. (Amd. 11-20-06)

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

PND/CZ—A district designed for the planned development of various residential densities concurrent with neighborhood-oriented uses in a single project. (Article VII)

### Town of Spring Lake

R6—A district designed for a mix of single- and multi-family dwellings.

R6A—A district designed for a mix of single- and multi-family dwellings including the use of mobile homes in mobile home parks only.

R5A—A district designed primarily for multi-family housing with a maximum of 13.5 dwelling units per net acre.

### Cumberland County

R6—A district designed for a mix of single- and multi-family dwellings.

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

R5A—A district designed primarily for multi-family dwelling units with a maximum density of 13 ½ dwelling units per net acre. (Amd. 02-19-08)

### Town of Spring Lake

R5—A district designed primarily for multi-family dwelling units with a density greater than that allowed in R-5A.

### Cumberland County

R5—A district designed primarily for multi-family dwelling units with a maximum density of 29 units per acre, dependent upon the type of development. (Amd. 02-19-08)

## 4.2 Zoning Descriptions Continued

### Town of Spring Lake

C1—*Local Business District*. This conventional zoning district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to any arterial street and generally surrounded by residential areas.

### Cumberland County

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

C2(P) - This district is designed to allow for the nonresidential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties. (Amd. 02-19-08)

C(P) - This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient 34 June 20, 2005 County Zoning Ordinance w/ Amendments through March 15, 2021 retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement. (Amd. 02-19-08)

### Town of Spring Lake

C3—*Heavy Commercial District*. This conventional zoning district is designed primarily for a wide variety of retail and wholesale business, commercial and contract services, commercial recreation and amusement, public assembly and office uses. Since this district has such a wide selection of uses, it will not be expanded without consideration as to its effect on surrounding lands and is limited to those areas of mixed commercial activity which lie adjacent [to] or at the intersection of major arterials and those areas which exhibit a highly mixed composition of commercial land uses.

C(P) - The intent of this conventional zoning district is to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. To promote the essential design features within this district, plan approval is required. Any site plan shall assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land.

HS(P) - This conventional zoning district is designed for commercial establishments serving transients using only the major highway systems traversing the county. The range of retail and service uses in this district are restricted to those essential to the traveler and therefore, by nature, are inhibiting the generation and potential congestion of local traffic. The district is customarily located near the intersection of limited access facilities and major arterial streets. Plan approval is a requirement for developments proposed for the district.

## 4.2 Zoning Descriptions Continued

### Town of Spring Lake

CB—This conventional zoning district is intended to preserve and enhance the original downtown area as a compact, viable and convenient location for a wide variety of commercial and office uses. Residential uses are permitted only in conjunction with a mixed use building or mixed use development, and shall be located to the rear or on the second floor of or above any structure. To preserve the compactness of the area and to lessen congestion the display, sales and storage of goods is conducted entirely within enclosed buildings. The yard requirements are based generally on the pattern of existing development so as to minimize dimensional disparities and to preserve the continued usefulness and essential character of the existing buildings located in the downtown area. In order to promote coordination and the compatible intermixture of residential and commercial development, this district is a planned district and site plan review is required for every development, re-development or change-in-use.

[Note: Mixed use buildings and mixed use developments are currently allowed in the Spring Lake ordinance.]

### Town of Spring Lake

O&I—This conventional zoning district is designed primarily for agencies and offices rendering specialized services in the professions, finance, real estate and brokerage as well as the traditional institutional functions both public and private, public assembly, religious and certain cultural recreational activities and group housing. The uses in this district classification may be characterized as having no retail or wholesale trade, except as incidental use. The district is normally small and often situated between business and residential areas. The regulations are designed for maintaining more compatibility with nearby residential districts than would exist with a commercial district.

### Cumberland County

O&I—This district is designed primarily for agencies and offices rendering services in the professions, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized generally as having no retail or wholesale trade, except as incidental uses. The district is often situated between business and residential areas and may also consist of a mix of limited business and residential uses. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide. To promote the essential design features with the O&I(P) district, plan approval is a requirement. (Amd. 04-18-11)

### Town of Spring Lake:

DD/CD—The purpose of this district is to promote and encourage the preservation of open space within the town through permanent restriction of development on a percentage of a tract, buffering, and clustering of lots, while at the same time providing for the residential development of land. (See section 42-141.)

### Cumberland County:

Density Development – Conditional Zoning District (DD/CZ). The purpose of this district is to promote the preservation of open space and the rural areas within the County, through permanent restriction of development on a percentage of a tract, buffering, and clustering of lots, while at the same time providing for the residential development of land. (Article VIII) (Amd. 04-18-11)

## 4.2 Zoning Descriptions Continued

### Town of Spring Lake

M1(P)—This conventional zoning district is designed for a wide variety of light industrial operations involving manufacturing, processing, and fabrication of material; operations involving wholesaling and bulk storage; accommodating a limited range of administrative offices, institutional and commercial services; a variety of research and development uses; and certain public assembly and recreational uses with all operations conducted entirely within a structure. The general intent of the district is to prohibit residential and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. Access and compatibility with the surrounding uses are the most important location criteria for the light industrial districts. In addition, by allowing a wide range of permitted uses, this district is intended to accommodate the development of "flex space" arrangements, where at the time of initial site plan approval the developer can establish different combinations of allowable uses on a site over time. For assurance of conformance to the standards established by this ordinance [chapter], this district should only be considered for tracts of land five acres or greater in size and staff level site plan approval is required for any change in use.

### Cumberland County

M1(P) - This district is designed for a wide variety of light industrial operations involving manufacturing, processing and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. To promote the essential design features with the M1(P) district, site plan approval is a requirement. (Amd. 02-19-08)

### Cumberland County

M(P) - This district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with surrounding or abutting residential or commercial areas. The general intent of this district is to permit uses confined to service, wholesaling, manufacturing, fabrication and processing activities that can be carried on in an unobtrusive manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. This district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted except those having only limited contact with the general public and those not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity. To promote the essential design features within the M(P) district, site plan approval is a requirement. (Amd. 02-19-08, Amd. 09-16-08)

### Town of Spring Lake

M(P) - This conventional zoning district is designed primarily as a restricted industrial and wholesale area which by location and design is compatible with surrounding or abutting residential, commercial, or light industrial areas. The general intent of this district is to permit uses confined to service, wholesaling, manufacturing, fabrication and processing activities that can be carried on in an unobstructed manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. The district is customarily located between other industrial areas and residential uses or in locations which are served by major roads but are not feasible for other industrial districts because of proximity to residential uses. To promote the essential design features within the M(P) District, plan approval is a requirement.

## 4.2 Zoning Descriptions Continued

### Town of Spring Lake

M2—This conventional zoning district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with residential or commercial and service use. The general intent is to encourage the continued use of certain lands in the town for heavy industrial purpose. The district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted, except those having only limited contact with the general public and those not involving the same of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests, and other person who are within the district with an industrial activity.

### Town of Spring Lake

MXD/CD—The purpose of this district is to encourage innovative development on a conditional zoning basis by providing use flexibility while maintaining quality design standards tempered with proper controls regarding buffering, landscaping, open space designation, density and other conditions. (See section 42-139.)

### Cumberland County

MXD/CZ— Mixed Use Development – Conditional Zoning District (MXD/CZ). The purpose of this district is to encourage innovative development on a conditional basis by providing use flexibility while maintaining quality design standards tempered with proper controls 35 June 20, 2005 County Zoning Ordinance w/ Amendments through March 15, 2021 regarding buffering, landscaping, open space designation, density and other conditions. (Article VI)

## 4.3 Example Density Grid

Required Perimeter Buffer	Sidewalks	Public Utilities	Street Trees	Open Space	Corner Side Yard	Side Yard	Rear Yard	Front Yard	Lot Width	NOTES:
-	-	-	-	-	-	-	-	-	-	* Required  1 Public Water Required  - Optional  2 Public Water and Sewer System Required
<b>A1/ A1A- Zoning</b>										
≥ 2 acres minimum lots	100'	50'	50'	25'		0%	-	-	-	
≥ 40,000 sq. ft. minimum lots	100'	30'	35'	15'		10%	-	-	-	
≥ 30,000 sq. ft. minimum lots	100'	30'	35'	15'		20%	-	-	-	*
≥ 20,000 sq. ft. minimum lots	100'	30'	35'	15'		30%	*	1	-	*
<b>R-40/R-40A Zoning</b>										
≥ 40,000 sq. ft. minimum lots	100'	30'	35'	15'		0%	-	-	-	
≥ 30,000 sq. ft. minimum lots	100'	30'	35'	15'		10%	-	-	-	
≥ 20,000 sq. ft. minimum lots	100'	30'	35'	15'		20%	*	1	-	*
<b>R30/ R30A Zoning</b>										
≥ 30,000 sq. ft. minimum lots	100'	30'	35'	15'		0%	-	-	-	
≥ 20,000 sq. ft. minimum lots	100'	30'	35'	15'		10%	*	1	-	
≥ 15,000 sq. ft. minimum lots	75'	30'	35'	15'		20%	*	2	*	*
<b>RR Zoning</b>										
≥ 20,000 sq. ft. minimum lots	100'	30'	35'	15'		0%	-	1	-	-
≥ 15,000 sq. ft. minimum lots	75'	30'	35'	15'		10%	*	2	*	*
≥ 7,500 sq. ft. minimum lots	75'	30'	35'	15'		20%	*	2	*	*

# **RESOLUTION OF RECOMMENDATION**

## **SPRING LAKE AREA LAND USE PLAN**

### **CUMBERLAND COUNTY JOINT PLANNING BOARD**

**WHEREAS**, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D -501 of the North Carolina General Statutes; and

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Stan Crumpler, Chairman

CUMBERLAND COUNTY JOINT PLANNING BOARD

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

Rawls Howard, Planning Director

# **RESOLUTION OF ADOPTION**

## **SPRING LAKE AREA LAND USE PLAN**

### **COUNTY OF CUMBERLAND**

**WHEREAS**, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D-501 of the North Carolina General Statutes; and

**WHEREAS**, the Planning Staff has prepared a specific document entitled the Spring Lake 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 Spring Lake Study Area; 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 Spring Lake Area Land Use Plan

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Charles Evans, Chairman

BOARD OF COUNTY COMMISSIONERS

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

Candice White, Clerk to the Board

# **RESOLUTION OF ADOPTION**

## **SPRING LAKE AREA LAND USE PLAN**

### **TOWN OF SPRING LAKE**

**WHEREAS**, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D -501 of the North Carolina General Statutes; and

**WHEREAS**, the Planning Staff has prepared a specific document entitled the Spring Lake 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 Spring Lake Study Area; and

**WHEREAS**, the Spring Lake Area Plan Steering Committee consisting of citizens within the Study Area boundary developed and endorses the Spring Lake 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 Spring Lake Board of Alderman hereby adopts the Spring Lake Area Land Use Plan

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Kia Anthony, Mayor

SPRING LAKE BOARD OF ALDERMAN

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

Melissa Pereira, Town Clerk