STEDMAN BOARD OF COMMISSIONERS MEETING AGENDA

OCTOBER 1, 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 September 3, 2026 – Regular Meeting Minutes
b.) Approve Internal Control and Financial Policy

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

5. **PRESENTATIONS –None**

6. **PUBLIC COMMENT-**

7. **PUBLIC HEARING –**

8. **OLD BUSINESS**

a.) Approve the Amendment to On-Call Agreement with WithersRavenel.

POTENTIAL ACTION: Approve the letter to extend the WithersRavenel On-Call Agreement.

9. **NEW BUSINESS**

a.) Discussion with Rawls Howard from Cumberland Planning Zoning Department about Interlocal and Planning Services Agreement

b.) Cumberland County Planning and Zoning Case #ZON-26-0017 Belle Haven Conditional Zoning Transmittal Packet

POTENTIAL ACTIONS: Motion to Approve or Deny

MOTION TO APPROVE:
In Case ZON-26-0017, I move to approve the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning and find that:
The request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" at this location. Also, the request and the Conditions of Approval are reasonable and in the public interest as they are compatible to and in harmony with the surrounding land use activities and zoning.

MOTION TO DENY:
In Case ZON-26-0017, I move to deny the rezoning request and find that the request is not consistent with Stedman Area Land Use Plan. The request is not reasonable or in the public interest because _____.

c.) Discuss Annexation Request for Partial Property Located at Pin#0485-99-6508 from Home Run Land, LLC

POTENTIAL ACTION: Motion to approve Resolution #2026-15 for the Town Clerk to move forward with the investigation of said property and report back to the board at the November 5th board meeting.

d.) Approve Resolution naming Chief Tracy Jackson as Designated Official for the NC Alcoholic Beverage Control Commission

POTENTIAL ACTION: Motion to approve the resolution of designation naming Chief Tracy Jackson as designated official for the NC Alcoholic Beverage Control Commission

e.) Discuss Installing Christmas Angels on Light Poles

POTENTIAL ACTION: Approve maintenance staff installing and uninstalling Christmas angels by renting a lift costing $400.

10. 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

11. CLOSED SESSION- G.S. 143-318.11 To consult legal counsel concerning PWC contracts and billing issues.

12. ADJOURNMENT

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS
OCTOBER 1, 2026 —— 7:00PM
REGULAR MEETING

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

STAFF PRESENT
Connie Veeder/Town Clerk and Attorney Donald Hudson
Glenn McFadden/On-Call Engineer

INVOCATION AND PLEDGE OF ALLEGIANCE
Mayor Jones led the invocation and Pledge of Allegiance.

ADOPTION OF AGENDA
Commissioner Horne made a motion to approve the agenda and Commissioner Vogt seconded the motion. The motion passed unanimously by show of hands.

CONSENT AGENDA
a.) Approval of September 3, 2026 – Regular Meeting Minutes+
b.) Approval of Internal Control and Financial Policy

Commissioner Lee made a motion to adopt the Consent Agenda as presented above and Commissioner Wood seconded the motion. Motion passed unanimously by show of hands.

PRESENTATIONS- NONE

PUBLIC HEARING- NONE

PUBLIC COMMENT- NONE

OLD BUSINESS-
a) Approve the Amendment to WithersRavenel On-Call Agreement
Commissioner Lee made the motion to approve the amendment to the on-call agreement with WithersRavenel and it was seconded by Commissioner Vogt. Motion passed unanimously by show of hands.

NEW BUSINESS-
a) Rawls Howard, Director of Cumberland County Planning and Zoning Department-
Mr. Howard discussed the planning and zoning interlocal agreement and the agreement with the county for planning services. When we started to look at those agreements, the chairman and the board of commissioners had asked us to be able to take a look at how

we could consolidate all these agreements into a much more simplified platform in order to offer it for the towns. The direction that we were given was to try to come up with a platform to offer basic services. Those basic services are essentially offering minimum housing and zoning enforcement. What our staff is proposing is that some of you may be aware that we have a joint interlocal agreement whereby you have a member on our joint planning board. That agreement basically carves out and scopes out your representation on that board along with the other towns that we serve. The pricing for all services from the county has not been adjusted in several years. As far as the county charging for services, we're going to take the Consumer Price Index (CPI) base rate and it will be adjusted automatically with CPI every year. The rate can be modified by the county board of commissioners at any time. You can view the chart attached in the notes to see the options that the county will offer the towns. I have included an agreement that would need to be signed by the town to participate in the agreement. Once your board reviews and discusses these options, the county would need to have your agreement back by January 1, 2027. We will begin providing the services that the town request but the charges will not begin until the new fiscal year 2027-2028. The Town of Stedman Board of Commissioners will look over the agreements and pricing chart. The board will make a decision at our next board meeting in November.

b.) Cumberland County Planning and Zoning Case #ZON-26-0017 Belle Haven Conditional Zoning Transmittal Packet presented by Timothy Doersam with Cumberland County Planning and Inspections Department.

This is a conditional zoning application within Town of Stedman city limits. Both partials are currently zoned R10. The applicant and owner is Cheryl Floyd Rogers. The agent is Mr. Jared Corbell, who is present this evening. The request is to go from the R10 residential district to the R10 CZ residential conditional zoning district. The intent is for a single-family detached subdivision with associated infrastructure. The combined total acreage of both parcels is approximately 34.9 acres. Long Branch Village subdivision is not a part of the development. Belle Haven is a separate development. Proposed is an 80-lot conditional zoning subdivision that will also contain 6 common area tracks. The average lot size is 11,000, approximately 11,100 square feet. Connection to public water and sewer is required to the town of Stedman. Off-street parking spaces are also required for each residential lot. There's a male kiosk provided in the common area along with overflow parking that's for and meant for the Belle Haven residents. There are two open space common areas that again are abutting the Long Branch Village subdivision along with the stormwater pond common area track, a walking path that appears on the conditional zoning site plan. The preliminary plan and construction plan must be approved by the town of Stedman. This is the conditional zoning site plan itself showing the overall development intent with the streets, cross section, typical lot size, the common area and the lift station area that is intended to be owned and maintained by the town of Stedman. The remaining 5 common areas will be owned and maintained by the owners' association established for Belle Haven. At the joint planning board meeting, the planning board had recommended approval of the request unanimously with a 9-0 vote,

and planning staff also recommended approval of the request. This concludes my presentation. Thank you for your time. I'd be happy to answer any questions you may have.

David Moon, Deputy Director of Planning Inspections spoke stating that the Belle Haven development is the town's first conditional zoning. As a conditional zoning, the plan that you see is the plan that you get. If the property is sold and there's another developer that comes in, they're subject to this plan. If there's any substantial changes, they want more lots, smaller lots, they will have to come back before the town to get approval, and the town could deny it. There could be minor tweaks to the plan when we get down to the preliminary plan application. There may be minor changes to the plan but the development plan has to follow the conditional zoning.

Mayor Jones called for a motion to approve or deny the Belle Haven Conditional Zoning Case #ZON-26-0017. Commissioner Vogt made a motion to approve the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning and find that: The request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" at this location. Also, the request and the Conditions of Approval are reasonable and in the public interest as they are compatible to and in harmony with the surrounding land use activities and zoning. Commissioner Lee seconded the motion. The motion passed with a 3-2 vote by show of hands.

c.) Discuss Annexation Request for Partial Property Located at Pin#0485-99-6508 from Home Run Land, LLC

Motion made by Commissioner Vogt and seconded by Commissioner Wood to approve Resolution #2026-15 for the Town Clerk to move forward with the investigation of said property and report back to the board at the November 5th board meeting.

c.) Approve Resolution naming Chief Tracy Jackson as Designated Official for the NC Alcoholic Beverage Control Commission

Commissioner Horne made a motion to approve the resolution designating Chief Tracy Jackson as the designated official for the NC Alcoholic Beverage Control Commission. The motion was seconded by Commissioner Lee. Motion passed unanimously by show of hands.

e.) Discuss Installing Christmas Angels on Light Poles

Motion made by Commissioner Horne and seconded by Commissioner Lee to allow maintenance staff to rent lift at the cost of $400 that is needed to install Christmas angels. Motion passed unanimously by show of hands.

STAFF REPORTS/BOARD OF COMMISSIONERS

a.) Town Clerk's Report-

The clerk reported that the Town Hall will be closed Monday, October the 12th, observing Columbus Day. She discussed meetings with the LGC representative, Tiffany Anderson reviewing the findings from our 2025 audit. Tiffany presented a form to me discussing all the finding and it needs the board member signatures along with mine. I met with an LGC team on Monday through the debt service because we are on the UAL list. Anything over $50,000 has to be approved for purchase by the LGC. Their board meets every 3 months. We discussed the installment purchases of the two vehicles. They thought the interest rate was high so they asked me to get other quotes from a list of financial institutions that they will email. The town needs to consider moving forward with a Traffic Impact Analysis for Front Street. Two developments are scheduled on the west end of Front Street. Researching this ahead of time will help us get ahead of what is required from the town and developers. With the new conference room addition starting, there was damage to our existing sidewalk and parking lot in the back. The developer has suggested that he help us get the parking lot regraded and a 2" pavement placed at cost, $55-60 K. The board decided to have the Christmas party at Chris' Steakhouse in Fayetteville or Ted's Steakhouse in Clinton.

b.) Chief of Police Report – Chief Jackson was in attendance and gave the following report: Monthly Incident Stats: 15 reports taken (total of about 162 for the year), 2 felony arrests, 9 misdemeanor arrests, and 70 citations issued. Statistics make it seem really bad but what going on in the town has always been going on. It's just that we have enough officers to cover more nights to catch them. I am working with the sheriff's office to possibly rent the CAD system for about $520 per year. This system will help the department know everything that is going on in the county. I will get with Connie to work out the payment details.

c.) Stedman Fire Department- Chief Brandon Walker was in attendance and provided the following report: He reported 47 calls in September, 5 fire calls, 2 hazmat, 23 medical calls, 9 public service calls, and 7 non-emergency calls. Medical calls are picking up due to the hospital not releasing EMS as quickly once a patient is dropped off. Usage: Approximately 7,500 gallons used last month. Annual Fundraiser was a huge success. Over 550 plates were sold.

d.) Code Enforcement Report- None

e.) Planners Report- None

f.) Mayor & Board of Commissioners Report – Commissioner Wood stated that some of our residents' trash cans are too heavy for our guys to pick up and some of the cans do not have the handles to hook them to the truck for dumping. Suggestion was made to use door tags letting the residents know that their trash was not emptied due to overweight.

CLOSED SESSION- pursuant N.C.G.S 143-318.11 To consult legal counsel concerning PWC contracts and billing issues.

Commissioner Lee made a motion to enter into closed session at 8:03 pm and Commissioner Vogt seconded the motion. Unanimously approved by show of hands.

Commissioner Lee made a motion to end the closed session at 9:01 pm and Commissioner Vogt seconded the motion. Unanimously approved by show of hands.

ADJOURNMENT

A motion was made by Commissioner Horne and seconded by Commissioner Lee to adjourn the October 1, 2026 meeting at 9:01 p.m.

TOWN OF STEDMAN, NORTH CAROLINA

INTERNAL CONTROL AND FINANCIAL POLICY

1. Purpose

The purpose of this policy is to document the Town of Stedman's framework for internal controls. These procedures are established by management and the Town Board to provide reasonable assurance regarding the effectiveness of operations, reliability of financial reporting, and compliance with applicable NC General Statutes.

2. Segregation of Duties

No single employee shall have control over all phases of a transaction. To the extent possible with limited staff, the following duties must be segregated:

- **Authorization:** The power to approve transactions (e.g., Finance Officer / Town Manager).
- **Custody:** The physical possession or control of assets (e.g., Cashier/Clerk handling cash or checks).
- **Record Keeping:** The responsibility for maintaining accounting records and reconciling accounts (e.g., Deputy Finance Officer).

Exception/Mitigating Control: In a small municipality where complete segregation is impossible, the Finance Officer or Town Council will perform increased, documented reviews and independent reconciliations.

3. Cash Receipts and Collections

- All funds collected (utility bills, permits, fees) shall be deposited daily to the Town's authorized depository if the collections equal or exceed $500, or at least weekly regardless of the amount (per G.S. 159-32).
- Receipts must be immediately issued for all cash payments received.
- Mail receipts shall be logged by a staff member independent of the cash drawer processing.
- Checks must be restrictively endorsed ("For Deposit Only") immediately upon receipt.

4. Disbursements and Purchasing

- **Pre-audit Certification:** All contracts, agreements, or purchase orders must be signed by the Finance Officer, certifying that sufficient funds are available to cover the obligation (per G.S. 159-28).
- **Purchase Orders (POs):** POs are required for all purchases exceeding $500] and must be approved by the Department Head and the Finance Officer prior to ordering.
- **Invoice Approval:** Invoices must be matched with the original Purchase Order and receiving documentation before payment is authorized.
- **Dual Signatures:** All checks and electronic funds transfers (EFTs) require the signatures of two authorized officials (typically the Finance Officer and the Mayor or Town Manager).

5. Bank Reconciliations

- Bank statements shall be reconciled promptly upon receipt.
- The reconciliation must be performed by an employee who does not handle cash collections or check disbursements.
- The completed reconciliation must be reviewed, signed, and dated by the Finance Officer or Town Manager.
- Reconciliations shall be presented monthly to the Town Council as part of the financial report.

6. Payroll

- Timesheets must be approved by the employee's direct supervisor prior to payroll processing.
- Changes to payroll data (pay rates, new hires, terminations, deductions) must be authorized in writing by the Town Manager and processed by someone other than the person calculating the payroll.
- Direct deposit changes or manual check distributions must be verified to prevent ghost employees.

7. Capital Assets and Inventories

- The Town will maintain an inventory list for all capital assets, equipment, and sensitive items.
- The capitalization threshold for financial reporting shall be set at $5,000] (per NC LGC recommendations).
- Department heads will conduct an annual physical count of capital assets and report any lost, stolen, or obsolete equipment to the Finance Officer.

8. Council Oversight

- The Town Board shall receive monthly financial reports prepared by the Finance Officer.
- The Town Board will contract with an independent Certified Public Accountant (CPA) for an annual external audit (per G.S. 159-34) and review all audit findings and management letters.

The above policy was duly adopted on October 1, 2026 by the Town of Stedman Board of Commissioners at the regularly scheduled town board meeting in the Town Hall.

Martin L. Jones, Jr., Mayor

Attest:

Connie P. Veeder

Connie P. Veeder, Town Clerk

This is **EXHIBIT K**, consisting of [redacted] pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated [redacted].

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 1

The Effective Date of this Amendment is: 10 January 2027 .

Background Data

Effective Date of Owner-Engineer Agreement: 10 January 2024

Owner: Town of Stedman, North Carolina

Engineer: WithersRavenel, Inc.

Project: On-Call Professional Engineering and Related Services

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

____ ~~Additional Services to be performed by Engineer~~

____ ~~Modifications to services of Engineer~~

____ ~~Modifications to responsibilities of Owner~~

____ ~~Modifications of payment to Engineer~~

X
____ Modifications to time(s) for rendering services

____ ~~Modifications to other terms and conditions of the Agreement~~

Description of Modifications:

Terms of the Owner-Engineer Agreement (Agreement) state it shall extend for a period of three (3) calendar years from its Effective Date and may subsequently be renewed for an additional three (3) calendar year period as mutually agreed upon by Owner and Engineer. As such, Amendment No. 1 shall renew the Agreement for a period of three (3) calendar years effective 10 January 2027.

~~Agreement Summary:~~

~~Original agreement amount: $_____~~
~~Net change for prior amendments: $_____~~
~~This amendment amount: $_____~~
~~Adjusted Agreement amount: $_____~~
~~Change in time for services (days or date, as applicable): _____~~

Copyright © 2014 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

ENGINEER: WithersRavenel, Inc.		OWNER: The Town of Stedman North Carolina	
By:	Digitally signed by Glynn Fleming Date: 2026.09.18 14:26:57 -04'00'	By:	
Print Name:	Glynn Fleming, PE, CFM	Print Name:	Martin L James Jr
Title:	Practice Area Lead, Utilities	Title:	Mayor Town of Stedman
Date Signed:	9/18/2026	Date Signed:	10-1-2026

Copyright © 2014 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

JOINT PLANNING INTERLOCAL AGREEMENT

STATE OF NORTH CAROLINA NOVEMBER ___, 20XX

COUNTY OF CUMBERLAND

THIS JOINT UNDERTAKING AND INTERLOCAL AGREEMENT, made and entered into by the County of Cumberland, and the municipalities of Eastover, Falcon, Godwin, Hope Mills, Linden, Spring Lake, Stedman and Wade.

WITNESSETH:

In order to provide the benefits of a continuous comprehensive planning program for Cumberland Count and municipalities in the County, the parties desire to provide for a Joint Planning Board pursuant to the authority of Article 20, Part 1 of Chapter 160A of the North Carolina General Statutes.

The parties recognize that there has heretofore been created and established a Joint Planning Board under a contract dated January 13, 1968 and thereafter pursuant to an Agreement approved by the Board of Commissioners of Cumberland County on May 8, 1973 and by the municipalities within Cumberland County on varying dates in 1973. The participating jurisdictions now enter into this Interlocal Agreement for the purpose of continuing in effect, as to such participating jurisdictions, the Joint Planning Board thus established.

NOW THEREFORE, by the execution of this agreement the parties hereto contract and agree as follows:

The parties hereto establish in Cumberland County one Joint Planning Board as authorized by the General Statutes of North Carolina and the same shall hereafter be continued under the terms of this agreement. The membership of the Joint Planning Board shall consist of equitable representation from each municipality and from the unincorporated areas of the County as follows:

Governmental Unit	Number of Members to be Appointed
Cumberland County Board of Commissioners	4
Eastover Town Council	1
Hope Mills Board of Town Commissioners	1
Aldermen of the Town of Linden	1
Spring Lake Board of ~~Alderman~~ Town Commissioners	1
Stedman Board of Town Commissioners	1
Board of Commissioners of the Towns of Godwin, Falcon & Wade	1
TOTAL	10

1. Appointments to the Joint Planning Board shall be made by the governing boards of the participating jurisdiction. The appointment shall be a citizen who resides within the respective jurisdictional boundary of the municipality or it's Municipal Influence Area (MIA), if applicable. Absent the ability of a municipality to meet this residency criteria, the governing board of the municipality shall make a recommendation of an appointment to the Board of County Commissioners who shall consider the recommendation and make the final ruling on the appointment.

2. In the event any municipality withdraws its participation on the Joint Planning Board whereby a vacancy is created, that vacancy and seat shall become an appointment made and filled by the Cumberland County Board of Commissioners.

3. The term of membership of the Joint Planning Board shall be for four years. No member shall serve more than two full terms, except that, upon recommendation of two-thirds of the Joint Planning Board it may recommend a third full term to the governing board making the appointment.

4. The by-laws of the Joint Planning Board, and any amendment thereof, shall be approved by a majority of the Joint Planning Board membership. ~~and by the governing boards of the jurisdictions representing a majority in voting interest of the Joint Planning Board~~.

5. The Joint Planning Board shall be the designated planning agency for the participating jurisdictions. It shall be responsible for developing a continuing comprehensive planning program for the entire county and each participating municipality in the county by working from the existing plans of each city and town in the county to improve and develop the same and incorporate such planning into a comprehensive plan extending throughout the county. In developing the continuing comprehensive planning program, the Joint Planning Board shall give due regard to the study priorities and requests for special study effort provided by participating jurisdictions. Any participating jurisdiction may delegate all or part of its subdivision control and zoning programs to the Joint Planning Board. All recommendations as to zoning and subdivision control, as delegated by each participating municipality, shall be made to the governing boards of the jurisdiction in which the property to be affected is situated, and to the County Board of Commissioners as to areas outside of incorporated municipal limits.

6. 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. It shall be the duty of the Joint Planning Board to report to each participating governmental unit in the country through its administrator, or to the governing board when requested to do

so, furnishing information and recommendations regarding the needs, conditions, resources, and plans to, meet the needs for the development and orderly growth of the county and participating jurisdictions. The Joint Planning Board shall have, and the governing boards of the participating jurisdictions hereby delegate to the Joint Planning Board, all or part of the powers, authority and functions provided in the General Statutes of North Carolina for and to municipal and county planning boards.

7. The Joint Planning Board shall be provided with a Director and technical staff sufficient to perform its functions and to carry out such subdivision control and zoning programs as are delegated to it by any participating jurisdiction. The County will provide suitable office space and equipment for the Joint Planning Board and the staff.

8. In the event of vacancy in the position of the Planning Director, the County Manager will appoint an Interim Director until the successor Director is selected and takes office. The selection of the Director shall be carried out by the County Manager in consultation with the Planning Board's Chairman and Vice Chairman. The appointment of the Planning Director shall be in accordance with N.C.G.S. § 153A-82. The Director will be a County employee subject to the County's Personal Policies and other employee regulations and shall be under the direct supervision of the County Manager or any Assistant County Manager designated by the County Manager.

9. The staff of the Planning Department herein provided for shall be selected and supervised by the Planning Director and employed as County employees in compliance with the personnel policies of the County. All such employees will serve under the direction and supervision of the Director of the Planning Department. The Director and his or her professional staff shall comprise the Planning Department of the County. As to all administrative matters, the Planning Department will be a department of the County, and subject to the County's personnel and fiscal policies regulations and procedures. In its planning functions, the staff will be directed and supervised by the Planning Director.

10. Each year by the time specified by the County Manager, the Planning Director shall submit a budget proposed in the format prescribed by the County Manager, with such

documentation as may be required to identify and support the cost of the studies and programs recommended by the Joint Planning Board and identifying the proposed contribution of each participating jurisdiction. In order to fund the approved budget each municipality and the County will appropriate to the total budget less federal funds and other revenues accruing to the Joint Planning Board on a population basis using ~~the same~~ a base fee amount ~~formula as used in the distribution of the local sales tax revenue~~ established by Cumberland County, adjusted as for the cost of any extraordinary study or program requested by any individual participating jurisdiction to be conducted by the Planning Department. Once established, the base fee amount shall be adjusted annually based upon the Federal Consumer Price Index (CPI) on June 30th of the applicable fiscal year to take effect July 1st of the next corresponding fiscal year. Notwithstanding any adjustments made using the CPI, the County Board of Commissioners may amend the base amount at its discretion and upon 30 days written notice to participating jurisdictions. Participating jurisdictions shall make their contributions to the Joint Planning Board budget on a fiscal quarter basis.

11. This agreement shall be effective upon approval and execution on behalf of the Board of Commissioners of Cumberland County and any one participating municipality in Cumberland County, and shall thereafter be effective as to any subsequent participating municipality upon approval and execution on behalf of any such subsequent participating municipality.

IN WITNESS WHEREOF, the participating jurisdictions have caused this agreement to be duly executed in each of their official names, by their respective duly authorized officials, this the _____ day of _____, 20XX.

CUMBERLAND COUNTY

By:_____
Chairman, Board of County Commissioners

ATTEST:

_____
Clerk to the Board

JOINT PLANNING BOARD INTERLOCAL AGREEMENT

November _____, 20XX

By:

_____	_____
Stedman Town Clerk	Mayor, Town of Stedman

PLANNING AND INSPECTIONS DEPARTMENT TECHNICAL SERVICES ADDENDUM

In order to provide additional support for operational services above what the Joint Interlocal Agreement specifies, this Attachment sets forth the following services by the County to those municipalities participating in the Joint Planning Board Interlocal Agreement. Participation is optional and consists of the following:

Base service to be provided by Cumberland County. The County agrees to provide a base enforcement service level for zoning and minimum housing ordinances. Enforcement services shall be provided based upon the applicable zoning or minimum housing ordinances for that specific jurisdiction. In the absence of a municipal ordinance, the County ordinance shall prevail. By entering into an agreement with the County as specified in this Addendum, the municipality agrees to release its jurisdictional authority to the County for that specific ordinance. Any Relinquishment of municipal jurisdiction shall be done in accordance with N.C.G.S. § 160D-202.

Enhanced service to be provided by Cumberland County. The County agrees to provide an enhanced enforcement service level for junk vehicle ordinance enforcement. Enforcement services shall be provided based upon the applicable ordinances for that specific jurisdiction. In the absence of a municipal ordinance, the County ordinance shall prevail. By entering into an agreement with the County as specified in this Addendum, the municipality agrees to release its jurisdictional authority to the County for that specific ordinance. Any Relinquishment of municipal jurisdiction shall be done in accordance with N.C.G.S. § 160D-202.

PLANNING AND INSPECTIONS DEPARTMENT TECHNICAL SERVICES ADDENDUM

In order to provide additional support for operational services above what the Joint Interlocal Agreement specifies, this Attachment sets forth the following services by the County to those municipalities participating in the Joint Planning Board Interlocal Agreement. Participation is optional and consists of the following:

Base service to be provided by Cumberland County. The County agrees to provide a base enforcement service level for zoning and minimum housing ordinances. Enforcement services shall be provided based upon the applicable zoning or minimum housing ordinances for that specific jurisdiction. In the absence of a municipal ordinance, the County ordinance shall prevail. By entering into an agreement with the County as specified in this Addendum, the municipality agrees to release its jurisdictional authority to the County for that specific ordinance. Any Relinquishment of municipal jurisdiction shall be done in accordance with N.C.G.S. § 160D-202.

Enhanced service to be provided by Cumberland County. The County agrees to provide an enhanced enforcement service level for junk vehicle ordinance enforcement. Enforcement services shall be provided based upon the applicable ordinances for that specific jurisdiction. In the absence of a municipal ordinance, the County ordinance shall prevail. By entering into an agreement with the County as specified in this Addendum, the municipality agrees to release its jurisdictional authority to the County for that specific ordinance. Any Relinquishment of municipal jurisdiction shall be done in accordance with N.C.G.S. § 160D-202.

County Planning and Code Enforcement Services

AGREEMENT NO. 1: JOINT PLANNING AGREEMENT	MUNICIPALITY	CURRENT ANNUAL FEE (3.31)*	PROPOSED ANNUAL FEE 2 (4.31)**
	Eastover	$12,174.18	$20,917.33
Rezoning Applications (JPB)	Falcon	$1,284.28	$1,248.63
Subdivision Waivers/Reviews (JPB/Staff)	Godwin	$522.98	$709.08
Special Use and Variance Case Preparation (Town BOA)	Hope Mills	$59,695.85	$84,133.03
Development Review: Site Plans, Subdivision Plans, Plats	Linden	$456.78	$581.70
Comprehensive Plans and Updates -- Area and County Land Use Plans	Spring Lake	$31,507.89	$28,618.78
	Stedman	$4,359.27	$6,760.00
	Wade	$2,125.02	$3,032.70
	TOTAL FEE	$112,126.25	$146,001.25

* Based on Current Per Capita Calculation

** Based on Proposed Ad Valorum Calculation w/o Municpal Rates

AGREEMENT NO. 2: TECHNICAL SERVICES AGREEMENT	MUNICIPALITY	FEE MULTIPLIER (40% OF BASE FEE)	PROPOSED TOTAL ANNUAL FEE
	Eastover	$4,000.20	$29,284.26
Option 1 Base Service: ***Zoning and Minimum Housing***	Falcon	$249.17	$1,748.08
Zoning Enforcement Services	Godwin	$141.50	$992.71
Minimum Housing Enforcement Services	Hope Mills	$33,578.01	$117,786.24
	Linden	$193.47	$814.38
	Spring Lake	$17,632.61	$40,066.29
	Stedman	$1,798.64	$9,464.00
	Wade	$806.91	$4,245.78
	TOTAL	$58,400.50	$204,401.75

Option 2 **Enhanced Service:** ***Option 1 Plus Junk Vehicle Enforcement***	MUNICIPALITY	FEE MULTIPLIER (60% OF BASE FEE)	PROPOSED TOTAL ANNUAL FEE
All Base Services	Eastover	$6,000.29	$33,467.73
Junk Vehicle Enforcement	Falcon	$373.75	$1,997.81
	Godwin	$212.25	$1,134.53
	Hope Mills	$50,367.02	$134,612.85
	Linden	$290.20	$930.72
	Spring Lake	$26,448.91	$45,790.05
	Stedman	$2,697.96	$10,816.00
	Wade	$1,210.37	$4,852.32
	TOTAL	$87,600.75	$233,602.00

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

September 28, 2026

MEMO TO: TOWN OF STEDMAN

FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD

SUBJECT: **ZON-26-0017:** Rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels comprising approximately 34.90 acres; located along Front St, west of Oak Spring St and south of Lake Edge Ln; submitted by Jarred Corbell (Applicant) on behalf of Sheryl H. Rogers (Owner).

ACTION: In Case ZON-26-0017, the Joint Planning Board recommends approval of the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning. The board finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" at this location. The board 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-26-0017: October 1, 2026**
2. **Public Notification: Copy of Legal Ad, the Fayetteville Observer Legal Ad Confirmation, and a copy of the Mailed Notice Certification**

Cumberland County Joint Planning Board Draft Minutes of September 15, 2026 Meeting:

In Case ZON-26-0017, Planning and Inspections staff recommends approval of the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" 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.

Mr. Crumpler motioned, seconded by Ms. Lynd, to recommend approval of the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning. The board finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" at this location. The board 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.

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

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

MOTION:

In Case ZON-26-0017, I move to approve the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning and find that:

The request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" at this location. Also, the request and the Conditions of Approval are reasonable and in the public interest as they are compatible to and in harmony with the surrounding land use activities and zoning.

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-26-0017, I move to deny the rezoning request and find that the request is not consistent with Stedman Area Land Use Plan. The request is not reasonable or in the public interest because _____.

Note: *The week after the JPB recommended approval, the applicant submitted request to change to Paragraph C.7., Residential Lot Off-Street Parking, as follows with underscore the applicant's proposed new language for off:*

Previous Language in the JPB packet:

~~7. Each residential lot shall accommodate a minimum of two (2) off-street parking spaces within an enclosed parking structure.~~

New requested language:

7. Residential Lot Off-Street Parking. Each residential lot shall provide adequate off-street parking through a combination of garage and paved driveway parking. Homes constructed with a single-car garage shall provide a minimum of three (3) off-street parking spaces, inclusive of the garage space. Homes constructed with a two-car garage shall provide a minimum of four (4) off-street parking spaces, inclusive of the garage spaces. All required off-street parking shall be provided outside of the public street right-of-way and shall not obstruct the public sidewalk.

Respectfully,

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

Attachments:
ZON-26-0017 Legal Ad; ZON-26-0017 Legal Ad Receipt; ZON-26-0017 Mailing Affidavit; JPB Minutes; JPB Staff Report; Final Conditions of Approval with Applicant's Signature (and proposed revision to Paragraph C.7.)

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

ATTACHMENT: ZON-26-0017 Legal Ad

PUBLIC NOTICE

The Town of Stedman Board of Commissioners will hold a public hearing on Thursday, October 1, 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-26-0017: Rezoning request from R10 Res. Dist. to R10/CZ Res. Dist. Cond. Zon. or to a more restrictive zoning dist.; 34.90 +/- ac.; S. of Front St, W of Oak Spring St, S of Lake Edge Ln; Jarred Corbell (Applicant); Sheryl H. Rogers (Owner).

Run Dates: September 21, 2026, and September 28, 2026

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

ATTACHMENT: ZON-26-0017 Legal Ad Receipt

ORDER DETAILS

Order Number:	LWLM0598264
Order Status:	Submitted
Classification:	Govt Public Notices
Package:	General Package
1 Affidavit:	5.00
Total payment:	115.67
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
lhoward@cumberlandcountync.gov
Cumberland County Planning & I
Contract ID:

TRANSACTION REPORT

Date	September 16, 2026 11:37:35 AM EDT
Amount:	115.67

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LWLM0598264

September 21, 2026
Fayetteville Observer
September 28, 2026
Fayetteville Observer

PREVIEW FOR AD NUMBER LWLM0598264

Public Notice

The Town of Stedman Board of Commissioners will hold a public hearing on Thursday, October 1, 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-26-0017: Rezoning request from R10 Res. Dist. to R10/CZ Res. Dist. Cond. Zon. or to a more restrictive zoning dist.; 34.90 +/- ac.; S. of Front St, W of Oak Spring St, S of Lake Edge Ln; Jarred Corbell (Applicant); Sheryl H. Rogers (Owner).
September 21, 28 2026
LWLM0598264

Preview Your Ad

<< Click here to print a printer friendly version >>

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

ATTACHMENT: ZON-26-0017 Mailing Affidavit

NORTH CAROLINA — AFFIDAVITT STEDMAN

CUMBERLAND COUNTY — CASE NO. ZON-26-0017

OWNER(S)' AND MAILED NOTICE CERTIFICATION

Oswaldo Garcia, appearing before the undersigned notary and being duly sworn, says that:

1. He is a Permit Specialist for Current Planning of the Planning & Inspections for the Cumberland County Planning and Inspections Department.

2. His duties include preparing and mailing notices of public hearings as required by North Carolina General Statutes to property owners pending Cumberland County Joint Planning Board cases.

3. He personally prepared a "Public Hearing Notice" (hereinafter, "Notice") for the above-referenced case, a copy of which is attached hereto and incorporated by reference as if fully set forth.

4. He certifies that the mailing list attached hereto and incorporated by reference as if fully set forth contains 107 names and complete mailing addresses, consists of, at a minimum, the current tax record owner(s) of the subject property/properties and all owners of all abutting properties as shown on the current Cumberland County property tax records. This mailing list is attached.

5. He also certifies that the tax record property owner(s) have actual Notice of the request for the zoning map amendment signified by the record property owner(s)' signature on the application for the rezoning of these tract(s).

6. He further certifies that the Notice was inserted in a properly addressed envelope with postage prepaid and mailed first class through the United States Postal Service on or about 18 September, 2026 which is at least ten but not more than 25 days prior to the hearing on the referenced case, and that the Notice was so mailed to each and every individual as shown on the previously described mailing list.

Oswaldo G. Garcia
Permit Specialist
Planning & Inspections Dept.

Sworn to and subscribed before me this 18th day of September 2026.

TERRI ORTIZ
Notary Public, North Carolina
Sampson County
My Commission Expires
October 30, 2028

Notary Public
My commission expires: 10-30-2028

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

ATTACHMENT: JOINT PLANNING BOARD MINUTES

-ZNG-005-26: Rezoning of 0.44 +/- acres from R10 Residential District to C(P) Planned Commercial District, located at 2723 Hope Mills Rd. The southern portion of the property. REID 0405927785000. Submitted by Rajendra Shah (applicant) and (owners). (Hope Mills)

In case NCG-005-26, Town of Hope Mills Planning staff recommends approval of the rezoning request for the southern portion of the property located at 2723 Hope Mills Road, from the R10 Residential District to the C(P) Planned Commercial District. The proposed rezoning is consistent with the 2013 Southwest Cumberland Land Use Plan, which designates the area for "Heavy Commercial" use. The request is also compatible with the surrounding area, as neighboring properties are zoned for commercial use. Overall, the rezoning represents a positive and strategic use of the property that aligns with the adopted future land use plan.

Mr. Crumpler motioned, seconded by Ms. Lynd, to recommend approval of the rezoning request for the southern portion of the property located at 2723 Hope Mills Road, from the R10 Residential District to the C(P) Planned Commercial District. The proposed rezoning is consistent with the 2013 Southwest Cumberland Land Use Plan, which designates the area for "Heavy Commercial" use. The request is also compatible with the surrounding area, as neighboring properties are zoned for commercial use. Overall, the rezoning represents a positive and strategic use of the property that aligns with the adopted future land use plan.

-ZON-26-0017: Rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning or to a more restrictive zoning district for two parcels comprising approximately 34.90 acres; located along Front St, west of Oak Spring St and south of Lake Edge Ln; submitted by Jarred Corbell (Applicant) on behalf of Sheryl H. Rogers (Owner). (Stedman).

In Case ZON-26-0017, Planning and Inspections staff recommends approval of the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" 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.

Mr. Crumpler motioned, seconded by Ms. Lynd, to recommend approval of the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning. The board finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" at this location. The board 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.

-ZON-26-0048: Rezoning request from C3 Heavy Commercial District to R6 Residential District or to a more restrictive zoning district for three parcels comprising approximately 0.75 acres; located on the south side of Lofton St., 265 feet west of Main St.; submitted by Lori Epler (Applicant) on behalf of Rodney Bethea and Alex McFadyen (Owner). (Wade)

In Case ZON-26-0048, Planning and Inspections staff recommends approval of the rezoning request from C3 Heavy Commercial District to R6 Residential District and find that: 1. Approval is an amendment to the adopted, current Northeast Cumberland Land Use Plan and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request. 2. The subject property has existing or planned utility infrastructure adjacent to or nearby to allow for efficient connection to accommodate future development. 3.

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

ATTACHMENT: STAFF REPORT

CUMBERLAND COUNTY
NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-26-0017
Planning Board Meeting: Sept 15, 2026
Location: Along Front St, west of Oak Spring St and south of Lake Edge Ln

Jurisdiction: Town of Stedman

REQUEST **Rezoning R10 to R10/CZ**

Applicant requests a conditional rezoning from R10 Residential District to R10/CZ Residential District Conditional Zoning for two parcels containing a total of approximately 34.9 acres and located along Front St, west of Oak Spring St, and south of Lake Edge Ln, as shown in Exhibit "A". Originally intended to be developed as part of the existing Long Branch Village Subdivision, these parcels are currently undeveloped and wooded. A conditional zoning site plan are provided in Exhibit "A1" (attached) and includes a landscape plan while the conditional zoning conditions of approval are provided in Exhibit "A2" (attached"). The applicant is proposing a residential subdivision with eighty (80) residential lots, green space common areas, perimeter vegetative buffers, and a stormwater facility and homes will connect to central water and sewer systems. The average lot size is approximately 11,100 sq. ft., ranging from 9,000 sq. ft. to 24,000 sq. ft., and the requested rezoning holds an overall residential density of 2.29 units per acre

PROPERTY INFORMATION

OWNER/APPLICANT: Sheryl H. Rogers (Owner) / Jarred Corbell (Applicant/Agent).

ADDRESS/LOCATION: Located along Front St, west of Oak Spring St and south of Lake Edge Ln. Refer to Exhibit "A", Location and Zoning Map. REID numbers: 0485889458000 & 0485889206000.

SIZE: The two (2) parcels contain a total of approximately 34.90 acres. The northern parcel contains approximately 4.84 acres, and the southern parcel contains approximately 30.06 acres. Road frontage along Front St for the northern parcel is approximately 136 linear feet. The property is approximately 1,233 feet in length at its deepest point.

EXISTING ZONING: The subject properties are currently zoned R10 Residential District. R10 Residential District is a district designed primarily for single family dwellings on medium sized lots with a lot area of 10,000 square feet or above.

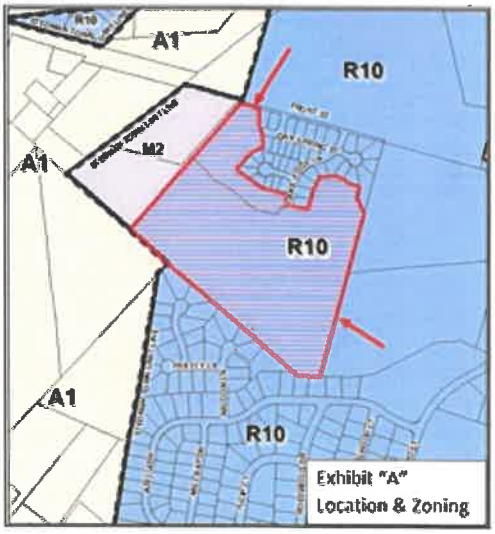


Exhibit "A"
Location & Zoning

EXISTING LAND USE: Both parcels are currently undeveloped and were originally a part of the Long Branch Village master plan (Zero Lot Line Preliminary Plat approved by Town of Stedman Board of Commissioners on October 10, 2005). Exhibit "B" shows the existing use of the subject property and Exhibit "B1" (attachment) provides a copy of the revised master plan for the Long Branch Village Zero Lot Line Development. The development ceased after Phase 1, Section 2 was complete, leaving the remainder of the subject areas undeveloped.

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

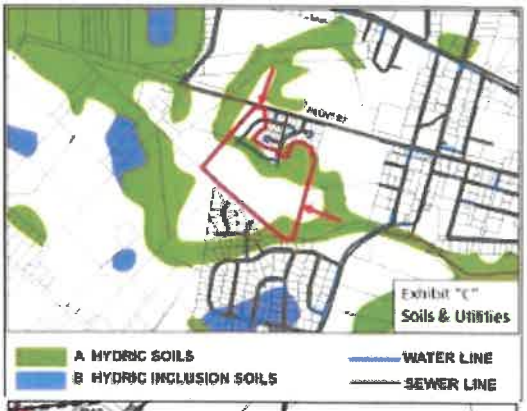
Cumberland County Joint Planning Board

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North:** Single-family homes (Long Branch Village Phase 1 subdivision), wooded lands, and farmlands
- **East:** Single-family homes and wooded lands.
- **West:** Industrial zoned parcel, single-family homes, and wooded lands.
- **South:** Single-family homes (Allendale subdivision)

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area nor within a Flood Zone Hazard Area. The subject properties, as delineated in Exhibit "C", illustrates the presence of hydric soils, but no hydric inclusion soils on the properties.

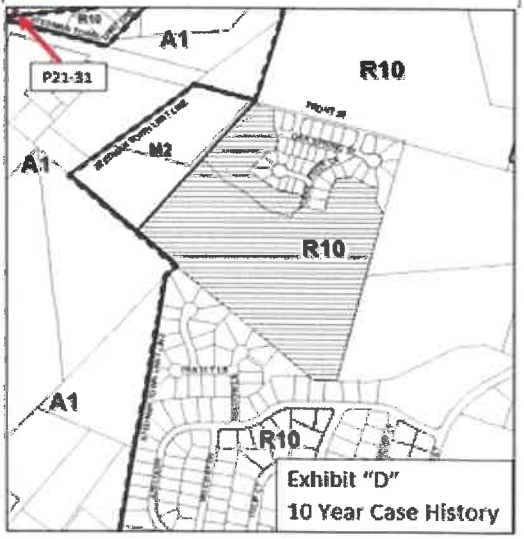




TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the following rezoning cases within the past ten years near the subject property:

- P21-31: Rezoning from RR to R7.5/CZ; Approved by County



DEVELOPMENT REVIEW: Prior to commencement of any new subdivision or commercial development, a Preliminary Plat, prepared consistent with the Conditional Zoning Site Plan and associated conditions of approval, must be submitted to the Current Planning Division for consistency review and approval by the Town of Stedman for compliance with the Conditional Zoning, and the Subdivision and Zoning Ordinances.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R10 (Existing Zoning)	R10/CZ (Proposed Zoning)
Front Yard Setback	30 feet	25 feet
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	35 feet	35 feet
Minimum Lot Area	10,000 sq. ft.	9,000 sq ft
Minimum Lot Width	75'	75'

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

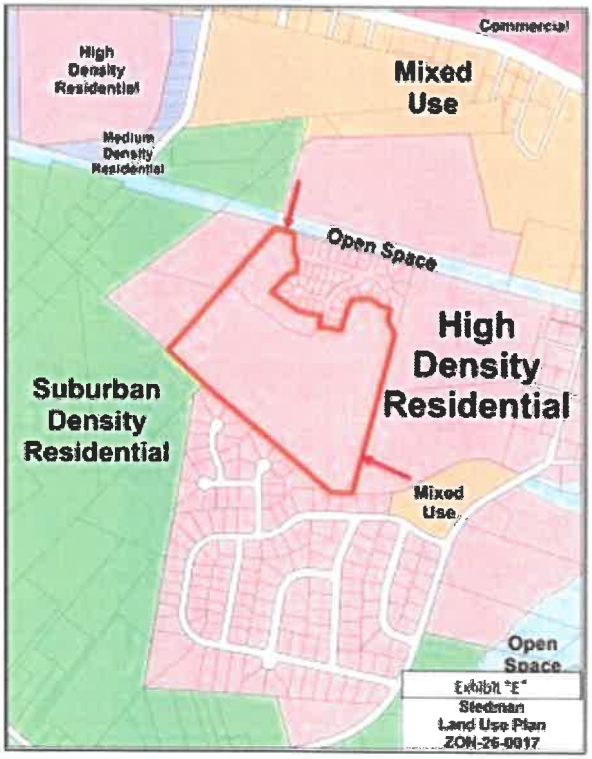
DEVELOPMENT POTENTIAL:

Existing Zoning (R10)	Proposed Zoning (R10/CZ)
152 dwelling units	80 dwelling units

- Lot count may be rounded up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS:

This property is located in the Stedman Area Land Use Plan (2020). The future land use classification of the property is "High Density Residential".
The associated zoning districts for High Density Residential are R6 and R5A. R10 and R10M may be appropriate, but only if compatible with the neighborhood and surrounding uses; Conditional Zoning may be advisable.



The proposed rezoning request is consistent with the adopted land use plan.

Future Land Use Classification Development Goals, Notes, and Objectives:

- The proposed property meets the following location criteria: "Public water and sewer required; Must have access to a public or approved private street; Desired to be within two miles of a public recreation area or facility" (Stedman Area Land Use Plan 2020, p. 47).
- "Encourage new development & redevelopment in areas well served by water and sewer infrastructure and/or town services" (Stedman Area Land Use Plan 2020, p. 61).
- "Encourage useable open space in residential developments" (Stedman Area Land Use Plan 2020, p. 64).

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are available near the subject property and provided by the Town of Stedman. It is the applicant's responsibility to determine if this utility provider will serve their development. Water and sewer lines are shown on Exhibit "C".

Water District/Provider:	Stedman/Stedman	**Future Utility Plans:** Water and Sewer lines to be extended to serve the entire development.
Sewer District/Provider:	Stedman/Stedman	
Source: County GIS/Town of Stedman		

TRANSPORTATION: Front St is a local street owned and maintained by the Town of Stedman. Oak Spring St and Lake Edge Ln are currently private roads owned and maintained by the Long Branch Village HOA due to not being built to NCDOT requirements and have not been adopted as a public street by NCDOT nor the Town of Stedman. Average daily traffic count information was not available for this road at the time this report was completed.

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

SCHOOLS CAPACITY/ENROLLMENT:

School Name	Capacity	Enrollment
Stedman Primary	162	128
Stedman Elementary	358	292
Mac Williams Middle	1,164	1,127
Cape Fear High	1,476	1,500

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no objection to the proposed rezoning.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and has no objections to the proposed rezoning.

SPECIAL DISTRICTS/OVERLAY DISTRICTS: The subject property is not located within any special district or overlay district.

Special Districts			
Fayetteville Regional Airport Overlay:	n/a	Averasboro Battlefield Corridor:	n/a
Five-Mile Distance of Fort Bragg:	n/a	Eastover Commercial Core Overlay District:	n/a
Voluntary Agricultural District (VAD):	n/a	Spring Lake Main Street Overlay District:	n/a
VAD Half Mile Buffer:	n/a	Coliseum Tourism Overlay District	n/a

CONDITIONS OF APPROVAL: The proposed conditions of approval and conditional zoning site plan are provided in Exhibit "A1" and "A2".

KEY CONDITIONS OF APPROVAL

- Development must occur consistent with the Conditional Zoning Site Plan and the Conditions of Approval.
- Maximum of eighty residential lots.
- Minimum lot size of 9,000 square feet. No more than 68% of lots can be less than 10,000 sq. ft. and a minimum of 20% of lots must be 13,000 sq. ft. or larger.
- Connection to public water and sewer is required.
- Off-street parking spaces required for each residential lot.
- Mail kiosk in common area with overflow parking for Belle Haven residents.
- Two open space common areas and stormwater pond with a walking path appear in CZ site plan.
- Landscape Plan is part of the Conditional Zoning Site Plan.
- Homeowners Association will own and maintain common areas.
- Construction Plan approval by the Town is required.

STAFF RECOMMENDATION

In Case ZON-26-0017, Planning and Inspections staff **recommends approval** of the rezoning request from R10 Residential District to R10/CZ Residential District Conditional Zoning. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" 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.

Attachments:
Notification Mailing List
Application
Applicant's Acceptance of CZ Conditions of Approval

Rawls Howard
Director

CUMBERLAND COUNTY
NORTH CAROLINA

David Moon
Deputy Director

Cumberland County Joint Planning Board

ATTACHMENT: FINAL DRAFT CONDITIONS OF APPROVAL

TOWN OF STEDMAN

Conditional Zoning No. ZON-26-0017: Conditions of Approval

General Address: Along Front St, west of Oak Spring St and south of Lake Edge Ln	Acres: 34.9 +/-
REID: 0485889458000 & 0485889206000	Approval Date: October 1, 2026
Effective Date: October 1, 2026	Issued to: Sheryl H. Rogers (Owner); Jarred Corbell (Agent and Applicant)

R10 Residential/CZ Conditional Zoning District
Ordinance Related Conditions for Residential Use of Property for up to 80 Residential lots.

A. **Applicability:**

A conditional rezoning from R10 Residential District to R10/CZ Residential District Conditional for two parcels comprising approximately 34.90 acres; located along Front St, west of Oak Spring St and south of Lake Edge Ln, as delineated in Exhibit "A". All use and development of the property applicable to this Conditional Zoning (ZON-26-0017) shall occur consistent with the standards and requirements of the R10 Residential Zoning District unless otherwise stated herein or withing the Conditional Zoning Site Plan. If any standards herein are inconsistent with the Zoning or Subdivision Ordinances, the conditions set forth herein shall supersede and apply to the development of the property delineated in Exhibit "A."

B. **Permitted and Prohibited Uses.**

The use of the subject property is limited to detached single family residential homes and associated accessory uses; supporting public utilities; and incidental home occupations as allowed by the Town Zoning Ordinance. Manufactured homes are prohibited.

C. **Development Standards.**

1. This Conditional Zoning Site Plan is not Preliminary or Final Plat approval. A Preliminary Plat must be submitted to and approved by the Town of Stedman, in accordance with the Conditions of Approval, Conditional Zoning Site Plan appearing in Exhibit "A", and the Town of Stedman Zoning and Subdivision Ordinances, prior to any development or land clearing activity.

2. All uses, dimensions, setbacks and other related provisions of the Town of Stedman Zoning and Subdivision Ordinances for the R10/CZ Conditional Zoning must be complied with, as applicable, and as appearing with the conditional zoning site plan appearing in Exhibit "A". Any conditions set forth herein this ordinance, including Exhibit "A", shall supersede the Zoning Code. If not specifically addressed within this Ordinance, all requirements of the Zoning and Subdivision Codes shall be met.

3. This conditional approval is not approval of any freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in the Town of Stedman Zoning Ordinance under Article IX and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is not approval of the size, shape, or location of any signs.)

TOWN OF STEDMAN

4. Maximum Number of Lots. The maximum number of residential lots shall not exceed eighty (80).

5. Special Setback Standards. Minimum yard setback standards for development of this property shall comply with the R10 Residential Zoning District standards set forth in the Town of Stedman Zoning Ordinance except for the following:
   a. The minimum side yard setback standards shall be 15' for both single-story and two-story homes.
   b. The minimum front yard setback standards shall be 25' (instead of 30).

6. Minimum Lot Area. The minimum lot size is 9,000 square feet. No more than sixty-eight percent (68%) of the total residential lots shall be less than 10,000 sq. ft. in size. At minimum, twenty percent (20%) of the total residential lots shall be no less than 13,000 sq. ft. in size.

7. Residential Lot Off-Street Parking. Each residential lot shall provide adequate off-street parking through a combination of garage and paved driveway parking. Homes constructed with a single-car garage shall provide a minimum of three (3) off-street parking spaces, inclusive of the garage space. Homes constructed with a two-car garage shall provide a minimum of four (4) off-street parking spaces, inclusive of the garage spaces. All required off-street parking shall be provided outside of the public street right-of-way and shall not obstruct the public sidewalk.

8. Residential Driveways. Each residential lot shall have a paved driveway extending from the street to the parking space. Residential driveways shall be setback a minimum of four (4) feet from the side yard lot line and shall not impede drainage flow within any drainage easement.

9. Phasing. If the project is subdivided into phases, the phasing plan shall be included with the master preliminary plan and must be approved by the Town. The phasing plan must demonstrate that each phase can stand on its own for access, utilities, open space/park requirements, and compliance with Town of Stedman zoning and subdivision ordinances.

D. Infrastructure and Utilities:

1. Utilities:

a. Per Sec. 4.3.d.(1) of the Stedman Subdivision Ordinance, public water and sewer systems shall be installed and certified prior to Final Plat approval or assured to be installed in accordance with the provisions of Section 2.6. The Developer/Applicant shall coordinate with the Town of Stedman for providing public water and sewer service connections.

b. No Certificates of Occupancy shall be issued for any residential lot or residential dwellings until certification is provided that public water and sewer utilities have been connected.

c. All utilities within a development shall be placed underground except for high voltage electrical lines pursuant to Sec. 4.3.i. Underground Utilities of the Stedman Subdivision Ordinance.

d. If the utility provider determines that lift station is needed, the lift station tract shall have a buffer installed, in accordance with Section 7.27 of the Stedman Zoning Ordinance, on three sides to adequately screen the tract from residential lots and public streets.

e. At time of the construction plans, should the lift station, if needed, be relocated within the development, the town may require the developer to update and submit a revised preliminary plan. Any changes considered to be substantial, the Town may require the developer to process the modification as an amendment to the Conditional Zoning.

f. Off-Site Improvements. All off-site improvements shall be included with the construction plans and must be in place and approved by the Town prior to recording a plat.

2. Fire Marshal and Fire Inspections:

a. Ensure all fire department access requirements are met in accordance with section 503 of the 2018 NC fire code. Additional remote access is required in any development with over 100 dwelling units. Additional access also may be required for tanker shuttle operations in the event adequate fire flow cannot be supplied.

b. Ensure fire protection water supply requirements are met in accordance with Section 507 of the 2018 NC Fire Code. NFPA 1142 allows for a reduction in the 1,000 gpm waterflow requirement.

c. Per Sec. 4.3.f. of the Stedman Subdivision Ordinance, fire hydrants are required when a development is to be served by a community, municipal or county water system and shall adhere to the following:

i. Fire hydrants shall be located no more than one thousand (1,000) feet apart and at a maximum of five hundred (500) feet from any residential or commercial lot;
ii. Each fire hydrant shall have a minimum six-inch main supply line;
iii. Fire hydrants shall be maintained by the entity supplying water thereto; and
iv. Standard hydrant design (National Standard Thread, one 4 1/2-inch steamer, two 2 1/2-inch discharge connections, etc.) and maintenance be utilized throughout the Town.

3. Stormwater and Drainage:

a. An adequate drainage system shall be installed by the subdivider in accordance with good engineering practices and the standards of the North Carolina Department of Transportation or the Town of Stedman, whichever is applicable. Such drainage shall remove all surface water without undue damage to street right-of-way and adjacent properties. Conditions contributing to the breeding of insects shall be avoided. All drainage plans shall be approved by the Town Engineer.

b. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post- Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements)

administered by the Division of Water Quality, North Carolina Department of Environmental Quality. If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy.

c. The proposed stormwater facility/wet retention pond shall be located on the common area open space tract denoted at Tract "D".

d. If the proposed access to the stormwater management facility is intended to utilize the lift station access easement, a minimum 20-foot-wide all-weather emergency access drive shall be provided between the lift station and the adjacent property to ensure adequate access for maintenance and emergency vehicles.

e. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must demonstrate on the revised plan the placement of a four-foot-high fence with a lockable gate for the security of the stormwater utility structure. The owner/developer is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.

f. During the construction, preparation, arrangement, and installation of subdivision improvements and facilities in subdivisions located at or along a watercourse, the developer shall maintain the watercourse in an unobstructed state and shall remove from the channel and banks of the watercourse all debris, logs, timber, junk, and other accumulations of nature that would, in time of flood, clog or dam the passage of waters in their downstream course; provided that installation of appropriately sized storm water drains, culverts, bridges, levee systems or closure structures in a levee system shall not be constructed as obstructions in the stream.

g. All cut or fallen trees, stumps, or rubbish shall be removed from the subdivision.

h. The applicant is advised to consult an expert on wetlands before proceeding with any development.

4. Roads and Access:

a. All internal streets for the development shall be owned and maintained by the Town of Stedman only after the road improvements have been accepted by the Town and the plat has been recorded.

b. A typical street cross section for the proposed streets shall be provided with the **preliminary plat** and demonstrate that the proposed roadway section, curb and gutter, sidewalks, street trees, water line, and other required utilities can be accommodated within the proposed 50-foot public right-of-way. The cross section shall be at a scale of not less than 1"=30'.

c. All cul-de-sacs shall not be longer than 800 feet and shall be provided at the closed end with a circular turnaround having an outside roadway diameter of at least 80 feet and a right-of-way line diameter of at least 100 feet.

TOWN OF STEDMAN

d. Applicant/Developer shall coordinate with the Cumberland County Street Name Coordinator to apply for approved street names for all proposed streets to serve the development at the time of the preliminary plat application.

e. All proposed public streets shall be built at least to the minimum street standards of NCDOT with a minimum right-of-way width of 50 feet. Sidewalks shall be provided on both sides of the street.

f. The developer must obtain driveway permits from Town for connection to Front Street and for all driveway connections to Town streets. A copy of the approved driveway permit(s) must be provided with the with associated building or zoning permit.

g. If any NCDOT permits are required, these permits must be obtained and submitted to the County Code Enforcement Division prior to any issuance of a building permit or commence of any development activity.

h. All provisions and required information of Section 3.17 Street Design of the Town of Stedman Subdivision Ordinance shall be adhered to and illustrated on the Preliminary Plat and Final Plat.

i. Per Sec. 4.3.g. Sidewalks of the Stedman Subdivision Ordinance, all new developments inside the Town of Stedman fronting on a public or private street shall be required to construct a minimum of four-foot-wide concrete sidewalk along the existing street(s) and all new streets. This shall apply to the development on both sides of the street. All walks shall meet the Americans with Disabilities Act (ADA) standards. When walks are installed adjacent to parking areas, the walks shall be six feet wide to accommodate vehicular bumper overhang. All sidewalk plans must be reviewed and approved by the Town of Stedman. All sidewalks located adjacent to a common area shall be installed prior to the Town approving the plat.

j. All internal roads shall be designed and constructed according to NCDOT standards. A street cross section shall be provided with the preliminary plat to demonstrate compliance with NCDOT standards.

k. All streets constructed shall provide concrete curbs and gutters installed in accordance with the North Carolina Department of Transportation or the Town of Stedman's standards and specifications. Curb and gutters shall be two foot rolled or valley types on residential streets and two-foot six inch, 90-degree vertical high back concrete curb and gutters for commercial development. Curb inlets shall be placed a maximum of 500 feet apart, unless otherwise approved by the Town Engineer.

l. All culvert and pipe drains shall be installed to the standards and specifications of the North Carolina Department of Transportation or the Town of Stedman and approved by the Town Engineer.

m. All residents of the development shall have free, easy and convenient ingress and egress to and from the dedicated common areas within the development provided by means of streets or public walkways or trails with the primary point of access being a minimum width of 20 feet. Rights-of-way for this access shall be

shown on the preliminary plats or plans and final plats. All dedicated land areas shall have access by way of a public street. (Town of Stedman Subdivision Ordinance, 3.13.1b.(5) Access).

5. **Common Area Open Space**

   a. All common area open space tracts shall be conveyed by the developer to the Belle Haven HOA for ownership and responsibility of maintenance and upkeep at the time of the recording of the plat.

   b. The tract containing the lift station shall be dedicated to the Town of Stedman for ownership and responsibility of operating and maintaining the lift station. Transfer of ownership shall occur no later than the recording of the plat or upon the schedule determined by the Town.

   c. All proposed off-street parking stalls located within any common area open space tract(s) shall be paved and stable surface and be at minimum of 8'x20' in dimensions (Town of Stedman Zoning Ordinance, 8.23. Size).

   d. Each off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. (Town of Stedman Zoning Ordinance, 8.24. Access). The developer has agreed to provide the number of parking spaces appearing in Tract "A" of the Conditional Zoning Site Plan.

   e. The mail kiosk parking and driveways illustrated in Tract "A" shall be paved per the Town standards and wheel stops shall be provided if curbs are not provided along the driveway. A landscape plan shall be provided with the preliminary plan showing landscape plantings around three sides of the mail kiosk to provide visual screening from adjacent streets and residential lots.

   f. The walking trail appearing in Tract "F" shall be compacted dirt. A detailed cross section of the walking trail shall be provided with the Preliminary Plat.

   g. All common area Tracts shall be designed in a manner to discourage cut-through vehicle traffic, including but not limited to fencing, bollards, or other similar features approved at the time of the preliminary plat.

6. **Landscape Easements and Landscaping:**

   a. The Preliminary Plat shall include a landscape plan, perimeter buffer plan, and screen similar to the plans provided in Exhibit "B".

   b. Per Sec. 4.3.h. Street Tree Requirements of the Stedman Subdivision Ordinance, all developments shall provide a minimum of one tree per 50 linear feet of street frontage. Calculation of the required number of trees shall be as follows: Take the total length of

      i. Trees planted along the street in front of residential lots shall be installed prior to issuance of a certificate of occupancy for the primary structure for the corresponding lot.

TOWN OF STEDMAN

ii. Trees planted along the street in front of common areas shall be planted prior to the recording of the plat in which the common area occurs.

c. For the fences proposed at the stub-outs for Lake Edge Lane and Oak Spring Street to limit vehicular access, a fence detail illustrating the fence type, height, materials, color, and typical installation details shall be provided with the preliminary plan submittal similar to that appearing in the Landscape Plan (Exhibit "B").

d. At the time of the Preliminary Plat review, the Town Commission may at a public meeting administratively approve changes to the Landscape Plan without amending the Conditional Zoning Conditions of Approval. If the Town considers proposed changes to the Landscape Plan to represent a substantial modification, the Town Commission may require the developer to process the substantial change as an amendment to the Conditional Zoning following the same process as its adoption.

e. Tree Protection Plan. At the time of the construction plan review by the Town, the developer shall provide a tree protection plan that illustrates and describes how protected vegetation buffers appearing in the Landscape Plan (Exhibit "B") shall be protected from encroachment during site and lot clearing, grading, and construction activity. Should encroachment of the protected vegetative buffers occur and cause loss of vegetation, the developer or lot owner shall be responsible for replacing destroyed or removed vegetation consistent the buffer and landscaping requirements set forth in Exhibit "B".

f. Maintenance and Upkeep of Landscape Easements. The developer shall be responsible for maintaining all landscape buffer areas until such time as the ownership and maintenance responsibility are transferred over to the Homeowners Association. The HOA shall be responsible for maintaining all existing and planted trees and landscaping within the landscape and vegetated buffer easements within the development. No clearing or grading is allowed within the landscape and vegetated buffer easement located on each lot or tract. The HOA is responsible for replacing and replanting any trees and landscaping within the landscape and vegetated buffer that have died, are destroyed, or removed. All dead or removed trees and landscaping shall be replaced by the HOA within thirty days of notification by the Town.

g. Access Easements. At the time a plat is submitted to the Town, the developer shall assure that appropriate easements or blanket easements are in place across residential lots or plat notes to allow the HOA to access landscape buffer areas.

E. Development Review Process:

1. Preliminary Plan/Plat. Prior to any clearing or grading activity, a preliminary plan (with the landscape plan) and a construction plan (with a tree protection plan) must be approved by the Town. Any phasing plan for the development and subdivision of the development must be submitted with the Preliminary Plan and approved by the Town after consultation with its Town engineer.

2. In the event the requirements or conditions from a State or Federal Agency or utility provider creates an inconsistency with the conditional zoning site plan in any manner, a revised conditional zoning site plan must be submitted to the Town. Any

TOWN OF STEDMAN

change determined by the Town of Stedman to represent a substantial change to the conditional zoning site plan, including the landscape buffer areas, shall require Stedman Board of Commissioners approval in the same process and hearings for this conditional zoning.

2. Any changes to the conditional zoning site plan must be reviewed by the Town of Stedman to determine if any change is considered an insubstantial or substantial modification.

3. Construction Plans. Construction plans shall be submitted to the Town Engineer in accordance with the requirements of Art. IV "Improvements Required of the Town of Stedman Subdivision Ordinance". The applicant shall submit these plans to the Town Engineer prior to commencing any clearing, grading or construction activities.

F. Preliminary Plat, Construction Plans & Final Plat Standards:

a. A Preliminary Plat shall be submitted consistent with the approved Conditional Zoning Site Plan and conforming to the requirements of Sections 2.2, 2.3, and 5.1 (Stedman Subdivision Ordinance).

b. Subsequent to the preliminary plat approval, construction plans shall be submitted to the Town. No clearing or grading activity shall commence until the Town has approved all construction plans.

c. A Final Plat consistent with the approved Preliminary Plat and conforming to Sections 2.4, 2.5, 2.6, 2.7, and 5.2 (Stedman Subdivision Ordinance) shall subsequently be submitted to the Town of Stedman for review and approval prior to recordation with the Cumberland County Register of Deeds.

d. A note on the Preliminary Plat and Final Plat shall state that all use and development of lots and common areas, including building setbacks, shall occur consistent with Conditions of Approval for ZON-26-0017.

e. Developer shall include a note on the Preliminary Plat and Final Plat stating ownership and maintenance responsibility for each common area tract and the following:

"The HOA shall be responsible for maintaining the trees and landscaping within the 20-ft wide landscape buffer easement as a natural landscape and all vegetation within the 10-ft wide and 15-ft wide vegetated buffer easements. No clearing or grading is allowed within any landscape buffer easement located on a lot. The HOA is responsible for replacing and replanting any trees and landscaping within the landscape buffer that have died, are destroyed, or removed."

f. All buildable lot areas shall comply with the setbacks established in the Conditional Zoning Site Plan (Exhibit "A" attached).

g. The Preliminary Plat and Final Plat shall contain statements as to the proposed method of water supply and sewage disposal.

TOWN OF STEDMAN

h. Any/all easements appearing on the Conditional Zoning Site Plan (Exhibit "A") must be reflected on the Preliminary Plat and Final Plat and labeled as to: type of easement, reference number for document that requires the easement, and the name of the agency, individual, entity, etc. who holds the easement.

i. Any existing easements shall appear on the Preliminary Plat and Final Plat and be labeled as to: type of easement, deed book and page, and the title holder of the easement (Sec. 5.1.c, Stedman Subdivision Ordinance).

j. If the proposed streets are proposed to be adopted by NCDOT for ownership and maintenance, the NC Department of Transportation (NCDOT) stamp must be affixed to the Final Plat prior to submission for Final Plat approval signing by Town of Stedman.

k. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the Final Plat when submitted for Final approval. (Section 5.2c., Certificate of Ownership and Dedication, Town of Stedman Subdivision Ordinance).

l. The Final Plat must be submitted to the Current Planning Division for consistency review and approved by the Town of Stedman prior to recording with the County Registrar of Deeds, and the Plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.

m. The developer should be aware that any addition and/or revision to the subdivision plan or Plat may require additional review and approval by the Town of Stedman Board of Commissioners prior to submission for Final Plat approval of any portion of this development.

G. Other Conditions:

a. The owner/developer(s) of any lots must obtain detailed instructions on provisions of the Stedman Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101, in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.

b. This conditional approval is not to be construed as all-encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

c. Any substantial modification made to this approved conditional zoning site plan or conditions of approval, other than those set forth in the above conditions, must be approved by the Town of Stedman Board of Commissioners as set forth by Section 2A-6 of the Stedman Zoning Ordinance.

d. All applications and plan submittals shall be submitted via the County online permitting self-service portal at the following website address: https://selfservice.co.cumberland.nc.us/EnerGov_Prod/SelfService#/home.

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

TOWN OF STEDMAN

H. Expiration

Pursuant to Section 2A-7, Stedman Zoning Ordinance, two years after the date of the Stedman Board of Commissioners approves this Conditional Zoning, 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".

Property Owner/Agent Acceptance of Conditions

Sheryl Rogers & Floyd Rogers, property owner
(Print Name)

(Signature) 09/23/2026
Date

Issued by:

Martin L. Jones, Mayor
Town of Stedman

10-1-2026
Date

TOWN OF STEDMAN

Conditional Zoning No. ZON-26-0017: Conditions of Approval

General Address: Along Front St, west of Oak Spring St and south of Lake Edge Ln	Acres: 34.9 +/-
REID: 0485889458000 & 0485889206000	Approval Date: October 1, 2026
Effective Date: October 1, 2026	Issued to: Sheryl H. Rogers (Owner); Jarred Corbell (Agent and Applicant)

R10 Residential/CZ Conditional Zoning District
Ordinance Related Conditions for Residential Use of Property for up to 80 Residential lots.

A. Applicability:

A conditional rezoning from R10 Residential District to R10/CZ Residential District Conditional for two parcels comprising approximately 34.90 acres; located along Front St, west of Oak Spring St and south of Lake Edge Ln, as delineated in Exhibit "A". All use and development of the property applicable to this Conditional Zoning (ZON-26-0017) shall occur consistent with the standards and requirements of the R10 Residential Zoning District unless otherwise stated herein or withing the Conditional Zoning Site Plan. If any standards herein are inconsistent with the Zoning or Subdivision Ordinances, the conditions set forth herein shall supersede and apply to the development of the property delineated in Exhibit "A."

B. Permitted and Prohibited Uses.

The use of the subject property is limited to detached single family residential homes and associated accessory uses; supporting public utilities; and incidental home occupations as allowed by the Town Zoning Ordinance. Manufactured homes are prohibited.

C. Development Standards.

1. This Conditional Zoning Site Plan is not Preliminary or Final Plat approval. A Preliminary Plat must be submitted to and approved by the Town of Stedman, in accordance with the Conditions of Approval, Conditional Zoning Site Plan appearing in Exhibit "A", and the Town of Stedman Zoning and Subdivision Ordinances, prior to any development or land clearing activity.

2. All uses, dimensions, setbacks and other related provisions of the Town of Stedman Zoning and Subdivision Ordinances for the R10/CZ Conditional Zoning must be complied with, as applicable, and as appearing with the conditional zoning site plan appearing in Exhibit "A". Any conditions set forth herein this ordinance, including Exhibit "A", shall supersede the Zoning Code. If not specifically addressed within this Ordinance, all requirements of the Zoning and Subdivision Codes shall be met.

3. This conditional approval is not approval of any freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in the Town of Stedman Zoning Ordinance under Article IX and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is not approval of the size, shape, or location of any signs.)

4. Maximum Number of Lots. The maximum number of residential lots shall not exceed eighty (80).

5. Special Setback Standards. Minimum yard setback standards for development of this property shall comply with the R10 Residential Zoning District standards set forth in the Town of Stedman Zoning Ordinance except for the following:
   a. The minimum side yard setback standards shall be 15' for both single-story and two-story homes.
   b. The minimum front yard setback standards shall be 25' (instead of 30).

6. Minimum Lot Area. The minimum lot size is 9,000 square feet. No more than sixty-eight percent (68%) of the total residential lots shall be less than 10,000 sq. ft. in size. At minimum, twenty percent (20%) of the total residential lots shall be no less than 13,000 sq. ft. in size.

7. Residential Lot Off-Street Parking. Each residential lot shall provide adequate off-street parking through a combination of garage and paved driveway parking. Homes constructed with a single-car garage shall provide a minimum of three (3) off-street parking spaces, inclusive of the garage space. Homes constructed with a two-car garage shall provide a minimum of four (4) off-street parking spaces, inclusive of the garage spaces. All required off-street parking shall be provided outside of the public street right-of-way and shall not obstruct the public sidewalk.

8. Residential Driveways. Each residential lot shall have a paved driveway extending from the street to the parking space. Residential driveways shall be setback a minimum of four (4) feet from the side yard lot line and shall not impede drainage flow within any drainage easement.

9. Phasing. If the project is subdivided into phases, the phasing plan shall be included with the master preliminary plan and must be approved by the Town. The phasing plan must demonstrate that each phase can stand on its own for access, utilities, open space/park requirements, and compliance with Town of Stedman zoning and subdivision ordinances.

D. Infrastructure and Utilities:

1. Utilities:

a. Per Sec. 4.3.d.(1) of the Stedman Subdivision Ordinance, public water and sewer systems shall be installed and certified prior to Final Plat approval or assured to be installed in accordance with the provisions of Section 2.6. The Developer/Applicant shall coordinate with the Town of Stedman for providing public water and sewer service connections.

b. No Certificates of Occupancy shall be issued for any residential lot or residential dwellings until certification is provided that public water and sewer utilities have been connected.

c. All utilities within a development shall be placed underground except for high voltage electrical lines pursuant to Sec. 4.3.i. Underground Utilities of the Stedman Subdivision Ordinance.

d. If the utility provider determines that lift station is needed, the lift station tract shall have a buffer installed, in accordance with Section 7.27 of the Stedman Zoning Ordinance, on three sides to adequately screen the tract from residential lots and public streets.

e. At time of the construction plans, should the lift station, if needed, be relocated within the development, the town may require the developer to update and submit a revised preliminary plan. Any changes considered to be substantial, the Town may require the developer to process the modification as an amendment to the Conditional Zoning.

f. Off-Site Improvements. All off-site improvements shall be included with the construction plans and must be in place and approved by the Town prior to recording a plat.

2. **Fire Marshal and Fire Inspections**:

a. Ensure all fire department access requirements are met in accordance with section 503 of the 2018 NC fire code. Additional remote access is required in any development with over 100 dwelling units. Additional access also may be required for tanker shuttle operations in the event adequate fire flow cannot be supplied.

b. Ensure fire protection water supply requirements are met in accordance with Section 507 of the 2018 NC Fire Code. NFPA 1142 allows for a reduction in the 1,000 gpm waterflow requirement.

c. Per Sec. 4.3.f. of the Stedman Subdivision Ordinance, fire hydrants are required when a development is to be served by a community, municipal or county water system and shall adhere to the following:

i. Fire hydrants shall be located no more than one thousand (1,000) feet apart and at a maximum of five hundred (500) feet from any residential or commercial lot;
ii. Each fire hydrant shall have a minimum six-inch main supply line;
iii. Fire hydrants shall be maintained by the entity supplying water thereto; and
iv. Standard hydrant design (National Standard Thread, one 4 1/2-inch steamer, two 2 1/2-inch discharge connections, etc.) and maintenance be utilized throughout the Town.

3. **Stormwater and Drainage**:

a. An adequate drainage system shall be installed by the subdivider in accordance with good engineering practices and the standards of the North Carolina Department of Transportation or the Town of Stedman, whichever is applicable. Such drainage shall remove all surface water without undue damage to street right-of-way and adjacent properties. Conditions contributing to the breeding of insects shall be avoided. All drainage plans shall be approved by the Town Engineer.

b. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post- Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements)

administered by the Division of Water Quality, North Carolina Department of Environmental Quality. If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy.

c. The proposed stormwater facility/wet retention pond shall be located on the common area open space tract denoted at Tract "D".

d. If the proposed access to the stormwater management facility is intended to utilize the lift station access easement, a minimum 20-foot-wide all-weather emergency access drive shall be provided between the lift station and the adjacent property to ensure adequate access for maintenance and emergency vehicles.

e. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must demonstrate on the revised plan the placement of a four-foot-high fence with a lockable gate for the security of the stormwater utility structure. The owner/developer is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.

f. During the construction, preparation, arrangement, and installation of subdivision improvements and facilities in subdivisions located at or along a watercourse, the developer shall maintain the watercourse in an unobstructed state and shall remove from the channel and banks of the watercourse all debris, logs, timber, junk, and other accumulations of nature that would, in time of flood, clog or dam the passage of waters in their downstream course; provided that installation of appropriately sized storm water drains, culverts, bridges, levee systems or closure structures in a levee system shall not be constructed as obstructions in the stream.

g. All cut or fallen trees, stumps, or rubbish shall be removed from the subdivision.

h. The applicant is advised to consult an expert on wetlands before proceeding with any development.

4. Roads and Access:

a. All internal streets for the development shall be owned and maintained by the Town of Stedman only after the road improvements have been accepted by the Town and the plat has been recorded.

b. A typical street cross section for the proposed streets shall be provided with the **preliminary plat** and demonstrate that the proposed roadway section, curb and gutter, sidewalks, street trees, water line, and other required utilities can be accommodated within the proposed 50-foot public right-of-way. The cross section shall be at a scale of not less than 1"=30'.

c. All cul-de-sacs shall not be longer than 800 feet and shall be provided at the closed end with a circular turnaround having an outside roadway diameter of at least 80 feet and a right-of-way line diameter of at least 100 feet.

d. Applicant/Developer shall coordinate with the Cumberland County Street Name Coordinator to apply for approved street names for all proposed streets to serve the development at the time of the preliminary plat application.

e. All proposed public streets shall be built at least to the minimum street standards of NCDOT with a minimum right-of-way width of 50 feet. Sidewalks shall be provided on both sides of the street.

f. The developer must obtain driveway permits from Town for connection to Front Street and for all driveway connections to Town streets. A copy of the approved driveway permit(s) must be provided with the with associated building or zoning permit.

g. If any NCDOT permits are required, these permits must be obtained and submitted to the County Code Enforcement Division prior to any issuance of a building permit or commence of any development activity.

h. All provisions and required information of Section 3.17 Street Design of the Town of Stedman Subdivision Ordinance shall be adhered to and illustrated on the Preliminary Plat and Final Plat.

i. Per Sec. 4.3.g. Sidewalks of the Stedman Subdivision Ordinance, all new developments inside the Town of Stedman fronting on a public or private street shall be required to construct a minimum of four-foot-wide concrete sidewalk along the existing street(s) and all new streets. This shall apply to the development on both sides of the street. All walks shall meet the Americans with Disabilities Act (ADA) standards. When walks are installed adjacent to parking areas, the walks shall be six feet wide to accommodate vehicular bumper overhang. All sidewalk plans must be reviewed and approved by the Town of Stedman. All sidewalks located adjacent to a common area shall be installed prior to the Town approving the plat.

j. All internal roads shall be designed and constructed according to NCDOT standards. A street cross section shall be provided with the preliminary plat to demonstrate compliance with NCDOT standards.

k. All streets constructed shall provide concrete curbs and gutters installed in accordance with the North Carolina Department of Transportation or the Town of Stedman's standards and specifications. Curb and gutters shall be two foot rolled or valley types on residential streets and two-foot six inch, 90-degree vertical high back concrete curb and gutters for commercial development. Curb inlets shall be placed a maximum of 500 feet apart, unless otherwise approved by the Town Engineer.

l. All culvert and pipe drains shall be installed to the standards and specifications of the North Carolina Department of Transportation or the Town of Stedman and approved by the Town Engineer.

m. All residents of the development shall have free, easy and convenient ingress and egress to and from the dedicated common areas within the development provided by means of streets or public walkways or trails with the primary point of access being a minimum width of 20 feet. Rights-of-way for this access shall be

shown on the preliminary plats or plans and final plats. All dedicated land areas shall have access by way of a public street. (Town of Stedman Subdivision Ordinance, 3.13.1b.(5) Access).

5. **Common Area Open Space**

   a. All common area open space tracts shall be conveyed by the developer to the Belle Haven HOA for ownership and responsibility of maintenance and upkeep at the time of the recording of the plat.

   b. The tract containing the lift station shall be dedicated to the Town of Stedman for ownership and responsibility of operating and maintaining the lift station. Transfer of ownership shall occur no later than the recording of the plat or upon the schedule determined by the Town.

   c. All proposed off-street parking stalls located within any common area open space tract(s) shall be paved and stable surface and be at minimum of 8'x20' in dimensions (Town of Stedman Zoning Ordinance, 8.23. Size).

   d. Each off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. (Town of Stedman Zoning Ordinance, 8.24. Access). The developer has agreed to provide the number of parking spaces appearing in Tract "A" of the Conditional Zoning Site Plan.

   e. The mail kiosk parking and driveways illustrated in Tract "A" shall be paved per the Town standards and wheel stops shall be provided if curbs are not provided along the driveway. A landscape plan shall be provided with the preliminary plan showing landscape plantings around three sides of the mail kiosk to provide visual screening from adjacent streets and residential lots.

   f. The walking trail appearing in Tract "F" shall be compacted dirt. A detailed cross section of the walking trail shall be provided with the Preliminary Plat.

   g. All common area Tracts shall be designed in a manner to discourage cut-through vehicle traffic, including but not limited to fencing, bollards, or other similar features approved at the time of the preliminary plat.

6. **Landscape Easements and Landscaping:**

   a. The Preliminary Plat shall include a landscape plan, perimeter buffer plan, and screen similar to the plans provided in Exhibit "B".

   b. Per Sec. 4.3.h. Street Tree Requirements of the Stedman Subdivision Ordinance, all developments shall provide a minimum of one tree per 50 linear feet of street frontage. Calculation of the required number of trees shall be as follows: Take the total length of

      i. Trees planted along the street in front of residential lots shall be installed prior to issuance of a certificate of occupancy for the primary structure for the corresponding lot.

ii. Trees planted along the street in front of common areas shall be planted prior to the recording of the plat in which the common area occurs.

c. For the fences proposed at the stub-outs for Lake Edge Lane and Oak Spring Street to limit vehicular access, a fence detail illustrating the fence type, height, materials, color, and typical installation details shall be provided with the preliminary plan submittal similar to that appearing in the Landscape Plan (Exhibit "B").

d. At the time of the Preliminary Plat review, the Town Commission may at a public meeting administratively approve changes to the Landscape Plan without amending the Conditional Zoning Conditions of Approval. If the Town considers proposed changes to the Landscape Plan to represent a substantial modification, the Town Commission may require the developer to process the substantial change as an amendment to the Conditional Zoning following the same process as its adoption.

e. Tree Protection Plan. At the time of the construction plan review by the Town, the developer shall provide a tree protection plan that illustrates and describes how protected vegetation buffers appearing in the Landscape Plan (Exhibit "B") shall be protected from encroachment during site and lot clearing, grading, and construction activity. Should encroachment of the protected vegetative buffers occur and cause loss of vegetation, the developer or lot owner shall be responsible for replacing destroyed or removed vegetation consistent the buffer and landscaping requirements set forth in Exhibit "B".

f. Maintenance and Upkeep of Landscape Easements. The developer shall be responsible for maintaining all landscape buffer areas until such time as the ownership and maintenance responsibility are transferred over to the Homeowners Association. The HOA shall be responsible for maintaining all existing and planted trees and landscaping within the landscape and vegetated buffer easements within the development. No clearing or grading is allowed within the landscape and vegetated buffer easement located on each lot or tract. The HOA is responsible for replacing and replanting any trees and landscaping within the landscape and vegetated buffer that have died, are destroyed, or removed. All dead or removed trees and landscaping shall be replaced by the HOA within thirty days of notification by the Town.

g. Access Easements. At the time a plat is submitted to the Town, the developer shall assure that appropriate easements or blanket easements are in place across residential lots or plat notes to allow the HOA to access landscape buffer areas.

E. Development Review Process:

1. Preliminary Plan/Plat. Prior to any clearing or grading activity, a preliminary plan (with the landscape plan) and a construction plan (with a tree protection plan) must be approved by the Town. Any phasing plan for the development and subdivision of the development must be submitted with the Preliminary Plan and approved by the Town after consultation with its Town engineer.

2. In the event the requirements or conditions from a State or Federal Agency or utility provider creates an inconsistency with the conditional zoning site plan in any manner, a revised conditional zoning site plan must be submitted to the Town. Any

change determined by the Town of Stedman to represent a substantial change to the conditional zoning site plan, including the landscape buffer areas, shall require Stedman Board of Commissioners approval in the same process and hearings for this conditional zoning.

2. Any changes to the conditional zoning site plan must be reviewed by the Town of Stedman to determine if any change is considered an insubstantial or substantial modification.

3. Construction Plans. Construction plans shall be submitted to the Town Engineer in accordance with the requirements of Art. IV "Improvements Required of the Town of Stedman Subdivision Ordinance". The applicant shall submit these plans to the Town Engineer prior to commencing any clearing, grading or construction activities.

F. Preliminary Plat, Construction Plans & Final Plat Standards:

a. A Preliminary Plat shall be submitted consistent with the approved Conditional Zoning Site Plan and conforming to the requirements of Sections 2.2, 2.3, and 5.1 (Stedman Subdivision Ordinance).

b. Subsequent to the preliminary plat approval, construction plans shall be submitted to the Town. No clearing or grading activity shall commence until the Town has approved all construction plans.

c. A Final Plat consistent with the approved Preliminary Plat and conforming to Sections 2.4, 2.5, 2.6, 2.7, and 5.2 (Stedman Subdivision Ordinance) shall subsequently be submitted to the Town of Stedman for review and approval prior to recordation with the Cumberland County Register of Deeds.

d. A note on the Preliminary Plat and Final Plat shall state that all use and development of lots and common areas, including building setbacks, shall occur consistent with Conditions of Approval for ZON-26-0017.

e. Developer shall include a note on the Preliminary Plat and Final Plat stating ownership and maintenance responsibility for each common area tract and the following:

"The HOA shall be responsible for maintaining the trees and landscaping within the 20-ft wide landscape buffer easement as a natural landscape and all vegetation within the 10-ft wide and 15-ft wide vegetated buffer easements. No clearing or grading is allowed within any landscape buffer easement located on a lot. The HOA is responsible for replacing and replanting any trees and landscaping within the landscape buffer that have died, are destroyed, or removed."

f. All buildable lot areas shall comply with the setbacks established in the Conditional Zoning Site Plan (Exhibit "A" attached).

g. The Preliminary Plat and Final Plat shall contain statements as to the proposed method of water supply and sewage disposal.

h. Any/all easements appearing on the Conditional Zoning Site Plan (Exhibit "A") must be reflected on the Preliminary Plat and Final Plat and labeled as to: type of easement, reference number for document that requires the easement, and the name of the agency, individual, entity, etc. who holds the easement.

i. Any existing easements shall appear on the Preliminary Plat and Final Plat and be labeled as to: type of easement, deed book and page, and the title holder of the easement (Sec. 5.1.c, Stedman Subdivision Ordinance).

j. If the proposed streets are proposed to be adopted by NCDOT for ownership and maintenance, the NC Department of Transportation (NCDOT) stamp must be affixed to the Final Plat prior to submission for Final Plat approval signing by Town of Stedman.

k. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the Final Plat when submitted for Final approval. (Section 5.2c., Certificate of Ownership and Dedication, Town of Stedman Subdivision Ordinance).

l. The Final Plat must be submitted to the Current Planning Division for consistency review and approved by the Town of Stedman prior to recording with the County Registrar of Deeds, and the Plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.

m. The developer should be aware that any addition and/or revision to the subdivision plan or Plat may require additional review and approval by the Town of Stedman Board of Commissioners prior to submission for Final Plat approval of any portion of this development.

G. Other Conditions:

a. The owner/developer(s) of any lots must obtain detailed instructions on provisions of the Stedman Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101, in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.

b. This conditional approval is not to be construed as all-encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

c. Any substantial modification made to this approved conditional zoning site plan or conditions of approval, other than those set forth in the above conditions, must be approved by the Town of Stedman Board of Commissioners as set forth by Section 2A-6 of the Stedman Zoning Ordinance.

d. All applications and plan submittals shall be submitted via the County online permitting self-service portal at the following website address: https://selfservice.co.cumberland.nc.us/EnerGov_Prod/SelfService#/home.

H. Expiration

Pursuant to Section 2A-7, Stedman Zoning Ordinance, two years after the date of the Stedman Board of Commissioners approves this Conditional Zoning, 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".

Property Owner/Agent Acceptance of Conditions

Sheryl Rogers & Floyd Rogers, property owner
(Print Name)

Sheryl H. Rogers Floyd L. Rogers
(Signature)

09/23/2026
Date

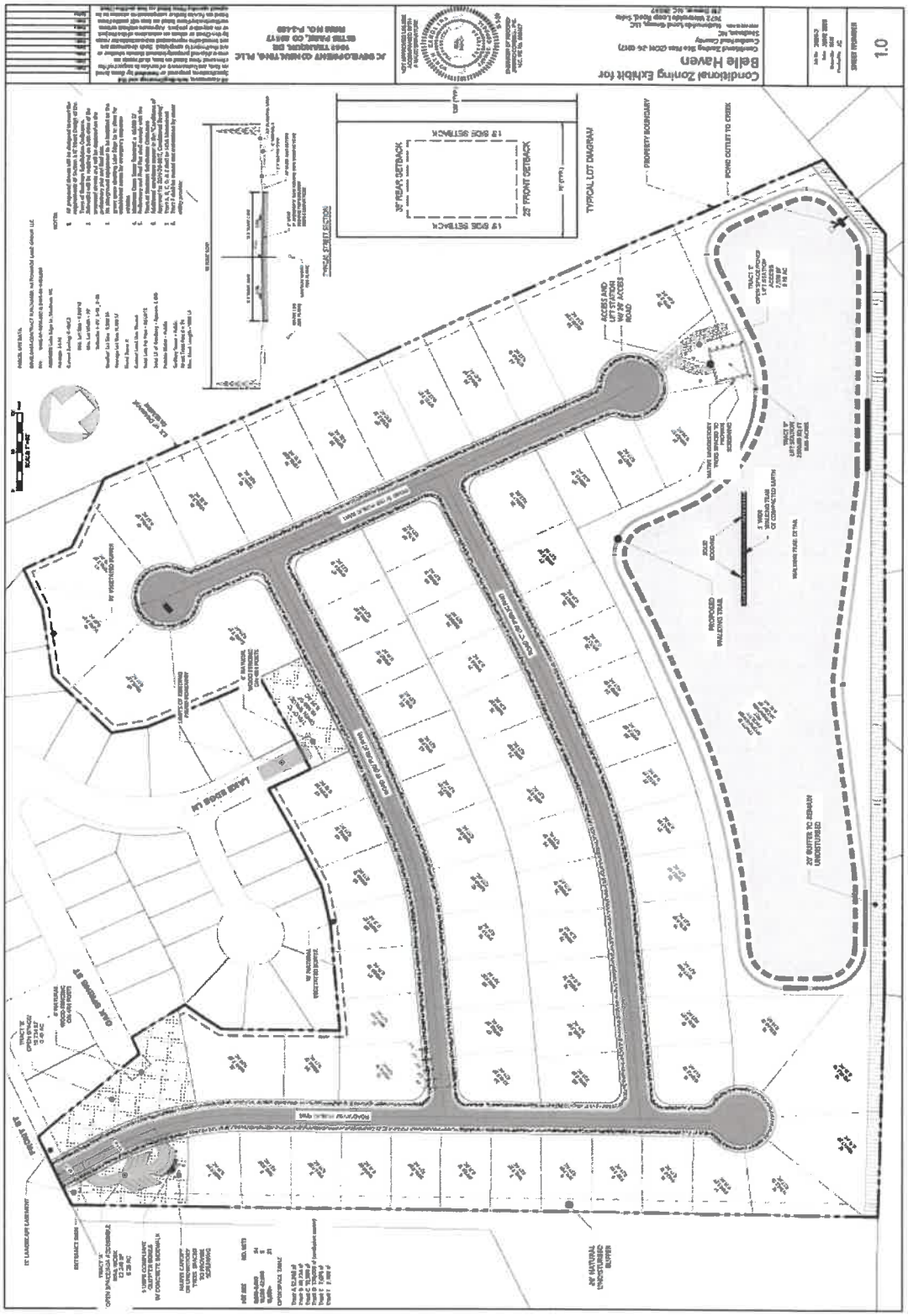
Issued by:

Martin L. Jones, Mayor
Town of Stedman

10-1-2026
Date

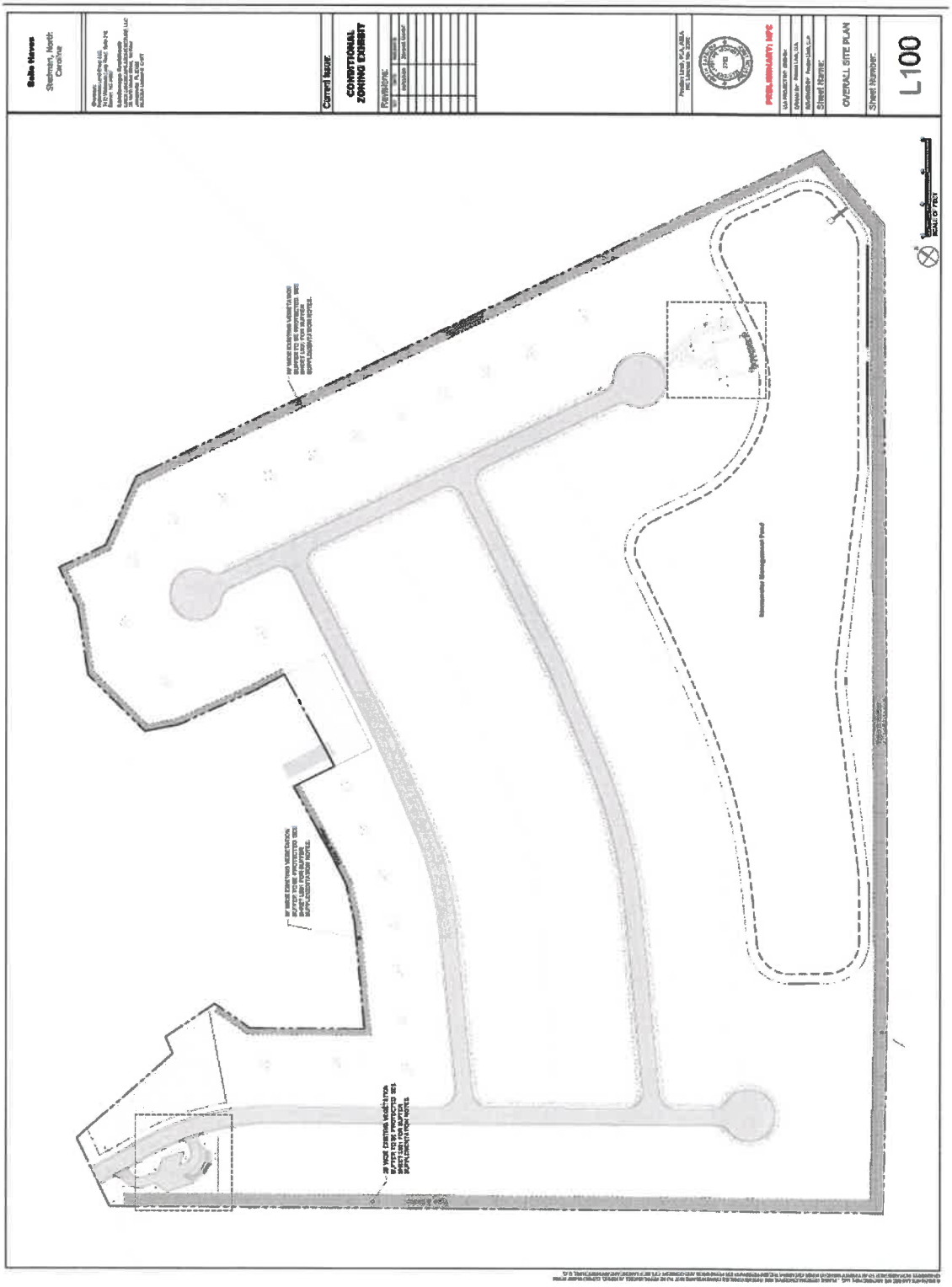
TOWN OF STEDMAN

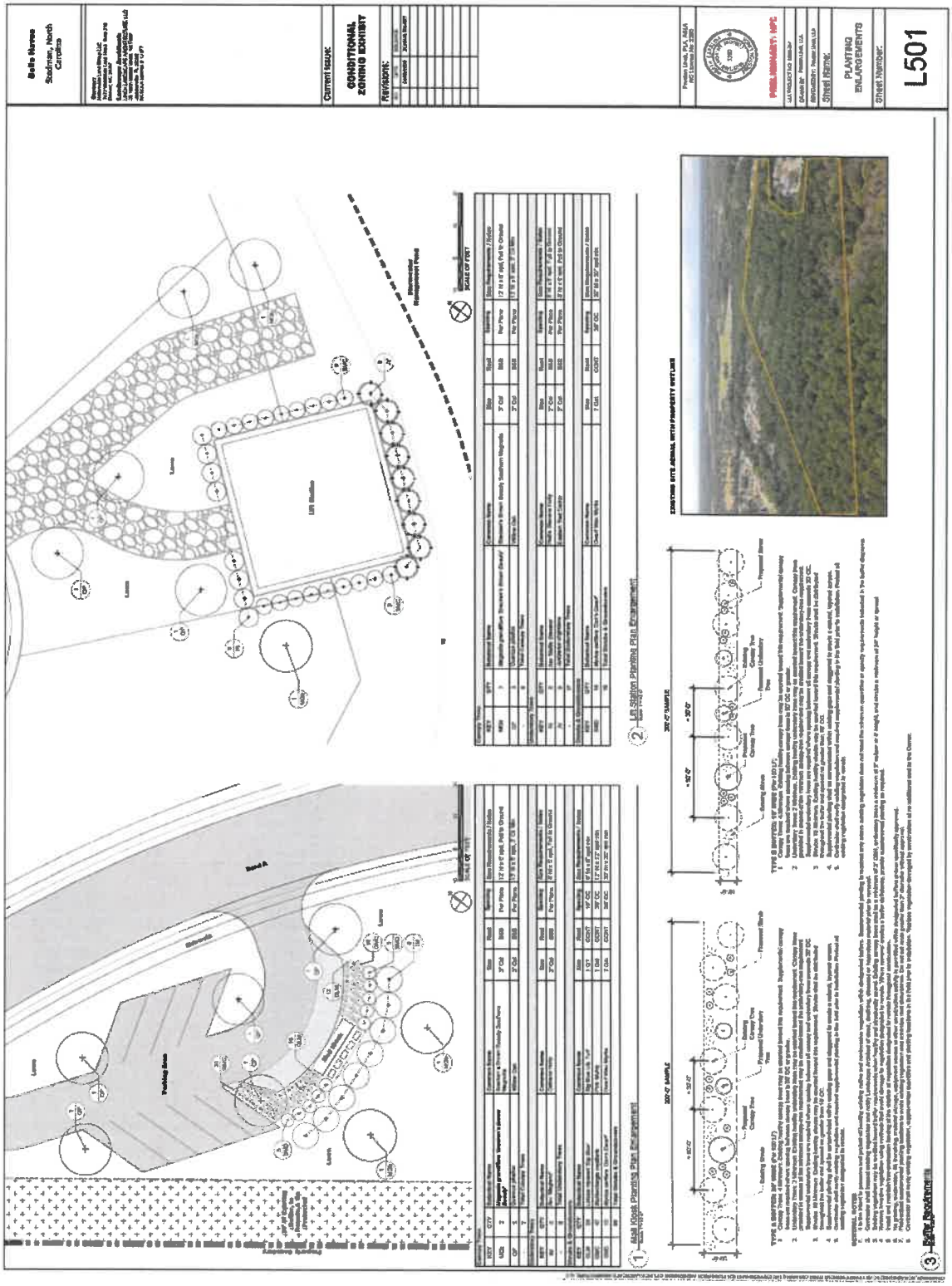
Exhibit "A ": Conditional Zoning Site Plan

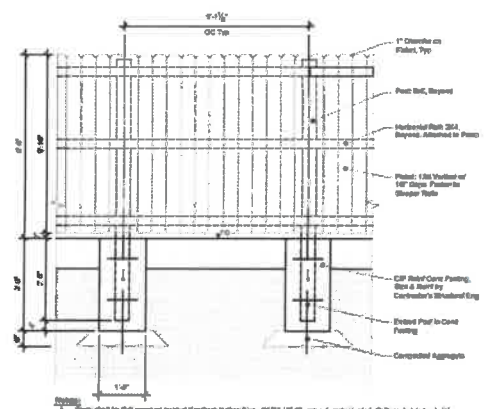


TOWN OF STEDMAN

Exhibit "B": General Landscape Plan for the CZ Site Plan




Belle Haven
Stedman, North Carolina
CONDITIONAL ZONING EXHIBIT
L501
PLANTING ENLARGEMENTS
1 Mail Kiosk Planting Plan Enlargement
2 Lift Station Planting Plan Enlargement
3 Entry Enlargement
EXISTING SITE AERIAL WITH PROPERTY OUTLINE
Lawn
Parking Area
Sidewalk
Lift Station
Stormwater Management Pond
Road A
SCALE: 1/8" = 1'-0"



Notes:

1. Posts shall be Grit pressure-treated Southern Yellow Pine, KNPA UC4B, ground-contact rated. Rails and pickets shall be pressure-treated exterior-grade Southern Yellow Pine.
2. Attach each 2x4 rail to post with (2) 3/8" diameter hot-dip galvanized lag screws with 3-1/2" minimum embedment into post, or approved structural connector. Predrill holes to prevent splitting.
3. Attach each pickets each rail with (2) 6d x 2" hot-dip galvanized or stainless-steel exterior screws.
4. Install finished side of fence toward adjacent property or public view.
5. Replace warped, split, excessively checked, or otherwise defective lumber. Completed fence shall be free of sharp edges, protruding fasteners, and visible construction defects.
6. Apply one coat of penetrating exterior wood sealer or semi-transparent stain after lumber has adequately dried. Color shall be selected by Owner.

1 Wood Fence Detail

Belle Haven

Stedman, North Carolina

Owner:
Nationwide Land Group LLC,
2477 Wakeneck Lane, Rock Hill, Suite 210
Denver, NC 28037

Landscape Architect:
Linda Landscape Architecture, LLC
[illegible]
Jacksonville, FL 32607
NC/SC/LA Licensed Firm

Current Issue:

CONDITIONAL ZONING EXHIBIT

Revisions:

NO	DATE	DESCRIPTION

Preston Link, PLA, ASLA
NC License No: 2288

PRELIMINARY: NPC

LLA PROJECT NO: [illegible]
DRAWN BY: Preston Link, LLA
REVIEWED BY: Preston Link, LLA

Sheet Name:

DETAILS

Sheet Number:

L911

RESOLUTION #2026-15

RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S.160A-31

WHEREAS, a Petition requesting partial annexation of an area described in said Petition was received on September 21,2026 for Home Run Land, LLC by the Town Board of Commissioners of the Town of Stedman, Cumberland County, North Carolina; and

WHEREAS, G.S.160A-31 provides that the sufficiency of the Petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Board of Commissioners of the Town of Stedman, Cumberland County, North Carolina deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Commissioners of the Town of Stedman, Cumberland County, North Carolina that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described Petition and to certify as soon as possible to the Town Board of Commissioners of Stedman, Cumberland County, North Carolina the result of her investigation.

This the _1st___ day of _October____, 2026.

Martin L. Jones, Mayor

Attest:

Connie P. Veeder

Connie P. Veeder, Clerk

NORTH CAROLINA
ALCOHOLIC BEVERAGE CONTROL COMMISSION

(919) 779-0700

DESIGNATED OFFICIAL RESOLUTION

RESOLUTION OF THE CITY OF STEDMAN, COUNTY OF CUMBERLAND, REGARDING THE DESIGNATION OF AN OFFICIAL TO MAKE RECOMMENDATIONS TO THE NORTH CAROLINA ALCOHOLIC BEVERAGE CONTROL COMMISSION ON ABC PERMIT APPLICATIONS.

WHEREAS G.S.18B-904(f) authorizes a governing body to designate an official, by name or by position, to make recommendations concerning the suitability of persons or locations for ABC permits; and

WHEREAS the City of STEDMAN, County of CUMBERLAND, wishes to notify the NC ABC Commission of its designation as required by G.S.18B-904(f);

BE IT THEREFORE RESOLVED that W. TRACY JACKSON (Name of Official), CHIEF OF POLICE (Title or Position), is hereby designated to notify the North Carolina Alcoholic Beverage Control Commission of the recommendations of the City of STEDMAN, County of CUMBERLAND, regarding the suitability of persons and locations for ABC permits within its jurisdiction.

BE IT FURTHER RESOLVED THAT notices to the City of STEDMAN, County of CUMBERLAND, should be mailed or delivered to the official designated above at the following address:

Mailing address: TOWN OF STEDMAN
Office location: P.O. BOX 220
5110 FRONT STREET
City: STEDMAN, NC
Zip Code: 28391 Phone #: 910-323-1892

This the 1ST day of OCTOBER, 2026

Martin D. Lee
(Mayor/Chairman)

Sworn to and subscribed before me this the 1st day of October, 2026

Connie P. Weeden
(Clerk)