



STEDMAN BOARD OF COMMISSIONERS MEETING

AGENDA

JUNE 4, 2026 @ 7:00 P.M.

REGULAR MEETING

STEDMAN TOWN HALL

5110 Front Street, Stedman, NC

1. CALL TO ORDER

2. INVOCATION & PLEDGE OF ALLEGIANCE

3. ADOPTION OF AGENDA –*Addition or Deletion*

(All additions, add to New Business, requires majority vote of Board to consider)

POTENTIAL ACTION: Motion to adopt the agenda

4. CONSENT AGENDA-

Items on the consent agenda are considered routine or have been thoroughly discussed previously. A member of the Board of Commissioners may request that an item be removed from the consent agenda for further discussion under New Business or at a later time.

- a.) Approval of May 7, 2026 – Regular Meeting Minutes
- b.) Approval of May 7, 2026 – Closed Session Minutes

POTENTIAL ACTION: Motion to adopt the Consent Agenda as presented or as amended

5. PRESENTATIONS –None

6. PUBLIC HEARING – ZON-26-0026: Text Amendment to the Town of Stedman Zoning Ordinance to add Article II.A Companion District – Conditional Zoning Districts; amend Sections 2.16 and 8.11 to include Conditional Zoning; and add a definition for Conditional Zoning under Section 10.2; submitted by Town of Stedman (Applicant).

ACTION REQUESTED:

Motion to approve the text amendment to the Town of Stedman Zoning Ordinance to provide the regulations and means for which applicants can apply for a Conditional Zoning district and find the request consistent with the Stedman Area Land Use Plan.

7. PUBLIC COMMENT

Each speaker is asked to limit comments to 3 minutes and the total comment period will be 15 minutes or less. Anyone desiring to speak must sign up with the Town Clerk by 6:55 p.m. The Board will not take action on an item that is presented during the Public Forum.

8. OLD BUSINESS –

9. NEW BUSINESS –

- a.) Approve Ordinance #2026-06-04 Adopting and Enacting Amendment to the Town of Stedman Zoning Ordinance.

POTENTIAL ACTION Motion to approve ordinance #2026-06-04 amendment to the Town's Zoning Ordinance

- b.) Approve Resolution Adopting Cumberland -Hoke Regional Hazard Mitigation Plan

POTENTIAL ACTION: Motion to approve resolution adopting Cumberland-Hoke Regional Hazard Mitigation Plan

12. STAFF REPORTS/BOARD OF COMMISSIONERS

- a. Town Clerk Report
- b. Chief of Police Report
- c. Stedman Fire Department-
- d. Code Enforcement Report-see report
- e. Planners Report
- f. Mayor & Board of Commissioners

13. CLOSED SESSION- G.S. 143-318.11 Discuss contract and PWC issue with attorney.

14. ADJOURNMENT

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS

June 4, 2026 ----- 7:00PM

REGULAR MEETING

MEMBERS PRESENT

Mayor Martin L. Jones, Jr., Mayor Pro Tem Louis Wood, Commissioner Vogt, Commissioner Horne, Commissioner Lee and Commissioner Cain

STAFF PRESENT

Connie Veeder/Town Clerk, Samantha Scudder, Police Chief Jackson, and Attorney Donald Hudson

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Jones led the invocation and Pledge of Allegiance.

ADOPTION OF AGENDA

Commissioner Lee made a motion to approve the agenda and Commissioner Vogt seconded the motion. The motion passed unanimously.

CONSENT AGENDA

- a.) Approval of May 26, 2026 – Public Meeting Minutes
- b.) Approval of June 4, 2026 – Regular Meeting Minutes
- c.) Approval of June 4, 2026- Closed Session Minutes

Commissioner Lee made a motion to adopt the Consent Agenda as presented above and Commissioner Cain seconded the motion. Motion passed unanimously.

PRESENTATIONS- None

PUBLIC HEARING- CASE #ZON-26-0026

DESCRIPTION: Text Amendment to the Town of Stedman Zoning Ordinance to add Article II.A Companion District – Conditional Zoning Districts; amend Sections 2.16 and 8.11 to include Conditional Zoning; and add a definition for Conditional Zoning under Section 10.2

APPLICANT: Town of Stedman

PROCEDURE: David Moon, Deputy Director of the Cumberland County Planning and Zoning Department

Mr. Moon presented a description of the text amendment for the Town Zoning Ordinance. The text amendment adds conditional zoning the Town's zoning ordinance allowing the town to offer conditional zoning which will allow property owners to deviate from the standard zoning

ordinance if deviation is needed. There was a call for questions and there were none from the board. Mayor Jones called for a motion to close the public hearing. Commissioner Vogt made to motion to close the public hearing and return to open meeting. Commissioner Wood seconded the motion and the motion passed unanimously and the board returned to open session.

ACTION: Commissioner Vogt made the motion to approve Rezoning Case #/ZON-26-0026 Text amendment to the Town of Stedman's Zoning Ordinance to add Article II.A Companion District – Conditional Zoning Districts; amend Sections 2.16 and 8.11 to include Conditional Zoning; and add a definition for Conditional Zoning under Section 10.2. Commissioner Cain seconded the motion. The motion passed.

PUBLIC COMMENT- Three individuals signed up for public comment.

1. David Varela stated a concern for not allowing animals on a leash in the Ernest Freeman Park. Mr. Varela is a new resident of Stedman, a disabled veteran, and has a cat that is a support animal. He would like to take his cat with him to the park. He asked the board to please consider taking the no animal signs down.
2. John & Carolyn Butterbaugh stated a concern about the property tax increase. John stated they are 30-year residents of Stedman. They are a low income family and are concerned about the increased costs of utilities and taxes. They are also concerned with the growth of Stedman.
3. Michael Couillard stated he is a 20+year resident and is sad to see the growth of Stedman. He is curious about the property tax increase for the town residents after Cumberland County increased property valuations by about 60%.
4. A gentleman from the audience raised his hand and asked if the Town was considering getting natural gas in the future.

Mayor Jones addressed the audience and stated that the town leadership is doing all they can to keep the increases to a minimum and prepare for all the changes that are coming to the town. The mayor also stated that there is no plan for natural gas until a gas line comes close to the town.

OLD BUSINESS-

- a.) Review revised site plan model for the Belle Haven development. A copy of the new site plan was shared with the board for review. A scheduled zoom call with the developer is scheduled for Friday, June 5th at 10 am.

NEW BUSINESS-

- a.) Approve Ordinance #2026-06-04 Adopting and Enacting Amendment to the Town of Stedman Zoning Ordinance. Commissioner Vogt made a motion to approve the adoption and enactment of Ordinance #2026-06-04 Amendment to the Town of Stedman Zoning Ordinance. Commissioner Horne seconded the motion and the motion passed unanimously.
- b.) Approve Resolution Adopting the Cumberland-Hoke Regional Hazardous Mitigation Plan. The full document was too large to copy for the board the night of

the meeting but it was emailed to them for review. A copy of the resolution was given to them to approve. Commissioner Lee made a motion to approve the Resolution Adopting the Cumberland-Hoke Regional Hazardous Mitigation Plan and Commissioner Cain seconded the motion. The motion passed unanimously.

c.) Discuss Bunce Brothers' Farm Day Proclamation

Mayor Jones asked the board to approve a proclamation for the 72nd anniversary for Bunce Brothers' Farm. The date for the proclamation will be June 20th.

Commissioner Cain made a motion to approve the proclamation of June 20th Being proclaimed as Bunce Brothers' Farms Day in honor of their 72nd anniversary. Commissioner Vogt seconded the motion and the motion passed unanimously.

STAFF REPORTS/BOARD OF COMMISSIONERS

a.) Town Clerk's Report- None

b.) Chief of Police Report –

Chief Jackson was in attendance and gave the following report: For the month of May the department had a total of 3 felony arrests, 6 misdemeanor arrests, 60 citations, and 15 incident reports. The department has been participating in the Governor's Highway Safety Plan. A \$2800 grant has been received for free body armor. Police Collection Coins are for sale at the police department and town hall for \$10 cash only. Chief Jackson invited all in attendance to visit the police department to see what all the department is doing.

c.) Stedman Fire Department-

- Tim was in attendance and provided the following report:

He reported a total of 55 calls total, 25 medical calls, 4 public assistance, 2 rescue, and 14 mutual aid and 10 other.

d.) Code Enforcement Report- None

e.) Planners Report- None

f.) Mayor & Board of Commissioners Report – June 28th is the fireworks display.

CLOSED SESSION- pursuant N.C.G.S 143-318.11 to discuss legal matters with attorney

- Commissioner Lee made a motion to enter closed session at 7:40 p.m. pursuant to N.C.G.S. §§143-318.11 and 11(a)(3) to consult with the Town Attorney regarding legal advice on a contract and controversial issues with a vendor. Commissioner Horne seconded the motion. The motion passed unanimously.
- Commissioner Lee made a motion to return to open session at 7:58 p.m. Commissioner Vogt seconded the motion. The motion passed unanimously. The board returned to the open meeting.

ADJOURNMENT

A motion was made by Commissioner Horne and seconded by Commissioner Lee to adjourn the June 4, 2026 meeting at 8:00 p.m.



May 26, 2026

MEMO TO: TOWN OF STEDMAN

FROM: CUMBERLAND COUNTY JOINT
PLANNING BOARD

SUBJECT: **ZON-26-0026:** Text Amendment to the Town of Stedman Zoning Ordinance to add Article II.A Companion District – Conditional Zoning Districts; amend Sections 2.16 and 8.11 to include Conditional Zoning; and add a definition for Conditional Zoning under Section 10.2; submitted by Town of Stedman (Applicant).

ACTION: In Case ZON-26-0018, Planning and Inspections staff recommends approval of the rezoning request from R10 Residential District and C(P) Planned Commercial District to R10 Residential District and C(P) Planned Commercial District. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for “Commercial” at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

1. **Scheduled Town Hearing Date for Case ZON-26-0026: June 4, 2026**
2. **Public Notification: Copy of Legal Ad and the Fayetteville Observer Legal Ad Confirmation**

Cumberland County Joint Planning Board Draft Minutes of May 19, 2026 Meeting:

In Case ZON-26-0026, Planning & Inspections staff recommends approval of the text amendment to the Town of Stedman Zoning Ordinance and finds the request consistent with the Stedman Area Land Use Plan. Approval of this text amendment is also reasonable and in the public interest to provide the regulations and means for which applicants can apply for a Conditional Zoning district.

Mr. Crumpler motioned, seconded by Ms. Lynd, to recommend approval of the text amendment to the Town of Stedman Zoning Ordinance and finds the request consistent with the Stedman Area Land Use Plan. Approval of this amendment is also reasonable and in the public interest to provide the regulations and means for which applicants can apply for a Conditional Zoning district. Unanimous approval.

If the Board of Commissioners wishes to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-26-0026, I move to approve the text amendment to the Town of Stedman Zoning Ordinance to provide the regulations and means for which applicants can apply for a Conditional Zoning district and find the request consistent with the Stedman Area Land Use Plan.

Approval of this text amendment is also reasonable and in the public interest as it is compatible to and in harmony with the Town of Stedman.

If the Board of Commissioners does not wish to follow the recommendation of the Planning Board in this case, the following motion is appropriate:

MOTION:

In Case ZON-26-0026, I move to deny the rezoning request and find that the request is not reasonable or in the public interest because _____.

Respectfully,

Timothy Doersam, MPA, CZO
Planner II
Cumberland County Planning & Inspections Department

Attachments:

ZON-26-0026 Staff Report
ZON-26-0026 Tentative Minutes
ZON-26-0026 Legal Ad
ZON-26-0026 Legal Ad Receipt

ZON-26-0026 Staff Report



PLANNING & INSPECTIONS

PLANNING STAFF REPORT

ZONING CASE # ZON-26-0026

Planning Board Meeting: May 19, 2026

Jurisdiction: Town of Stedman

EXPLANATION OF THE REQUEST	Text Amendment
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This request is a text amendment to the Town of Stedman Zoning Ordinance to establish Conditional Zoning under a new Article II.A.; amend Sections 2.16 and 8.11 to include Conditional Zoning; and add a definition for Conditional Zoning under Section 10.2. Applicant for this request is the Town of Stedman.

Currently, the Town of Stedman Zoning Ordinance does not allow Conditional Zoning as an option for a zoning district. This amendment will include provisions that enable Conditional Zoning to occur as a companion district to other zoning districts. Conditional Zoning is not a stand-alone district. It is attached to any of the other zoning districts established under Section 2.1 of the Town's Zoning Ordinance. For example, a property owner can request a change of zoning to the R10 Residential District but also desire that the request be processed as a Conditional Zoning, creating the acronym "R10/CZ Residential Conditional Zoning District."

The proposed text amendment creates Article II.A Companion Districts – Conditional Zoning Districts with subsections 2A-1 through 2A-8 and provides language in other sections to define Conditional Zoning and to give authority to the Board of Commissioners to hear and make decisions on a Conditional Zoning application when serving as a companion district with another zoning district. Proposed text amendments are presented in Exhibit "A" (attached) only for those pages of the Zoning Ordinance where changes are proposed. A full copy of the Stedman Zoning Ordinance with the proposed text amendment can be reviewed at the Cumberland County Department of Planning & Inspections or the Town of Stedman.

Incorporation of Conditional Zoning within the Town Zoning Ordinance is consistent with Recommendation 3.4 of the "Stedman Area Land Use Plan (2020)", which gives guidance to the Town to amend its Zoning Ordinance to allow for Conditional Zoning.

STAFF RECOMMENDATION

In Case ZON-26-0026, Planning & Inspections staff **recommends approval** of the text amendment to the Town of Stedman Zoning Ordinance and finds the request consistent with the Stedman Area Land Use Plan. Approval of this text amendment is also reasonable and in the public interest to provide the regulations and means for which applicants can apply for a Conditional Zoning district.

Attachment:

Town of Stedman Application Letter for a Text Amendment

Map illustrating current jurisdictional boundaries

ATTACHMENT: TEXT AMENDMENT APPLICATION

Town of Stedman



5110 Front St.
P.O. Box 220
Stedman, NC 28391

(910) 323-1892
(910) 323-4255 (FAX)
www.townofstedman.com

"A Special Place"

April 29, 2026

Rawls Howard, Director
Cumberland County Planning & Inspections
130 Gillespie Street
Fayetteville, NC 28301

RE: Petition for Text Amendment to the Town of Stedman Zoning Ordinance

Dear Mr. Howard,

In light of a recent zoning case, it has been brought to the Town's attention that our current Zoning Ordinance does not yet reflect the mandatory legislative updates and additions required by the North Carolina General Statute Chapter 160D.

To ensure our local regulations remain compliant and provide the necessary flexibility for future land use, please proceed with the attached text amendment to the Town of Stedman Zoning Ordinance to formally incorporate Conditional Zoning. This tool will allow for the site-specific standards and legislative review processes necessary to better serve our community and stakeholders.

Thank you for your time and for the Planning Department's continued professional support of the Town of Stedman.

Sincerely,

Martin L. Jones, Jr.
Mayor, Town of Stedman

EXHIBIT "A"
STEDMAN ZONING ORDINANCE TEXT AMENDMENTS
ZON-26-0026

(Changes appear in strike-through/underscore format)

TOWN OF STEDMAN ZONING ORDINANCE



EFFECTIVE DATE: SEPTEMBER 15, 1987

~~REPRINTED WITH~~ AMENDMENTS AMENDED JUNE 15, 2015

AMENDED MAY 2026

TOWN OF STEDMAN ZONING ORDINANCE

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2.16. Conditional Zoning District. Each district includes a companion Conditional Zoning District (e.g. C has C/CZ) where no uses are permitted by right. This district is designed for the development and use of the property subject to predetermined ordinance standards and rules imposed as part of the legislative decision creating the district and applying it to the particular property. (Article II.A)

SECTION 2.2. ZONING MAPS AND INTERPRETATION OF DISTRICT BOUNDARIES

2.20. Zoning maps.

All the territory included in each of the zoning areas described in Section 2.1 is hereby classified into one or more zoning districts as established in Section 1.4. and the boundaries of each of these districts are hereby adopted as shown on a series of map sheets entitled "Zoning Maps, Town of Stedman, North Carolina."

The zoning maps and all notations, references and all amendments thereto, and other information shown thereon are hereby made a part of this Ordinance, the same as if such information set forth in the map were all fully described and set out herein. The "Zoning Maps", properly attested, shall be kept on file with the Planning Board and available for inspection by the public. Regardless of the existence of purported copies of the "Zoning Map" which may from time to time be made or published, the zoning maps on file with the planning Board and amendments thereto entered in the minutes of the Town Board of Commissioners shall be final authority as to the current zoning status of lands, buildings and other structures in the Town of Stedman.

2.21. Interpretation of district boundaries.

If a dispute exists as to the boundaries of any district shown on the "Zoning Maps", the following rules shall apply:

2.211. Extensions of line. Where such district boundaries are indicated as approximately following street or railroad right-of-ways, alley lines and lot lines, or extensions of such lines, shall be considered to be such boundaries. Where district boundaries are indicated as approximately following the centerline of stream beds or river beds, or such centerlines extended, such centerlines shall be considered to be such boundaries.

2.212. Unsubdivided property. In unsubdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale of the map.

2.213. Physical or cultural features. Where physical or cultural features existing on the ground are at variance with those shown on the zoning maps, or in other circumstances not covered by Sections 2.211 and 2.212, the Board of Adjustment shall interpret the district boundaries.

ARTICLE II.A

COMPANION DISTRICTS- CONDITIONAL ZONING DISTRICTS

SECTION 2A.1. GENERAL

The Conditional Zoning districts set forth herein are authorized by N.C. Gen Stat. § 160D-703 and are intended to modify the uses to which the parallel zoning district is restricted. Generally, an applicant, by seeking to rezone property to a Conditional Zoning district, will propose to restrict or eliminate Permitted or Special Uses. Request for Conditional Zoning district rezoning shall be processed administratively in the same manner as for amendments to this ordinance as established in Section 12.5.

Conditional Zoning districts are floating districts that parallel general zoning districts. Conditional Zoning districts are identical to their corresponding general zoning districts in all respects except that a permit is required as a prerequisite to any use (Permitted or Special) or development within them.

Parallel Conditional Zoning districts are provided as a voluntary alternative method of petitioning the Board of Commissioners for a zoning map or classification change. The owner may submit conditions that restrict the uses that would otherwise be allowed in the zoning district and only those uses specifically requested in the application shall be considered.

(Amended 05/2026)

SECTION 2A.2. RESTRICTIONS ON FILING OF APPLICATIONS.

A request for a Conditional Zoning district rezoning shall be initiated only by an application [petition] signed by all current record owners of the property.

SECTION 2A.3. CONTENT OF APPLICATIONS AND CONDITIONS.

The Conditional Zoning district application shall provide the minimum information requirements set forth below; however, additional information may be required by the Planning and Inspections staff, Planning Board, or the Board of Commissioners when requested if any of the aforementioned deem it necessary in order to be able to make a recommendation on, or decision regarding, the application. Such requests may include a requirement for a more detailed site plan, or one modified in accordance with additional or modified conditions and other performance criteria.

(a) Proposed Uses: Proposed uses shall be set forth in detail, including the compatibility with the uses in the neighboring districts. Any limitations or conditions to be placed on the proposed uses to enhance compatibility with and benefit to surrounding areas shall also be set forth.

(b). Dimensional Requirements: The application shall show that the uses comply with dimensional requirements for the district requested. If the applicant proposes to vary the dimensional requirements for the district requested, it shall be demonstrated that the public

purposes to be accomplished by any such dimensional requirement are met to an equal or greater degree.

(c). Sign Requirements: The application shall indicate the location of signs in accordance with Article IX, Sign Regulations. If the applicant proposes to vary the sign provisions for the district requested, it shall be demonstrated that the public purposes to be accomplished by any such provision are met to an equal or greater degree.

(d). Off-Street Parking Requirements: The application shall indicate the location of all offstreet parking and internal drive areas in accordance with Article XI, Off-Street Parking and Loading provisions. If the applicant proposes to vary the off-street parking provisions of this ordinance for the use requested, it shall be demonstrated that the public purposes to be accomplished by any such provisions are met to an equal or greater degree.

(e). Miscellaneous Provisions: The application may also set forth other conditions and performance criteria, such as days an hour of operation, numbers of employees, exterior lighting, and noise, odor and smoke emission controls or other environmental conditions, which might be proposed to make the use of the property compatible with surrounding areas and uses allowed therein.

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

(Amended 05/2026)

SECTION 2A.4. ACTION BY THE PLANNING BOARD.

The Planning Board may hold a public meeting during which the applicant may voluntarily make modifications to the request. The Planning Board shall review the request for a Conditional Zoning district rezoning and make a recommendation to the Board of Commissioners. When making this recommendation, the Planning Board shall issue a statement addressing the reasonableness of the proposed rezoning, in addition to addressing the request's consistency with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

(Amended 05/2026)

SECTION 2A.5. ACTION BY THE BOARD OF COMMISSIONERS.

The Board of Commissioners shall hold a legislative hearing to consider the Conditional Zoning district rezoning and shall review the application, recommendations from the Planning Board, suggested conditions, and other information presented at the legislative hearing. The Board of Commissioners shall adopt a statement analyzing the reasonableness of the proposed rezoning along with addressing the consistency of the request with any applicable officially adopted comprehensive plan for the area in which the subject property is located and this statement shall be made a part of the record.

In approving the application, the Board of Commissioners, with mutual agreement of the property owner(s) recording in writing, may attach such reasonable requirements or conditions in addition to those specified in the Planning Board's recommendation. The conditions may include, but shall not be limited to:

- (a). The location of the proposed use on the property.
- (b). The number and location of structures.
- (c). The location and extent of accessory and support facilities, such as parking lots, driveways, fences and access streets.
- (d). The location and extent of buffer areas and other special purpose areas on the property.
- (e). The height of any structure.
- (f). The phasing of development.
- (g). Other restrictions on the use of the property that adhere to the purposes of this ordinance and maintain the public health, safety and welfare; and
- (h). Such other matters as the applicant shall propose.

The record shall reflect that the property owner(s) voluntarily agree to all conditions proposed.

(Amended 05/2026)

SECTION 2A-6. MODIFICATION TO APPROVED CONDITIONAL ZONING DISTRICTS.

All modifications, including changes in use and/or increase in density, to approved Conditional Zoning districts, other than those listed below, shall be reviewed in the same manner as a new project.

The following minor modifications to the [approval for the] Conditional Zoning district may be approved by the Planning and Inspections Staff without approval by the Board of Commissioners, provided no variance is required, the use does not change, the intent and layout of the approved plan is generally followed, density is not increased, conditions of approval are not violated, and such changes do not cause a significant adverse impact:

- (a). Slight variations in the building dimensions that do not depart from the general approved layout and not exceeding ten percent of the original approved dimensions.

- (b). Minor changes in parking lot or traffic lane dimensions.
- (c). Minor dimensional changes to individual lots.
- (d). Minor site modifications due to necessary engineering requirements.
- (e). Change of location of elements included on the site plan that generally maintains relative alignment and orientation to the approved site plan; and
- (f). Other similar insignificant changes.

In reviewing such changes, the Planning and Inspections Staff may require that the modification be handled in the same manner as a new application.

(Amended 05/2026)

SECTION 2A-7. TIME LIMIT.

Once the Conditional Zoning district rezoning is approved, all conditions attached thereto shall be binding upon the property and all subsequent development and use of the property shall be in accordance with the approved application and conditions. Since the intent of this type of district is to provide for workable alternative uses of property, it is intended that land will be zoned in accordance with firm plans to develop. Therefore, at the end of two years from the date of approval, the Planning Board may examine progress made to determine if active efforts are proceeding. If the Planning Board determines that active efforts to develop are not proceeding, it may institute proceedings to rezone the property to its previous zoning classification.

(Amended 05/2026)

SECTION 2A-8. FAILURE TO COMPLY.

If for any reason any condition imposed pursuant to this section is found to be illegal or invalid, or if the applicant should fail to accept any condition, the authorization of such Conditional Zoning district shall be null and void and of no effect, and the Planning and Inspections Director shall initiate a rezoning to revert the zoning of the property to its previous zoning classification.

Compliance with all conditions of a Conditional Zoning district is an essential element of the Conditional Zoning district's continued validity and effectiveness. If the Director determines that a developer has failed to comply with a condition of an approved Conditional Zoning district, the Director shall so notify the property owner(s) or the property owner(s)' successor in interest in writing and shall place the matter on the Board of Commissioners' agenda, after consideration by the Planning Board and upon issuance of its recommendation, for the Commissioners' hearing and decision whether or not revoke the approval of the Conditional Zoning district and revert the zoning of the property to its previous zoning district. Such hearing shall be on reasonable written notice to the property owner(s) or the property owner(s)' successor in interest. The decision of the Board of Commissioners shall be a final decision and a decision to revoke the Conditional

Zoning district may be appealed to the Superior Court of Cumberland County within 30 days after the property owner(s) or the property owner(s)' successor in interest have been served with written notice of the Board of Commissioners' decision. Service by personal delivery or certified mail, return receipt requested, of a certified copy of the Board of Commissioners' approved minutes for its meeting at which such decision is made, may constitute written notice and service of the Board of Commissioners' decision hereunder.

(Amended 05/2026)

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ARTICLE VIII. OFF-STREET PARKING AND LOADING

SECTION 8.1. GENERAL PROVISIONS

All uses of land and building shall be provided with adequate off-street parking and loading space to meet the minimum standards in accordance with the provisions of this Article.

8.11. Plan approval.

~~Each application for a Zoning Permit or Certificate of Occupancy shall include information as to the location and dimensions of off-street parking and loading space and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the Zoning Inspector to determine whether or not the requirements of this Article are met.~~

8.11. Plan approval.

Each application for a Zoning Permit, Conditional Zoning or Certificate of Occupancy shall include information as to the location and dimensions of off-street parking and loading space and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the Zoning Inspector to determine whether or not the requirements of this Article are met.

(Amended 05/26)

8.12. Certificate of occupancy.

The Certificate of Occupancy for the use of any building, structure or land where off-street parking space is required shall be withheld by the Zoning Inspector until the provisions of this Article are fully met. If at any time such compliance ceases, any Certificate of Occupancy which shall have been issued for the use of the property shall immediately become void and further use of the premises shall cease until the requirements of this Article are met.

8.13. Combination.

The required parking space for any number of separate uses may be combined in one lot by the required space assigned to one use may not be assigned to another use, except that one-half of the parking space required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.

8.14. Permanency.

The off-street parking and loading space required by this Article shall be permanent space and shall not be used for any other purposes unless other space is provided which will fully meet the requirements of this Ordinance.

8.15. Remote parking space.

Except for residential uses, if the off-street parking space required by this Ordinance cannot be reasonably provided on the same lot on which the principal

After such review and negotiation by the Planning Staff, the staff may approve the plan and state the conditions of such approval, if any, or shall disapprove the plan and state its reasons. When an applicant disagrees with a condition of approval, the condition may be appealed to the Town Board of commissioners who will approve or disapprove the condition.

The approved plan on file with the Zoning Inspector may be amended in the same manner as provided for original plan approval.

(Amd. 12107/95)

SECTION 12.5. AMENDMENTS

The regulations and the number, area, boundaries of districts, and classifications of the zoning districts established by this Ordinance may be amended, supplemented, changed, modified or repealed by Stedman Town Board of Commissioners on its own motion after a public notice and hearing as provided by law. No amendment shall become effective unless and until it is first submitted to, considered by, and reported on to the Planning Board. The Planning Board, upon its own initiative, may hold public hearings, public notices of which shall be given, for the consideration of any proposed amendment of the provisions of this ordinance, or the Zoning Map, and report its recommendation to the Commissioners. Failure of the Planning Board to make a recommendation within a period of thirty (30) days after the amendment has been referred to shall constitute a favorable recommendation. Consideration of any Conditional Zoning district is governed by Article II.A of this ordinance.

(Amended 05/2026)

After the initial zoning process, the next application to rezone that piece of property may be files at any time. After there has been an application to rezone property subsequent to the initial zoning process, any application to rezone property thereafter, shall be considered no earlier than one (1) full year after the previous application. Where there must be a period of one (1) year before another application to rezone a property can be made, the one (1) year period shall begin to run from the date of the last public hearing to rezone the property. A petition to rezone may be withdrawn only if made in writing, and submitted to the office of the Planning Director, five (5) days in advance of the date of legal publication in the newspaper. If an application to rezone property is withdrawn, the one year limitation before another application can be made shall still apply and shall begin to run from the day of receipt of the letter of withdrawal. The time limit for rezoning applications shall not apply to rezoning initiated by the Town of Stedman Board of Commissioners or the Planning Board.

SECTION 12.6. FEES

Each applicant for appeals from administrative decisions, variances, specified conditional use permits, text amendments or rezoning, either general or overlay,

ZON-26-0026 Tentative Minutes

ZON-26-0026: Text Amendment to the Town of Stedman Zoning Ordinance to add Article IIA Companion District – Conditional Zoning Districts; amend Sections 2.16 and 8.11 to include Conditional Zoning; and add a definition for Conditional Zoning under Section 10.2; submitted by Town of Stedman (Applicant). **(Stedman)**

In Case ZON-26-0026, Planning & Inspections staff recommends approval of the text amendment to the Town of Stedman Zoning Ordinance and finds the request consistent with the Stedman Area Land Use Plan. Approval of this text amendment is also reasonable and in the public interest to provide the regulations and means for which applicants can apply for a Conditional Zoning district.

Mr. Crumpler motioned, seconded by Ms. Lynd, to recommend approval of the text amendment to the Town of Stedman Zoning Ordinance and finds the request consistent with the Stedman Area Land Use Plan. Approval of this amendment is also reasonable and in the public interest to provide the regulations and means for which applicants can apply for a Conditional Zoning district. Unanimous approval.

ZON-26-0026 Legal Ad

PUBLIC NOTICE

The Town of Stedman Board of Commissioners will hold a public hearing on Thursday, June 4, 2026, beginning at 7:00 P.M. or shortly thereafter, in the Town Hall, located at 5110 Front Street in Stedman, NC and will hear the following:

ZON-26-0026: Text Amendment to the Town of Stedman Zoning Ordinance to add Article II.A Companion District – Conditional Zoning Districts; amend Sections 2.16 and 8.11 to include Conditional Zoning; and add a definition for Conditional Zoning under Section 10.2; submitted by Town of Stedman (Applicant).

Run Dates: May 26, 2026, and June 2, 2026

ZON-26-0026 Legal Ad Receipt

ORDER DETAILS

PREVIEW FOR AD NUMBER LWLM05229690

Order Number: LWLM0522969
Order Status: Submitted
Classification: Govt Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 131.48
Payment Type: Account Billed
User ID: L0012804
External User ID: 744350

ACCOUNT INFORMATION

Cumberland County Planning & Inspections
130 Gillespie ST AMANDA OZANICH
Fayetteville, NC 28301-5669
910-678-7600
aozanich@cumberlandcountync.gov
Cumberland County Planning & I
Contract ID:

TRANSACTION REPORT

Date: May 20, 2026 8:18:10 AM EDT
Amount: 131.48

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LWLM05229690

May 26, 2026
Fayetteville Observer
June 2, 2026
Fayetteville Observer

Public Notice

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May 26, June 2 2026
LWLM0522969

Preview Your Ad

AN ORDINANCE OF THE TOWN OF STEDMAN, NORTH CAROLINA, ADOPTING AND ENACTING AMENDMENT TO THE TOWN OF STEDMAN ZONING ORDINANCE.

WHEREAS, the Board of Commissioners for the Town of Stedman has determined that amending the Town of Stedman Zoning Ordinance to include Article II.A regarding Companion Districts – Conditional Zoning Districts as follows to ensure compliance with NCGS 160D;

NOW, THEREFORE, BE IT ORDAINED BY THE STEDMAN BOARD OF COMMISSIONERS THAT THE ZONING ORDINANCE WILL BE AMENDED AS FOLLOWS:

ARTICLE II.A

COMPANION DISTRICTS- CONDITIONAL ZONING DISTRICTS

SECTION 2A.1. GENERAL

The Conditional Zoning districts set forth herein are authorized by N.C. Gen Stat. §160D-703 and are intended to modify the uses to which the parallel zoning district is restricted. Generally, an applicant, by seeking to rezone property to a Conditional Zoning district, will propose to restrict or eliminate Permitted or Special Uses. Request for Conditional Zoning district rezoning shall be processed administratively in the same manner as for amendments to this ordinance as established in Section 12.5. Conditional Zoning districts are floating districts that parallel general zoning districts. Conditional Zoning districts are identical to their corresponding general zoning districts in all respects except that a permit is required as a prerequisite to any use (Permitted or Special) or development within them. Parallel Conditional Zoning districts are provided as a voluntary alternative method of petitioning the Board of Commissioners for a zoning map or classification change. The owner may submit conditions that restrict the uses that would otherwise be allowed in the zoning district and only those uses specifically requested in the application shall be considered.

(Amended 06/2026)

SECTION 2A.2. RESTRICTIONS ON FILING OF APPLICATIONS.

A request for a Conditional Zoning district rezoning shall be initiated only by an application [petition] signed by all current record owners of the property.

SECTION 2A.3. CONTENT OF APPLICATIONS AND CONDITIONS.

The Conditional Zoning district application shall provide the minimum information requirements set forth below; however, additional information may be required by the Planning and Inspections staff, Planning Board, or the Board of Commissioners when requested if any of the aforementioned deem it necessary in order to be able to make a recommendation on, or decision regarding, the application. Such requests may include a requirement for a more detailed site plan, or one modified in accordance with additional or modified conditions and other performance criteria.

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(a) Proposed Uses: Proposed uses shall be set forth in detail, including the compatibility with the uses in the neighboring districts. Any limitations or conditions to be placed on the proposed uses to enhance compatibility with and benefit to surrounding areas shall also be set forth.

(b). Dimensional Requirements: The application shall show that the uses comply with dimensional requirements for the district requested. If the applicant proposes to vary the dimensional requirements for the district requested, it shall be demonstrated that the public purposes to be accomplished by any such dimensional requirement are met to an equal or greater degree.

(c). Sign Requirements: The application shall indicate the location of signs in accordance with Article IX, Sign Regulations. If the applicant proposes to vary the sign provisions for the district requested, it shall be demonstrated that the public purposes to be accomplished by any such provision are met to an equal or greater degree.

(d). Off-Street Parking Requirements: The application shall indicate the location of all offstreet parking and internal drive areas in accordance with Article XI, Off-Street Parking and Loading provisions. If the applicant proposes to vary the off-street parking provisions of this ordinance for the use requested, it shall be demonstrated that the public purposes to be accomplished by any such provisions are met to an equal or greater degree.

(e). Miscellaneous Provisions: The application may also set forth other conditions and performance criteria, such as days an hour of operation, numbers of employees, exterior lighting, and noise, odor and smoke emission controls or other environmental conditions, which might be proposed to make the use of the property compatible with surrounding areas and uses allowed therein.

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

(Amended 06/2026)

SECTION 2A.4. ACTION BY THE PLANNING BOARD.

The Planning Board may hold a public meeting during which the applicant may voluntarily make modifications to the request. The Planning Board shall review the request for a Conditional Zoning district rezoning and make a recommendation to the Board of Commissioners. When making this recommendation, the Planning Board shall issue a statement addressing the reasonableness of the proposed rezoning, in addition to addressing the request's consistency with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

(Amended 06/2026)

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SECTION 2A.5. ACTION BY THE BOARD OF COMMISSIONERS.

The Board of Commissioners shall hold a legislative hearing to consider the Conditional Zoning district rezoning and shall review the application, recommendations from the Planning Board, suggested conditions, and other information presented at the legislative hearing. The Board of Commissioners shall adopt a statement analyzing the reasonableness of the proposed rezoning along with addressing the

consistency of the request with any applicable officially adopted comprehensive plan for the area in which the subject property is located and this statement shall be made a part of the record.

In approving the application, the Board of Commissioners, with mutual agreement of the property owner(s) recording in writing, may attach such reasonable requirements or conditions in addition to those specified in the Planning Board's recommendation. The conditions may include, but shall not be limited to:

- (a). The location of the proposed use on the property.
- (b). The number and location of structures.
- (c). The location and extent of accessory and support facilities, such as parking lots, driveways, fences and access streets.
- (d). The location and extent of buffer areas and other special purpose areas on the property.
- (e). The height of any structure.
- (f). The phasing of development.
- (g). Other restrictions on the use of the property that adhere to the purposes of this ordinance and maintain the public health, safety and welfare; and
- (h). Such other matters as the applicant shall propose.

The record shall reflect that the property owner(s) voluntarily agree to all conditions proposed.

(Amended 06/2026)

SECTION 2A-6. MODIFICATION TO APPROVED CONDITIONAL ZONING DISTRICTS.

All modifications, including changes in use and/or increase in density, to approved Conditional Zoning districts, other than those listed below, shall be reviewed in the same manner as a new project.

The following minor modifications to the [approval for the] Conditional Zoning district may be approved by the Planning and Inspections Staff without approval by the Board of Commissioners, provided no variance is required, the use does not change, the intent and layout of the approved plan is generally followed, density is not increased, conditions of approval are not violated, and such changes do not cause a significant adverse impact:

- (a). Slight variations in the building dimensions that do not depart from the general approved layout and not exceeding ten percent of the original approved dimensions.
- (b). Minor changes in parking lot or traffic lane dimensions.
- (c). Minor dimensional changes to individual lots.
- (d). Minor site modifications due to necessary engineering requirements.
- (e). Change of location of elements included on the site plan that generally maintains relative alignment and orientation to the approved site plan; and
- (f). Other similar insignificant changes.

In reviewing such changes, the Planning and Inspections Staff may require that the modification be handled in the same manner as a new application.

(Amended 0/2026)

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SECTION 2A-7. TIME LIMIT.

Once the Conditional Zoning district rezoning is approved, all conditions attached thereto shall be binding upon the property and all subsequent development and use of the property shall be in accordance with the approved application and conditions. Since the intent of this type of district is to provide for workable alternative uses of property, it is intended that land will be zoned in accordance with firm plans to develop. Therefore, at the end of two years from the date of approval, the Planning Board may examine progress made to determine if active efforts are proceeding. If the Planning Board determines that active efforts to develop are not proceeding, it may institute proceedings to rezone the property to its previous zoning classification.

(Amended 06/2026)

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SECTION 2A-8. FAILURE TO COMPLY.

If for any reason any condition imposed pursuant to this section is found to be illegal or invalid, or if the applicant should fail to accept any condition, the authorization of such Conditional Zoning district shall be null and void and of no effect, and the Planning and Inspections Director shall initiate a rezoning to revert the zoning of the property to its previous zoning classification.

Compliance with all conditions of a Conditional Zoning district is an essential element of the Conditional Zoning district's continued validity and effectiveness. If the Director determines that a developer has failed to comply with a condition of an approved Conditional Zoning district, the Director shall so notify the property owner(s) or the property owner(s)' successor in interest in writing and shall place the matter on the Board of Commissioners' agenda, after consideration by the Planning Board and upon issuance of its recommendation, for the Commissioners' hearing and decision whether or not revoke the approval of the Conditional Zoning district and revert the zoning of the property to its previous zoning district. Such hearing shall be on reasonable written notice to the property owner(s) or the property owner(s)' successor in interest. The decision of the Board of Commissioners shall be a final decision and a decision to revoke the Conditional Zoning district may be appealed to the Superior Court of Cumberland County within 30 days after the property owner(s) or the property owner(s)' successor in interest have been served with written notice of the Board of Commissioners' decision. Service by personal delivery or certified mail, return receipt requested, of a certified copy of the Board of Commissioners' approved minutes for its meeting at which such decision is made, may constitute written notice and service of the Board of Commissioners' decision hereunder.

(Amended 6/2026)

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Duly adopted this the ____ day of June, 2026 while in regular session.

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Martin L. Jones Jr.
Mayor

ATTEST:

Connie P. Veeder
Town Clerk

RESOLUTION
ADOPTING CUMBERLAND-HOKE REGIONAL
HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the Town of Stedman are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, Cumberland County desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000, as amended, states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS the (local government) has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations and at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management, and that the plans have been updated in accordance with federal laws including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; the National Dam Safety Program Act, as amended; as required under regulations at 44 CFR Part 201, and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management; and

WHEREAS, it is the intent of the Board of Commissioners of the Town of Stedman to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, be it resolved that the Board of Commissioners of the Town of Stedman hereby:

1. Adopts the Cumberland-Hoke Regional Hazard Mitigation Plan.
2. Vests Cumberland County Emergency Management with the responsibility, authority, and the means to:
 - (a) Inform all concerned parties of this action.
 - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Cumberland County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Cumberland County Board of Commissioners for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the ____ day of June 2026.

Martin L. Jones, Mayor
Town of Stedman

Attest:

Connie Veeder, Clerk
Town of Stedman

Certified by: _____ (SEAL)

Date: _____