STEDMAN BOARD OF COMMISSIONERS MEETING
AGENDA
SEPTEMBER 3, 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 August 6, 2026 – Regular Meeting Minutes
b.) Approval of August 6, 2026 – Closed Session Minutes

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

5. **PRESENTATIONS –None**

6. **PUBLIC COMMENT-**

7. **PUBLIC HEARING –**
MOTION TO MOVE INTO PUBLIC HEARING

1) PRESENTATION BY CUMBERLAND COUNTY COMMUNITY DEVELOPMENT
Consolidated Annual Performance and Evaluation Report (CAPER)

Public Discussion

2) ZONING CASE #ZON-26-0037
TIMOTHY DOERSAM- PRESENTING
Initial zoning request from County A1 Agricultural District to Town R15 Residential District or to a more restrictive zoning district for a parcel containing approximately 14.01 acres; located north of Clinton Rd and east of Autry Rd; submitted by Town of Stedman (Agent/Applicant) on behalf of Barbara Blackwell and Katherine Harless (Owners).

DISCUSSION

MOTION TO MOVE OUT OF PUBLIC HEARING AND BACK INTO OPEN SESSION

ACTION: In Case ZON-26-0037, I move to approve the rezoning request from County A1 Agricultural District to R15 Residential District and find that: 1. Approval is an amendment to the adopted, current Stedman Area Land Use Plan and that the Town Board should not require any additional request or application for amendment to said map for this request. 2. The proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population. 3. The proposed zoning district is the lowest density residential zoning district within the Town of Stedman Zoning Ordinance and water lines are available. The board 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.

8. OLD BUSINESS

a.) Approve Resolution #2026-14 Town Board of Commissioners to consider the closing of an unopened/unnamed public alley adjacent to the Town of Stedman parcel #495-08-8704, #495-08-8772, #495-08-9740, #495-08-7641, AND #495-08-8568 TO THE WEST OF HILLSBORO STREET AND PARCEL #495-18-0637, #495-18-0686, #495-18-1645, #495-18-1674, #495-18-0563 TO THE EAST OF HILLSBORO STREET. SEE ATTACHMENT.

9. NEW BUSINESS

a.) Approve Contract with WithersRavenel for the Sewer AIA Application

b.) Approve Resolution 2026-13 Town of Stedman Intentions to Construct a Wastewater Collection System Rehabilitation and Replacement Project and a Sewer Asset Inventory and Assessment (AIA)

POTENTIAL ACTION: Approve WithersRavenel completing the Sewer AIA Application for the Town and Approve Resolution 2026-13 Town of Stedman Intentions to Construct a Wastewater Collection System Rehabilitation and Replacement Project and a Sewer Asset Inventory and Assessment (AIA)

c.) Accept Approval of DEV-0088-26 MOLCIE FARMS PRELIMINARY PLAT

POTENTIAL ACTION: Motion to approve Case # DEV-0088-26 Molcie Farms Preliminary Plat

d.) Approve Site Plan for the Town Hall Building Addition CASE #DEV-0106-26

POTENTIAL ACTION: Motion to approve Case #DEV-0106-26 Site Plan for the Town Hall Building Addition

e.) Discuss Quotes and Approve Purchases for:

1. Security Lock System for Maintenance Building (Night Owl Security Systems, Holmes Security Systems)
2. New Lawn Mower, Turbine Blower and Rotary Cutter (Kubota)
3. Upgrade to Maintenance Building Parking Behind Building and Drainage Upgrade to Back of Property

POTENTIAL ACTION:

1. Motion to approve purchase of the security lock system from Night Owl Security Systems

2. Motion to approve purchase of lawn mower, turbine blower, and rotary cutter from Kubota with no financing.

3. Motion to approve purchase of material and supplies to complete parking and drainage upgrades to the maintenance shop with maintenance staff providing the labor for the work.

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- NONE

12. ADJOURNMENT

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS
SEPTEMBER 3, 2026 —— 7:00PM
REGULAR MEETING

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

STAFF PRESENT
Connie Veeder/Town Clerk, Samantha Scudder/Admin. Assistant and Attorney Donald Hudson

Boy Scout Troop 701 was in attendance to gather information about the proceedings of local government. Ages of the boys ranged from 11 to 18.

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

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

CONSENT AGENDA
a.) Approval of August 6, 2026 – Regular Meeting Minutes
b.) Approval of August 6, 2026 – Closed Session Minutes
Commissioner Cain 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- BOARD OF ADJUSTMENT
Motion made by Commissioner Lee and seconded by Commissioner Vogt to move into the Board of Adjustment public hearing at 7:02 pm. Vote taken by show of hands; approved.

a) Presentation by Cumberland County Community Development for the Consolidated Annual Performance and Evaluation Report (CAPER)- A representative from Cumberland County Community Development presented an update on the Town of Stedman's Program Year 2025 Consolidated Annual Performance and Evaluation Report (CAPER), covering July 1, 2025, through June 30, 2026. The presenter reported that the Town of Stedman did not submit any housing rehabilitation or public service applications during the program year. However, the programs remain available to eligible Stedman residents through Cumberland County's entitlement program. Community Development plans to increase outreach and marketing efforts in Stedman to make residents more aware of available housing rehabilitation and community development resources. This will include distributing program information, working with local stakeholders,

participating in community events, and using door hangers to provide residents with information about available programs and how to apply. Staff will also make accommodations for residents who are unable to apply online or travel to the Community Development office. For Program Year 2025, Cumberland County Community Development reported the following:

- $966,060 in Community Development Block Grant (CDBG) resources were made available, with $834,500 expended.
- $1.2 million in HOME resources were made available, with $69,000 expended.
- HOME funds that were not expended during the program year were carried forward for housing projects, including West Cumberland Phase 2 and Elizabeth Street projects in Spring Lake.
- Fifteen housing rehabilitation projects and one clearance and demolition project were completed.
- Approximately 4,562 individuals were served through public service activities, including programs providing diabetes education, medication assistance, homeless services, food and diaper resources, and other community assistance.
- The PATH program served approximately 362 individuals with disabilities.
- Homeless and housing programs served approximately 899 individuals.

Moving forward, Community Development will focus on expanding marketing efforts, strengthening municipal partnerships, participating in community events, and directly distributing program information to residents. The presenter thanked the Town for allowing Community Development to provide the update and invited the Town to contact the department regarding community outreach opportunities or eligible residents who may benefit from available programs.

DISCUSSION - Mayor Jones asked whether Cumberland County Community Development programs could assist residents located just outside the Town of Stedman or outside the Town's municipal influence area. The Community Development representative explained that eligible residents throughout Cumberland County may receive assistance, provided they are located outside the City of Fayetteville and meet the applicable program requirements. Mayor Jones stated that he was aware of residents who may need bathroom repairs due to health-related concerns and asked whether those residents could potentially receive assistance. The Community Development representative stated that eligible residents may be able to receive assistance but must apply and meet the program requirements. Residents were encouraged to contact Cumberland County Community Development so their eligibility can be determined. Mayor Jones thanked the representative for the information and noted that the programs provide valuable assistance to residents who may not otherwise be aware that help is available.

a) b.) Zoning Case #ZON-26-0037- Senior Planner Tim Doersam with the Cumberland County Planning and Inspections Department presented Zoning Case ZON-26-0037. The property is located approximately 0.8 miles east of the Town of Stedman's main municipal limits, near the Sampson County line. The property was recently annexed into the Town through a satellite annexation. The approximately 14.01-acre property is currently zoned A1 Agricultural District under Cumberland County zoning. The Town of

Stedman is requesting initial zoning of the property to R15 Residential District. The property is owned by Barbara Blackwell and Kathleen F. Callis, and the proposed zoning would allow for potential future residential subdivision development. The property is currently undeveloped grassland and includes access from Clinton Road through a flagpole connection and an existing Class C dirt road known as Autry Road. The surrounding area includes single-family manufactured and stick-built homes, as well as agricultural and undeveloped property. Mr. Doersam stated that a Town water line is located along Clinton Road and that any future subdivision development would be required to extend the water line to serve the development. No specific subdivision plan has been submitted as part of the zoning request. The Cumberland County Planning and Inspections staff recommended approval. The Joint Planning Board also recommended approval by a unanimous 9-0 vote. The recommendation included that the zoning approval amend the adopted Stedman Area Land Use Plan, that no additional amendment applications be required, and that the R15 zoning district would provide for residential development consistent with the Town's available zoning and water infrastructure. It was also noted that North Carolina law requires an annexed property to be assigned a municipal zoning classification within 60 days of annexation.

DISCUSSION- A nearby resident asked whether future development of the property would require water and sewer service to be extended to the area. Mr. Doersam explained that if the property is developed as a subdivision, the developer would be required under the subdivision regulations to extend the water infrastructure necessary to serve the development. He clarified that no development plan has been submitted at this time and that the current request was only for initial zoning. The resident also asked whether the proposed change from agricultural to residential zoning would affect the resident's ability to keep animals or conduct agricultural activities on their own property. Mr. Doersam explained that the zoning request applies only to the subject property and would not change the property rights, permitted uses, or agricultural activities on neighboring properties. A question was also raised regarding an existing private well and septic system on a neighboring property and whether the property owner would be required to connect to Town water and sewer. It was stated that the neighboring property owner would not be required to connect to Town water and sewer as a result of this zoning request.

Close Public Hearing

Motion made by Commissioner Lee and seconded by Commissioner Vogt to move out of the public hearing and back into open session at 7:20 pm. Vote taken by show of hands; approved.

Motion to Approve Case ZON-26-0037

Commissioner Lee stated I move to approve the rezoning request from County A1 Agricultural District to R15 Residential District and find that: 1. Approval is an amendment to the adopted, current Stedman Area Land Use Plan and that the Town Board should not require any additional request or application for amendment to said map for this request. 2. The proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population. 3. The proposed zoning district is the lowest density residential zoning district within

the Town of Stedman Zoning Ordinance and water lines are available. The board 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. The motion was seconded by Commissioner Cain to approve. Vote taken by show of hands; approved.

OLD BUSINESS-

Approve Resolution #2026-14 Town Board of Commissioners to consider the closing of the unopened/unnamed public alley adjacent to the Town of Stedman parcel #495-08-8704, #495-08- 8772, #495-08-9740, #495-08-7641, AND #495-08-8568 TO THE WEST OF HILLSBORO STREET AND PARCEL #495-18-0637, #495-18-0686, #495-18-1645, #495-18-1674, #495-18-0563 TO THE EAST OF HILLSBORO STREET. SEE ATTACHMENT.

Commissioner Vogt made the motion to approve the closure of the alley way and it was seconded by Commissioner Wood. Vote taken by show of hands; approved.

NEW BUSINESS-

a) Approve WithersRavenel completing the Sewer AIA Application for the Town and Approve Resolution 2026-13 Multi Fall Funding Application

Motion made by Commissioner Wood and seconded by Commissioner Vogt. Vote taken by show of hands; approved.

b) Resolution 2026-13- Town's intent to pursue funding for a wastewater collection system rehabilitation and replacement project and a Sewer Asset Inventory and Assessment (AIA). The resolution authorizes the Town to apply for available funding for the proposed sewer improvements.

Motion made by Commissioner Wood and seconded by Commissioner Lee. Vote taken by show of hands; approved.

c.) Molcie Farms Preliminary Plat- Case # DEV-0088-26 - The approximately 20-acre parent tract will be subdivided to create two additional residential lots, with Lot 1 approximately 0.72 acres and Lot 2 approximately 0.66 acres. The lots are intended for single-family homes and are zoned R10. The plat includes floodplain areas, and purchasers will be notified of the floodplain conditions. Any structures within the Special Flood Hazard Area will be required to obtain the appropriate floodplain elevation certificate and coordinate with the County and Town. Residential development will be required to connect to Town water and sewer services. The plan also includes the required street trees. Both lots will utilize a proposed shared driveway to provide a single access point.

Motion made by Commissioner Vogt and seconded by Commissioner Cain. Vote taken by show of hands; approved.

d.) Town Hall Building Addition- Case- #DEV-0106-26 – Site plan for the proposed Town Hall building addition. The site plan reflects the setback variance previously approved by the Board of Adjustment, with the addition located no closer than 30.5 feet from Jefferson Street. The plan also includes two required street trees and the approved side-yard exception.

Cumberland County Current Planning determined that the site plan is consistent with the Town of Stedman's zoning requirements and the previously approved variance.
Motion made by Commissioner Lee and seconded by Commissioner Vogt. Vote taken by show of hands; approved.

e.) Discuss Quotes and Approve Purchases for:

1. Security Lock System for Maintenance Building (Night Owl Security Systems, Holmes Security Systems)

The Board discussed upgrading the security system at the Maintenance/Police building due to concerns with the existing shared access code and the need for improved security. Two vendor quotes were reviewed, with the Night Owl security system being the lower-cost option. The proposed system would provide key-card access to the building, cell phone access, and a video intercom system for monitoring and controlling entry. The system would also allow access to be immediately removed for terminated employees and provide better protection for evidence, firearms, case files, and other sensitive materials. The Police Department noted that updated security measures are also being encouraged as part of state accreditation requirements. The estimated cost of the lower quote is approximately $5,200. Funds are available within the existing capital expenditure budget, and the purchase would require reallocating funds originally set aside for a future police vehicle purchase.

Motion made by Commissioner Lee and seconded by Commissioner Cain to move forward with the Night Owl Security. Vote taken by show of hands; approved.

2. New Lawn Mower, Turbine Blower and Rotary Cutter (Kubota)

The Board discussed the purchase of a new lawn mower, turbine blower, and rotary cutter for the Kubota. The total cost for all three items is approximately $33,000, with the lawn mower receiving a $5,000 discount through the Sourcewell purchasing program. Staff recommended using available Powell Bill funds from the prior budget year, along with the upcoming Powell Bill allocation, to purchase the equipment outright rather than financing it.

Motion made by Commissioner Wood and seconded by Commissioner Vogt to move forward with the maintenance equipment purchases. Vote taken by show of hands; approved.

3. Upgrade to Maintenance Building Parking Behind Building and Drainage Upgrade to Back of Property

Discussed two styles of rocks (crush-n-run and gravel) to create parking for vehicles. Estimated cost is approximately $6,000 for drains, purchasing/hauling crush-n-run, gravel and labor. Labor will be assisted by Doug and Jeremy. Work will begin after grass season. Town Clerk will provide updates on progress.

Motion made by Commissioner Lee and seconded by Commissioner Wood to move forward with the upgrade to maintenance building parking. Vote taken by show of hands; approved.

CLOSED SESSION- pursuant N.C.G.S 143-318.11 NONE

STAFF REPORTS/BOARD OF COMMISSIONERS

a.) Town Clerk's Report-

The clerk reported that the Town Hall will be closed Monday, September 7th, 2026 in observance of Labor Day.

- Stedman Elementary 100-Year Celebration: Scheduled for November 14 from 10:00 a.m. to 2:00 p.m. featuring food trucks, fire department, and Sheriff's Office involvement.
- Children's Christmas Light Display Unveiling: Tentative date set for Tuesday, November 24 (the Tuesday before Thanksgiving). Two new displays/ornaments will arrive by early November. The event lasts ~30-45 minutes with 250–300 attendees expected; board members are requested to share ideas for the event program.
- Staff Christmas Party: Tentative date set for December 7. Location and reservations to be finalized by mid-September.
- Stedman Christmas Parade: Scheduled for Saturday, December 12th (second Saturday in December). Planning meetings will include discussions with Brandon regarding police security coverage.

b.) Chief of Police Report – Chief Jackson was in attendance and gave the following report: There has been 200 arrests year to date (compared to 106 total last year). Current bias-based report indicates arrest demographics align closely with town demographics. Monthly Incident Stats: 17 reports taken, 3 felony arrests, 7 misdemeanor arrests, and 56 citations issued. Accreditation: On track to finish accreditation by October 31st. On-site assessments, building tours, and policy reviews upcoming. Stedman PD will be one of the first agencies of its size in the state to complete this program, which helps lower civil liability for the town.

c.) Stedman Fire Department- Jeremiah was in attendance and provided the following report: He reported 32 calls in August (20 calls below monthly average). Year to date total is 432 calls through August 31 (an 80-call increase over 2025). August Breakdown includes 3 structure fire calls, 16 medical calls, 4 public service calls, and 9 non-emergency/false alarm calls. 6 total calls were inside town limits. Water Usage: Approximately 30,000 gallons used last month across training, calls, and flushing trucks after draft water usage in Cedar Creek. Upcoming Events: Annual Fundraiser set for September 26th at 11:00 a.m. featuring raffles, a car show, a community sales event, and the traditional fried/barbecue chicken meal.

d.) Code Enforcement Report- No formal written report submitted for the meeting; follow-ups ongoing for existing cases. Code Enforcement officer schedule adjusting to inspect every 3 weeks with on-call service as needed. Cumberland County is working to revamp code enforcement county-wide, which may eliminate extra municipal expenditures starting around the new year.

e.) Planners Report- None

f.) Mayor & Board of Commissioners Report – PWC Infrastructure / Carol Street Meter: Plans drawn to relocate the meter from Food Lion back to Carol Street. Engineer Glenn McFadden is currently reviewing plans. Lead time on piping and vault equipment is approximately 12 weeks. Mayor to speak with PWC next Tuesday to clarify ongoing negotiations.
-Commissioner Lee discussed the previously considered lease vehicles for the town. Town clerk explained that the proposed Ford lease could not be completed because the Local Government Commission (LGC) would not approve the lease structure, which would have the dealership retain the vehicle title until the lease was paid in full. Town clerk will explore an installment purchase option through First Citizens Bank, similar to the financing arrangement used for the Town's garbage truck, which would allow the Town to receive the title while making payments. The Ford financing option was estimated at approximately 8% interest, so staff will investigate whether First Citizens Bank can offer a lower rate.

ADJOURNMENT

A motion was made by Commissioner Horne and seconded by Commissioner Vogt to adjourn the September 3, 2026 meeting at 7:51 p.m.

Cumberland County

Community Development

2025 - 2026 Consolidated Annual Performance & Evaluation Report

Draft



CUMBERLAND COUNTY
NORTH CAROLINA

TABLE OF CONTENTS

Program Year 2025 Consolidated Annual Performance and Evaluation Report

CR-05 - Goals and Outcomes..... 2

CR-10 - Racial and Ethnic Composition of Families Assisted..... 6

CR-15 - Resources and Investments..... 7

CR-20 - Affordable Housing..... 13

CR-25 - Homeless and Other Special Needs..... 15

CR-30 - Public Housing..... 17

CR-35 - Other Actions..... 18

CR-40 – Monitoring..... 20

CR-45 – CDBG..... 22

CR-50 – HOME..... 23

CR-58 - Section 3..... 25

DRAFT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During PY2025, Cumberland County continued implementing the priorities established in the 2025–2029 Consolidated Plan and the FY2025 Annual Action Plan. The County's efforts focused primarily on preserving existing affordable housing, providing public and homeless services, supporting clearance activities, and administering the CDBG and HOME programs.

The County completed 15 homeowner rehabilitation projects during the reporting period, including one HOME-funded rehabilitation supported with $49,977 in HOME program income. These projects helped preserve existing owner-occupied housing and addressed health, safety, accessibility, and habitability needs for eligible low- and moderate-income households. The County also completed one separate demolition activity to remove a vacant or deteriorated structure.

CDBG public service funding supported Cape Fear Valley Medical Center's CCMAP program, Catholic Charities, Better Health of Cumberland County, and Myrover-Reese Fellowship Homes. These programs assisted 4,562 persons through healthcare access, emergency assistance, supportive services, food and essential-needs assistance, and recovery-related services. Catholic Charities also served persons experiencing homelessness and housing instability.

Cumberland County additionally supported CommuniCare's PATH program through local match resources. PATH Street Outreach served 362 persons in 326 households during the program year, including persons experiencing chronic homelessness, veterans, and youth under age 25. PATH services included outreach, engagement, case management, benefits assistance, behavioral health referrals, and housing navigation.

Combined HMIS and program data also reflected services provided through the broader homeless-response system. Homelessness prevention programs served 227 households consisting of 546 persons. Permanent housing programs served 27 households consisting of 81 persons, while shelter housing programs served 181 households consisting of 272 persons. Overall, the reported housing programs served 435 households and 899 persons. These figures are presented by program type and should not be added to the PATH totals unless the populations are confirmed to be unduplicated.

The County continued development activities for future affordable housing investments, including an approximately $800,000 affordable housing project and a CHDO project budgeted at approximately $900,000. No expenditures were incurred and no units were completed for those projects during PY2025; therefore, they are not included in the current-year expenditure or accomplishment totals. Overall, the County made progress toward its housing, public service, homelessness, and community development goals. Several planned projects remained in development or had not reached the expenditure or completion stage by the end of the reporting period.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	% Complete	Expected – Program Year	Actual – Program Year	Percent Complete
APM-1 Management	Administration	CDBG: $100,000 / HOME:39108.66 $	Other	Other	11	11	100.00%	11	0	0.00%
APM-2 Planning	Administration	CDBG: $81,975 / HOME: $	Other	Other	1	1	100.00%	1	0	0.00%
CDS-1 Infrastructure	Non-Housing Community Development	CDBG: $ / HOME: $	Other	Other	0	0				
CDS-2 Community Facilities	Non-Housing Community Development	CDBG: $ / HOME: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%	25	0	0.00%
CDS-3 Public Services	Non-Housing Community Development	CDBG: $ / HOME: $	Other	Other	0	4562				
CDS-4 Public Transit	Non-Housing Community Development	CDBG: $ / HOME: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CDS-5 Clearance	Non-Housing Community Development	CDBG: $ / HOME: $	Other	Other	5	1	20.00%	1	1	100.00%
CDS-6 Architectural Barriers	Non-Housing Community Development	CDBG: $ / HOME: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CDS-7 Public Safety	Non-Housing Community Development	CDBG: $ / HOME: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
EDS-1 Employment	Non-Housing Community Development	CDBG: $ / HOME: $	Jobs created/retained	Jobs	0	0				
EDS-2 Financial Assistance	Non-Housing Community Development	CDBG: $ / HOME: $	Jobs created/retained	Jobs	25	0	0.00%	5	0	0.00%
EDS-2 Financial Assistance	Non-Housing Community Development	CDBG: $ / HOME: $	Businesses assisted	Businesses Assisted	25	0	0.00%	5	0	0.00%
EDS-3 Financial Incentives	Non-Housing Community Development	CDBG: $ / HOME: $	Jobs created/retained	Jobs	0	0				
HOM-1 Housing	Homeless	CDBG: $ / HOME: $	Other	Other	0	0				

OMB Control No: 2506-0117 (exp. 09/30/2021)

HOM-2 Operations/Support	Homeless	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	200	362	181.00%
HOM-3 Homeless Prevention	Homeless	CDBG: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	750	227	30.27%	150	27	18.00%
HOM-3 Homeless Prevention	Homeless	CDBG: $	Homelessness Prevention	Persons Assisted	1000	546	54.60%	200	546	273.00%
HOM-4 Permanent Supportive Housing	Homeless	CDBG: $ / HOME: $	Housing for Homeless added	Household Housing Unit	0	0				
HOM-5 Shelter Housing	Homeless	CDBG: $ / HOME: $	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
HSS-1 Homeownership Assistance	Affordable Housing	CDBG: $ / HOME: $	Other	Other	0	0				
HSS-2 Housing Construction	Affordable Housing	CDBG: $ / HOME: $	Rental units constructed	Household Housing Unit	35	0	0.00%	7	0	0.00%
HSS-2 Housing Construction	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Added	Household Housing Unit	25	0	0.00%	5	0	0.00%
HSS-3 Housing Rehabilitation	Affordable Housing	CDBG: $ / HOME: $	Rental units rehabilitated	Household Housing Unit	10	15	150.00%	2	0	0.00%
HSS-3 Housing Rehabilitation	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	110	15	13.64%	22	15	68.18%
HSS-3 Housing Rehabilitation	Affordable Housing	CDBG: $ / HOME: $	Other	Other	1	0	0.00%			
HSS-4 Fair Housing	Affordable Housing	CDBG: $ / HOME: $	Other	Other	0	0				
HSS-5 Housing Education	Affordable Housing	CDBG: $ / HOME: $	Other	Other	0	0				
HSS-6 Housing Purchase	Affordable Housing	CDBG: $ / HOME: $	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	5	0	0.00%
SNS-1 Housing	Non-Homeless Special Needs	CDBG: $ / HOME: $	Other	Other	0	0				
SNS-2 Social Services	Non-Homeless Special Needs	CDBG: $ / HOME: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
SNS-3 Accessibility	Non-Homeless Special Needs	CDBG: $ / HOME: $	Rental units rehabilitated	Household Housing Unit	0	0				

SNS-3 Accessibility	Non-Homeless Special Needs	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
SNS-4 Reasonable Accommodations	Non-Homeless Special Needs	CDBG: $ / HOME: $	Rental units rehabilitated	Household Housing Unit	0	0				
SNS-4 Reasonable Accommodations	Non-Homeless Special Needs	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Cumberland County's use of CDBG funds during PY2025 was consistent with the priorities and objectives established in the 2025–2029 Consolidated Plan. The County directed a significant portion of its resources toward preserving existing affordable housing through homeowner rehabilitation and related activity-delivery costs. Fifteen homeowner rehabilitation projects were completed during the reporting period, addressing health, safety, accessibility, and habitability needs for eligible low- and moderate-income households.

CDBG funds also supported public service activities that expanded access to healthcare, food and essential-needs assistance, recovery services, emergency assistance, and other supportive services. These activities served low- and moderate-income residents, including persons experiencing homelessness or housing instability.

The County also completed one clearance activity to remove a vacant or deteriorated structure. CDBG funds supported program administration, planning, environmental review, financial management, compliance, subrecipient oversight, and reporting necessary to carry out the entitlement program.

Overall, the County's use of funds emphasized the highest-priority needs identified in the Consolidated Plan: preserving affordable housing, expanding access to essential public services, supporting persons experiencing homelessness or housing instability, and addressing blighting conditions. Several planned public facility, infrastructure, economic development, and affordable housing development activities had not reached the expenditure or completion stage by the end of PY2025 and will continue into future program years.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	1,354	0
Black or African American	2,264	1
Asian	36	0
American Indian or American Native	52	0
Native Hawaiian or Other Pacific Islander	0	0
Total	**3,706**	**1**
Hispanic	186	0
Not Hispanic	4,319	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

During PY2025, Cumberland County's CDBG-funded housing and public service activities reached residents across the community. The table reflects the primary race and ethnicity categories reported, while additional beneficiaries were included in multiracial categories not shown separately. Overall, CDBG activities assisted 4,505 beneficiaries during the program year.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	966,617	834,493
HOME	public - federal	1,256,151	69,052

Table 3 - Resources Made Available

Narrative

Cumberland County's PY2025 PR26 reflects $966,616.71 in CDBG resources made available, consisting of the $909,877 entitlement allocation and $56,739.71 in program income recorded in IDIS during the reporting period. County financial records reflect an additional $19,221.30 in program income received for May and June 2026 that was entered into IDIS after June 30, 2026. This timing difference will be reviewed and addressed during final reconciliation.

Cumberland County received a PY2025 HOME entitlement allocation of $391,086.57. During the reporting period, the County recorded $865,064.83 in HOME program income, resulting in $1,256,151.40 in current-year HOME resources. Actual HOME program income exceeded the $175,000 estimated in the Annual Action Plan. The County expended $69,052.28 in HOME funds during the reporting period, based on preliminary MUNIS activity through Period 12. Final HOME expenditure figures will be updated after Period 13 and year-end reconciliation are completed.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide-Other	43	100%	Comprehensive
Low- and Moderate-Income Areas	50		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Cumberland County's CDBG and HOME investments were distributed throughout the County's entitlement jurisdiction, including the participating municipalities and unincorporated areas outside the City of Fayetteville. Countywide investments primarily supported housing rehabilitation, public services, homeless services, and program administration. Activities classified within low- and moderate-income areas included housing rehabilitation, clearance, public facilities, infrastructure, and other eligible community development activities located in or serving qualifying areas. Final actual allocation percentages will be updated following completion of the year-end financial and geographic reconciliation.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Cumberland County did not incur a HOME match liability during the current Federal fiscal year. HUD's PR33 HOME Matching Liability Report reflects a 0.0 percent match requirement for Federal Fiscal Year 2025 and a match liability of $0.00. Accordingly, the County did not contribute additional HOME match during the current Federal fiscal year. The County carried forward $577,211 in excess match from the prior Federal fiscal year, which remains available for future HOME match requirements.

During PY2025, Cumberland County received $865,064.83 in HOME program income through affordable housing, housing rehabilitation, and first-time homebuyer repayments. HOME program income was used to support a homeowner rehabilitation activity totaling $49,977. The County also continued planning and development efforts for an approximately $800,000 affordable housing project and provided approximately $900,000 in funding for a CHDO affordable housing project. Neither project incurred expenditures during the reporting period; therefore, those amounts are not included in PY2025 HOME expenditures.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	577,211
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	577,211
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	577,211

Table 5 – Fiscal Year Summary - HOME Match Report

OMB Control No: 2506-0117 (exp. 09/30/2021)

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	Amount received during reporting period $	Total amount expended during reporting period $	Amount expended for TBRA $	Balance on hand at end of reporting period $
1,383,269	865,065	49,977	0	2,220,834

Table 7 – Program Income

DRAFT

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	49,977	0	0
Number	0	0	0	1	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
Contracts			
Dollar Amount	49,977	0	1
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0

Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	22	15
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**22**	**15**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	20	0
Number of households supported through Rehab of Existing Units	22	15
Number of households supported through Acquisition of Existing Units	0	0
Total	**42**	**15**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Cumberland County completed 15 homeowner rehabilitation projects against its annual goal of 22. The lower outcome reflects project timing, contractor availability, and the time required to complete eligibility, environmental review, procurement, construction, and final inspections. One additional property was completed as a demolition activity and is reported separately.

Discuss how these outcomes will impact future annual action plans.

The County will continue prioritizing homeowner rehabilitation, strengthening project tracking, and reviewing IDIS accomplishment data before year-end. Marketing and outreach efforts have been expanded through neighborhood canvassing, community events, municipal partnerships, and direct distribution of program information to increase awareness and encourage eligible homeowners to apply.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	15	1
Moderate-income	0	0
Total	**15**	**1**

Table 13 – Number of Households Served

Narrative Information

During PY2025, Cumberland County completed 15 homeowner rehabilitation projects and one separate demolition activity. Some rehabilitation projects were funded with prior-year resources but were completed during the current reporting period. The County is reviewing the IDIS accomplishment years to ensure the 15 completed households are reported once and in the correct program year.

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Cumberland County continued to coordinate outreach, assessment, and referrals through the Fayetteville-Cumberland County Continuum of Care and Coordinated Entry system. CommuniCare's PATH Street Outreach program served 362 persons in 326 households during PY2025, including 133 persons experiencing chronic homelessness, 28 veterans, and 16 youth under age 25. Outreach services included engagement, assessment, case management, benefits assistance, behavioral health referrals, and housing navigation. Catholic Charities and other community partners also provided emergency assistance and supportive services to persons experiencing homelessness and housing instability.

Addressing the emergency shelter and transitional housing needs of homeless persons

Cumberland County supported emergency and transitional housing needs through coordination with local shelter providers, Continuum of Care partners, and the County's transitional housing programs. Services included emergency assistance, short-term shelter connections, case management, and housing stabilization support. The County also continued operating and preparing units within the Robin's Meadow Transitional Housing program for families with children. These efforts were intended to reduce shelter stays, support family stability, and help households move toward permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

During PY2025, Cumberland County implemented the Homelessness Prevention and Stabilization Voucher Pilot Program using approximately $250,000 in American Rescue Plan Freed Up Capacity funding. The pilot provided short-term housing stabilization assistance to eligible households experiencing homelessness or at imminent risk of homelessness. Assistance included rental arrears or short-term rent, security deposits, limited utility assistance, temporary motel stays when shelter was unavailable, and transportation support. Referrals were coordinated through the local homeless response system, and payments were made directly to landlords, utility providers, and other approved vendors. Demand for the pilot was substantial, and the program helped address immediate housing crises while connecting households to longer-term resources.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Cumberland County and its Continuum of Care partners continued to assist households in moving from homelessness toward permanent housing through housing navigation, landlord engagement, benefits assistance, case management, transitional housing, and permanent supportive housing services. PATH participants received assistance with behavioral health connections, income and benefit applications, and housing searches. The County also supported coordinated referrals to rapid rehousing, permanent supportive housing, and other community-based housing resources. These efforts focused on reducing the length of time households remained homeless and improving housing stability after placement.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Cumberland County continued to coordinate with the Fayetteville Metropolitan Housing Authority and other housing and social-service partners regarding the needs of extremely low- and very low-income households. As part of the County's transitional housing program, staff encouraged eligible participants to apply for FMHA housing and Housing Choice Voucher opportunities as part of their permanent housing plans. Staff also assisted households with referrals and connections to other affordable housing resources when appropriate.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Cumberland County did not directly administer public housing resident-management activities. However, transitional housing participants were encouraged to apply for FMHA housing opportunities and to pursue long-term housing options, including homeownership when appropriate. Case management focused on housing readiness, financial stability, and connection to available community housing resources.

Actions taken to provide assistance to troubled PHAs

Not applicable. The Fayetteville Metropolitan Housing Authority was not designated as a troubled public housing authority during the reporting period.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Cumberland County addressed affordable housing barriers through homeowner rehabilitation, affordable housing development, partnerships, and Housing First practices. Homebuyer assistance remained available, but no households applied or received assistance during PY2025. The County also coordinated with municipalities and community partners to identify and reduce local housing barriers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Cumberland County addressed underserved needs through homelessness prevention and stabilization assistance, Coordinated Entry, street outreach, transitional housing, rapid rehousing, housing navigation, and supportive services. The County also partnered with nonprofit and community organizations to provide food assistance, healthcare access, recovery support, rental and utility assistance, and other services that helped vulnerable residents maintain housing stability and access needed resources.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Cumberland County reduced lead-based paint hazards by applying HUD and EPA requirements to pre-1978 homes, requiring certified contractors to use lead-safe work practices, and incorporating lead compliance into project scopes and inspections. Applicants also received required lead-safety notices and educational materials.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Cumberland County helped reduce poverty through homeowner rehabilitation, homelessness prevention and stabilization, transitional housing, rapid rehousing, rental and utility assistance, healthcare support, food assistance, housing navigation, and referrals. These efforts helped families maintain housing and improve long-term stability.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Cumberland County strengthened its institutional structure through its role as the Continuum of Care Lead Agency, continued grant administration and monitoring, HMIS oversight, Coordinated Entry, staff training, technical assistance, and coordination with municipalities, nonprofit organizations, housing providers, and social service agencies. These efforts supported

improved program coordination, compliance, data management, and service delivery across housing and homelessness programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Cumberland County enhanced coordination through its role as the Continuum of Care Lead Agency, Coordinated Entry, HMIS, community meetings, and partnerships with housing providers, nonprofits, healthcare agencies, municipalities, and social service organizations. These efforts improved referrals, identified service gaps, and connected residents to housing and supportive services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Cumberland County addressed fair housing impediments through outreach, education, nondiscrimination requirements, and partnerships with housing and service providers. Fair housing information and complaint resources were shared with applicants and the public. The County also supported rehabilitation, homebuyer assistance, and affordable housing development to expand housing choice.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Cumberland County monitored CDBG- and HOME-funded activities through routine reporting, reimbursement review, desk monitoring, and ongoing communication with subrecipients, contractors, property owners, and program partners. Monitoring was designed to evaluate program performance, financial management, eligibility, procurement, environmental review, recordkeeping, accomplishment reporting, and compliance with applicable federal and local requirements.

Subrecipients were required to submit programmatic and financial reports and supporting documentation before reimbursement. County staff reviewed invoices, expenditure records, beneficiary data, performance reports, and other documentation to confirm that costs were eligible, reasonable, properly supported, and consistent with approved agreements and budgets. Pre-disbursement and technical-assistance meetings were used to explain reporting, documentation, reimbursement, and compliance expectations.

Monitoring activities included desk reviews and on-site reviews when appropriate. Any concerns or deficiencies identified through monitoring were communicated to the responsible organization, and corrective action or additional documentation was requested as necessary. The County also reviewed long-term compliance requirements for HOME-assisted properties, including affordability, tenant eligibility, rents, property standards, affirmative marketing, and record retention.

The County continued minority- and women-owned business outreach by encouraging participation in procurement opportunities, sharing contracting information, and incorporating applicable federal and County procurement requirements into funded activities. Comprehensive planning requirements were addressed through implementation of the Consolidated Plan and Annual Action Plan, review of accomplishments and expenditures, coordination with community partners, and preparation of required HUD performance reports.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Cumberland County will provide citizens with reasonable notice and an opportunity to review and comment on the PY2025 CAPER in accordance with its Citizen Participation Plan. A public notice will identify the availability of the draft report, the public-comment period, locations where the document may be reviewed, and instructions for submitting comments.

The draft CAPER will be made available for public review on the County's website and at designated public locations, including the Community Development office and participating municipal locations. Citizens will be provided with the required public-comment period and may submit comments in writing, by email, by telephone, or in person.

Public hearings will also be conducted before final submission to HUD. Any comments received during the public-review period and public hearings will be summarized in the final CAPER, along with the County's responses.

DRAFT

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Cumberland County did not make any significant changes to its CDBG program objectives during PY2025. The County continued to prioritize homeowner rehabilitation, public services, homelessness-related assistance, clearance activities, and effective program administration in accordance with the 2025–2029 Consolidated Plan and FY2025 Annual Action Plan.

Based on its experience during the program year, the County will continue strengthening project tracking, contractor coordination, subrecipient oversight, and year-end accomplishment reporting. The County will also continue evaluating project readiness and community needs when developing future Annual Action Plans so that resources can be directed toward activities that can be implemented within the applicable program year.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Cumberland County did not complete all scheduled on-site inspections of HOME-assisted rental properties that were due during PY2025. Inspections conducted in July 2025 were associated with the prior monitoring cycle and are not being reported again for the current program year. During PY2025, leadership and staffing transitions within the Department affected the timing of certain monitoring activities. The outstanding inspections will be completed during the current fiscal year, and the County is updating its HOME monitoring schedule and internal tracking procedures to help ensure future inspections are completed within the required timeframes.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

During PY2025, Cumberland County continued to require HOME-assisted housing owners and developers to comply with applicable fair housing and affirmative marketing requirements. These requirements include inclusive outreach, nondiscriminatory tenant-selection practices, and the use of the Equal Housing Opportunity logo or statement in marketing materials.

No newly completed HOME-assisted rental units were available for initial occupancy during the reporting period. The West Cumberland LIHTC project remained in the predevelopment and financial closing phase as of June 30, 2026; therefore, tenant marketing and lease-up activities had not begun. Before initial occupancy, the County will review the project's affirmative marketing procedures, tenant-selection plan, and proposed outreach efforts to ensure compliance with applicable HOME and fair housing requirements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During PY2025, Cumberland County received $865,064.83 in HOME program income. Of this amount, $49,977 was used to complete one owner-occupied homeowner rehabilitation project. The assisted household met HOME income-eligibility requirements and was a low- or moderate-income homeowner. The rehabilitation addressed eligible health, safety, habitability, and property-condition needs. Because the program income was used for an owner-occupied rehabilitation project, there were no tenant characteristics associated with this expenditure. The remaining program income was retained for future eligible HOME activities.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

During PY2025, Cumberland County continued supporting the development of affordable rental housing through the Low-Income Housing Tax Credit program. The County approved approximately $800,000 in HOME funding for the West Cumberland LIHTC project. During the reporting period, County staff coordinated with the developer, legal counsel, lenders, and other project partners to review closing documents and address HOME compliance requirements. As of June 30, 2026, the project remained in the predevelopment and financial closing phase. No HOME funds were expended, and no units were completed or placed in service during the reporting period.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The primary goal of the Section 3 program is to provide economic opportunities to low-income residents and public housing residents. This includes opportunities for job training, employment, and contracting. CCCD will continue to encourage recipients of HUD funding to hire low-income individuals and public housing residents for construction and non-construction jobs created through HUD-assisted projects.

DRAFT

CUMBERLAND COUNTY
NORTH CAROLINA

Planning & Inspections Department

FINAL ACTION NOTICE LETTER

TO:	Connie Veeder (Agent) / Barbara Blackwell and Katherine Harless (Owners)
FROM:	Cumberland County Planning Staff
DATE:	September 4th, 2026
SUBJECT:	CASE NO: ZON-26-0037 / Town of Stedman Board of Commissioners Final Action

Dear Ms. Blackwell and Ms. Harless:

For your records, the Town of Stedman Board of Commissioners held a public hearing on Thursday, September 3rd, 2026, and thereat approved your initial rezoning from County A1 Agricultural to Town of Stedman R15 Residential District for a parcel comprising 14.01 +/- acres; located north of Clinton Rd and east of Autry Rd. This approval is granted by the Stedman Board of Commissioners based on the records of the September 3rd, 2026 hearing.

If you wish to obtain an official copy of the hearing minutes for this zoning case, please contact the Town Clerk's office.

Prior to conducting any development activity on your property, including construction of any building or structure, please contact the Current Planning or Code Enforcement Sections regarding any necessary permits or site plans.

Sincerely,

Timothy Doersam, Planner III
Current Planning Staff
Planning and Inspections Department
Cumberland County

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

August 19, 2026

MEMO TO: TOWN OF STEDMAN

FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD

SUBJECT: **ZON-26-0037:** Initial zoning request from County A1 Agricultural District to Town R15 Residential District or to a more restrictive zoning district for a parcel containing approximately 14.01 acres: located north of Clinton Rd and east of Autry Rd; submitted by Town of Stedman (Agent/Applicant) on behalf of Barbara Blackwell and Katherine Harless (Owners).

ACTION: In Case ZON-26-0037, the Cumberland County Joint Planning Board recommends approval of the initial zoning request from County A1 Agricultural District to R15 Residential District. The Board found that 1. Approval is an amendment to the adopted, current Stedman Area Land Use Plan and that the Town Board should not require any additional request or application for amendment to said map for this request. 2. The proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population. 3. The proposed zoning district is the lowest density residential zoning district within the Town of Stedman Zoning Ordinance and water lines are available. The board 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. Unanimous approval.

1. **Scheduled Town Hearing Date for Case ZON-26-0037: September 3, 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 July 21, 2026 Meeting:

In Case ZON-26-0037, Planning and Inspections staff recommends approval of the initial zoning request from County A1 Agricultural District to Town R15 Residential District and find that: 1. Approval is an amendment to the adopted, current Stedman Area 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 proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population. 3. The proposed zoning district is the lowest density residential zoning district within the Town of Stedman Zoning Ordinance and water lines are available. Staff 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. Mobley motioned, seconded by Mr. Crumpler, to recommend approval of the initial zoning request from County A1 Agricultural District to Town R15 Residential District and find that 1. Approval is an amendment to the adopted, current Stedman Area Land Use Plan and that the Town Board should not require any additional request or application for amendment to said map for this request. 2. The proposed zoning will allow

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

for a diversity of residential uses to meet the current and future housing needs of a diverse population. 3. The proposed zoning district is the lowest density residential zoning district within the Town of Stedman Zoning Ordinance and water lines are available. The board 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. Unanimous approval.

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

MOTION:

In Case ZON-26-0037, I move to approve the rezoning request from County A1 Agricultural District to R15 Residential District and find that:

1. Approval is an amendment to the adopted, current Stedman Area Land Use Plan and that the Town Board should not require any additional request or application for amendment to said map for this request.
2. The proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population.
3. The proposed zoning district is the lowest density residential zoning district within the Town of Stedman Zoning Ordinance and water lines are available. The board 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.

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-26-0037, I move to deny the rezoning request and find that the request is not consistent with Eastover Area Land Use Plan. The request is not reasonable or in the public interest because _____.

CUMBERLAND COUNTY
NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-26-0037
Planning Board Meeting: July 21, 2026
Location: Along Autry Rd., North of Clinton Rd.

Jurisdiction: Town of Stedman

REQUEST	**Initial Zoning from County A1 to Town R15**

Applicant requests an initial zoning from County A1 Agricultural District to Town R15 Residential District for a parcel containing 14.01 acres located along Autry Rd and north of Clinton Rd, as shown on Exhibit "A". In May 2026 the Town of Stedman adopted an annexation ordinance bringing the subject site into its jurisdiction. Located approximately 0.8 miles east of the main body of the town limits, the property was incorporated into the Town as a satellite annexation. The owner intends to pursue a residential subdivision. Autry Rd is a private dirt road that is contained within the boundaries of the subject property and will likely require improvements for any proposed residential development on the subject property as well as connection to abutting landlocked parcels.

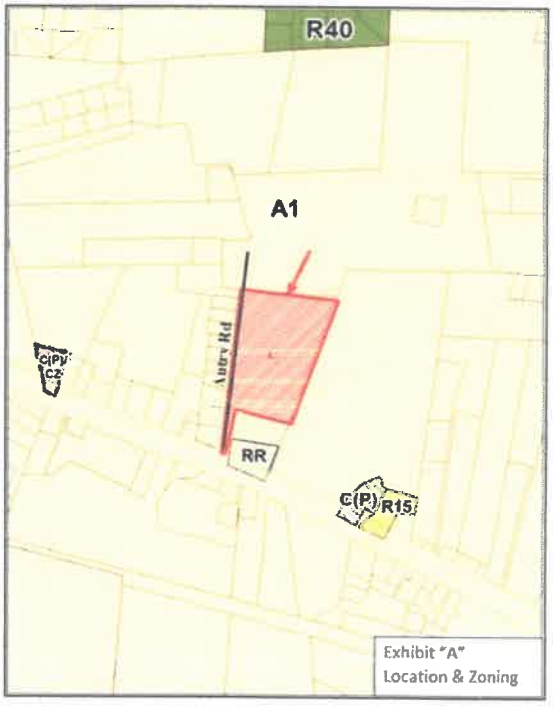
PROPERTY INFORMATION

OWNER/APPLICANT: Barbara Blackwell & Katherine Harless (Owners); Town of Stedman (Applicant)

ADDRESS/LOCATION: Located along Autry Rd. and north of Clinton Rd. Refer to Exhibit "A", Location and Zoning Map. REID numbers: 1405081491000.

SIZE: The subject parcel is approximately 14.01 acres. Road frontage along Clinton Rd is approximately 60 linear feet. The property is approximately 1,263 feet in length at its deepest point.

EXISTING ZONING: At the time the subject parcel was annexed into the Town of Stedman in May 2026, the zoning district assigned to the property is County A1 Agricultural District. County A1 Agricultural District is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.



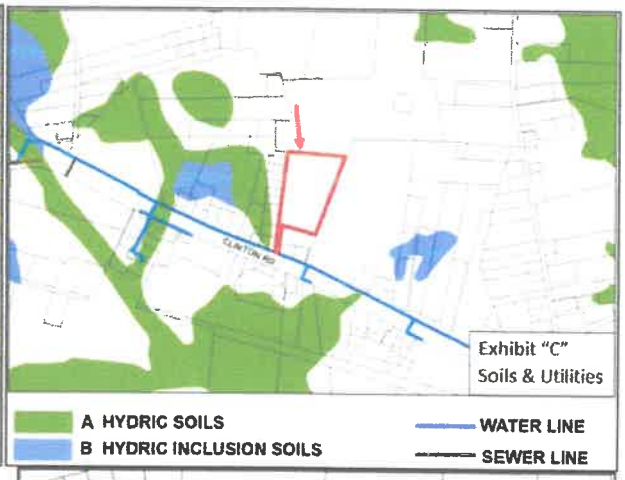
EXISTING LAND USE: The subject parcel is predominantly cleared farmland and contains Autry Rd within its property boundaries.

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

- **North**: Farmland and single-family homes
- **East**: Single-family homes, vacant land, and wooded areas.
- **West**: Single-family homes and wooded areas.
- **South**: Clinton Rd, single-family homes, and wooded lands.

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



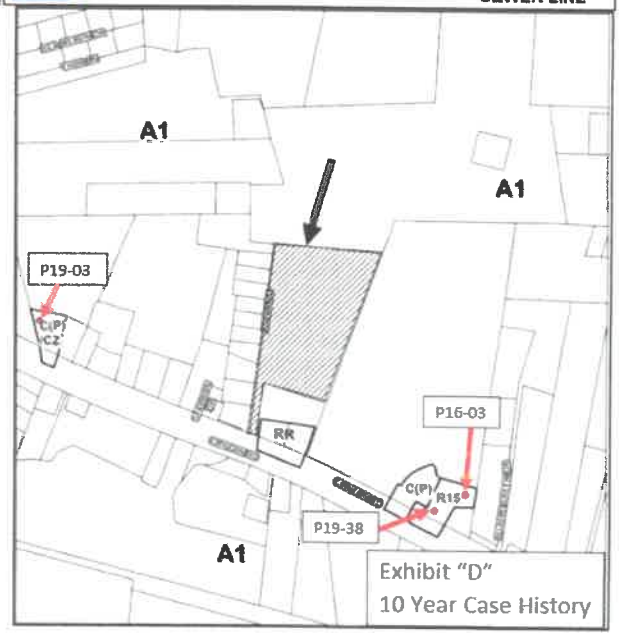


TEN YEAR ZONE CASE HISTORY:

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

- P16-03: A1 to R20: Approved by County
- P19-03: A1 to C(P)/CZ: Approved by County
- P19-38: R20 to R15: Approved by County

DEVELOPMENT REVIEW: Prior to commencement of any new subdivision or group development, a preliminary plan or site plan must be submitted to the Current Planning Division for consistency review, and approval by the Town of Stedman for compliance with the Town's Subdivision and Zoning Ordinances prior to development activity.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R15 (Proposed Zoning)
Front Yard Setback	30 feet
Side Yard Setback	15 feet
Rear Yard Setback	35 feet
Lot Area	15,000 square feet (Net)
Lot Width	75 feet

DEVELOPMENT POTENTIAL:

County A1	Gross Density (Town R15)	Net Density (Town R15)
7 lots	40 residential lots	30 residential lots

Net density assumes 25% of land area dedicated to roads and drainage. 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.

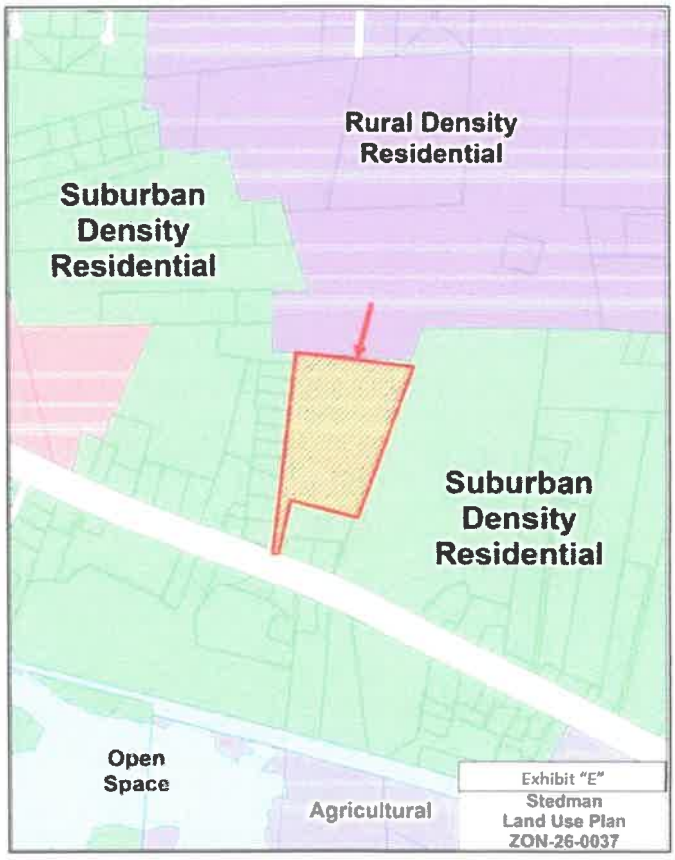
COMPREHENSIVE PLANS:

This property is located in the Stedman Area Land Use Plan (2020). The future land use classification of the property is "Suburban Density Residential".

The associated zoning districts for Suburban Density Residential are R30, R30A, R20, R20A, RR, & CD. R40 and R40A may be appropriate but only if compatible with the neighborhood and surrounding uses: Conditional Zoning may be advisable.

The proposed rezoning request from is not consistent with the adopted land use plan.

NOTE: If approved, the proposed initial rezoning request to R15 will require a map amendment from Suburban Density Residential to Medium Density Residential.



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

- "The intent of the Medium Density Residential classification is to allow for residential uses cognizant of the density that already exists within the Town of Stedman" (Stedman Area Land Use Plan 2020, p. 44).
- "The subject property meets the following location criteria: "Must have access to a public or approved private street; Desirable to be located within 3 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).

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Town of Stedman water lines are available near the subject property, as shown in Exhibit "C". Sewer utility lines are not present near the subject property. It is the applicant's responsibility to determine if this utility provider will serve their development.

TRANSPORTATION: Autry Rd is a Class "C" private street according to the Phil Smith Plat in Plat Book 87, Page 84. Autry Rd travels north and becomes Thor Ln. Clinton Road is classified as a "Major Collector" road per NCDOT's Road Classification System. According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), Clinton Rd is located outside of FAMPO boundaries. Average daily traffic count information was not available for this road at the time this report was completed.

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 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: This is a conventional zoning. There are no conditions proposed at this time.

STAFF RECOMMENDATION

In Case ZON-26-0037, Planning and Inspections staff **recommends approval** of the initial zoning request from County A1 Agricultural District to Town R15 Residential District and find that:

1. Approval is an amendment to the adopted, current Stedman Area 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 proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population.
3. The proposed zoning district is the lowest density residential zoning district within the Town of Stedman Zoning Ordinance and water lines are available.

Staff 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

ATTACHMENT – MAILING LIST

AUSTIN, WILLIAM DALE;
KELLEY, ROSEMARY EILEEN
134 AUTRY ROAD
STEDMAN, NC 28391

BLACKWELL, BARBARA ANITA AUTRA;
HARLESS, MARGIE KATHERINE
PO BOX 39
STEDMAN, NC 28391

BOCKS, HEATHER LEIGH
8431 CLINTON ROAD
STEDMAN, NC 28391

BUNCE, M COPE;
BUNCE, LYNNE
8492 CLINTON RD
STEDMAN, NC 28391

FISHER, MARY
8401 CLINTON RD
STEDMAN, NC 28391

HALL, JUDY
8484 CLINTON RD
STEDMAN, NC 28391

HALL, JUDY L, CHARLES E;
JON, C
8484 CLINTON RD
STEDMAN, NC 28391

IGLESIA BETHEL
546 FIVE BRIDGE ROAD
CLINTON, NC 28328

JOHNSON, HAYWOOD EVANDER;
JOHNSON, ROBERTA M
8389 CLINTON RD
STEDMAN, NC 28391

LAYTON, BARBARA MCMILLAN
PO BOX 161
STEDMAN, NC 28391

N C DEPT OF TRANSPORTATION
1546 MAIL SERVICE CTR
RALEIGH, NC 27699

NAYLOR, JOSEPH PRESTON;
NAYLOR, JANICE FAYE HALL
8434 CLINTON RD
STEDMAN, NC 28391

NAYLOR, MARY
KATHERINE CASHWELL
PO BOX 215
STEDMAN, NC 28391

NAYLOR, MARY KATHERINE
CASHWELL TRUSTEE
8495 CLINTON RD
STEDMAN, NC 28391

NAYLOR, RICHARD D;
NAYLOR, BETTY HORNE
8380 CLINTON RD
STEDMAN, NC 28391

REINHARDT, SUSAN P
8412 CLINTON RD
STEDMAN, NC 28391

SMITH, YULONDA M
141 STALLION DR
STEDMAN, NC 28391

STILES, JOHN W TRUSTEE;
STILES, KELLEY L TRUSTEE;
THE SUNSET TRUST
1116 CALLAWAY DR
SHOREWOOD, IL 60404

WILLIAMS, DONALD T;
WILLIAMS, LORETTA
309 AUTRY RD
STEDMAN, NC 28391

WILLIAMS, LORETTA;
THOMPSON, LUCYNDA;
STEDLY, KAY;AUTRY, JAMES PERRY
309 AUTRY RD
STEDMAN, NC 28391

ATTACHMENT: APPLICATION

CASE #: _____

PLANNING BOARD MEETING DATE: _____

DATE APPLICATION SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

Town *of* Stedman

Planning & Inspections Department

Application for
REZONING REQUEST
TOWN OF STEDMAN

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat;
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered; and
3. A check made payable to "Cumberland County" in the amount of $_____ (See attached Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board public hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. Town of Stedman Board of Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the Board of Commissioners, rezoning becomes effective immediately.

The County Planning Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7603 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable.*

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COMMISSIONERS OF STEDMAN, NC:

I (We), the undersigned, hereby submit this application, and petition the Board of Commissioners to amend and to change the zoning map of the Town of Stedman as provided for under the provisions of the Stedman Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from A1 to R15
2. Address of Property to be Rezoned:
3. Location of Property:
4. Parcel Identification Number (PIN #) of subject property: 1405081491000 (also known as Tax ID Number or Property Tax ID)
5. Acreage: 14.01 Frontage: Depth:
6. Water Provider: Well: PWC: Other (name): TO Stedman
7. Septage Provider: Septic Tank ✓ PWC
8. Deed Book 4758 Page(s) 0770, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Agriculture
10. Proposed use(s) of the property: Housing development, R15 zoning
11. Do you own any property adjacent to or across the street from this property?
    Yes No ✓ If yes, where?
12. Has a violation been issued on this property? Yes No ✓

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

The County Planning Staff is available for advice on completing this application; however, they are not available for completion of the application.

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Barbara Blackwell & Margie K. Harless
NAME OF OWNER(S) (PRINT OR TYPE)

1430 John Nunnery Rd. Stedman, NC / 203 Eastfield Ave. Stedman, NC
ADDRESS OF OWNER(S)

E-MAIL

HOME TELEPHONE # WORK TELEPHONE #

Town of Stedman
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

5110 Front St. Stedman NC 28391
ADDRESS OF AGENT, ATTORNEY, APPLICANT

cveeder@townofstedman.com
E-MAIL

HOME TELEPHONE # 910-323-1892
WORK TELEPHONE #

Barbara A. Blackwell
SIGNATURE OF OWNER(S)

Connie P. Veeder Town Clerk
SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

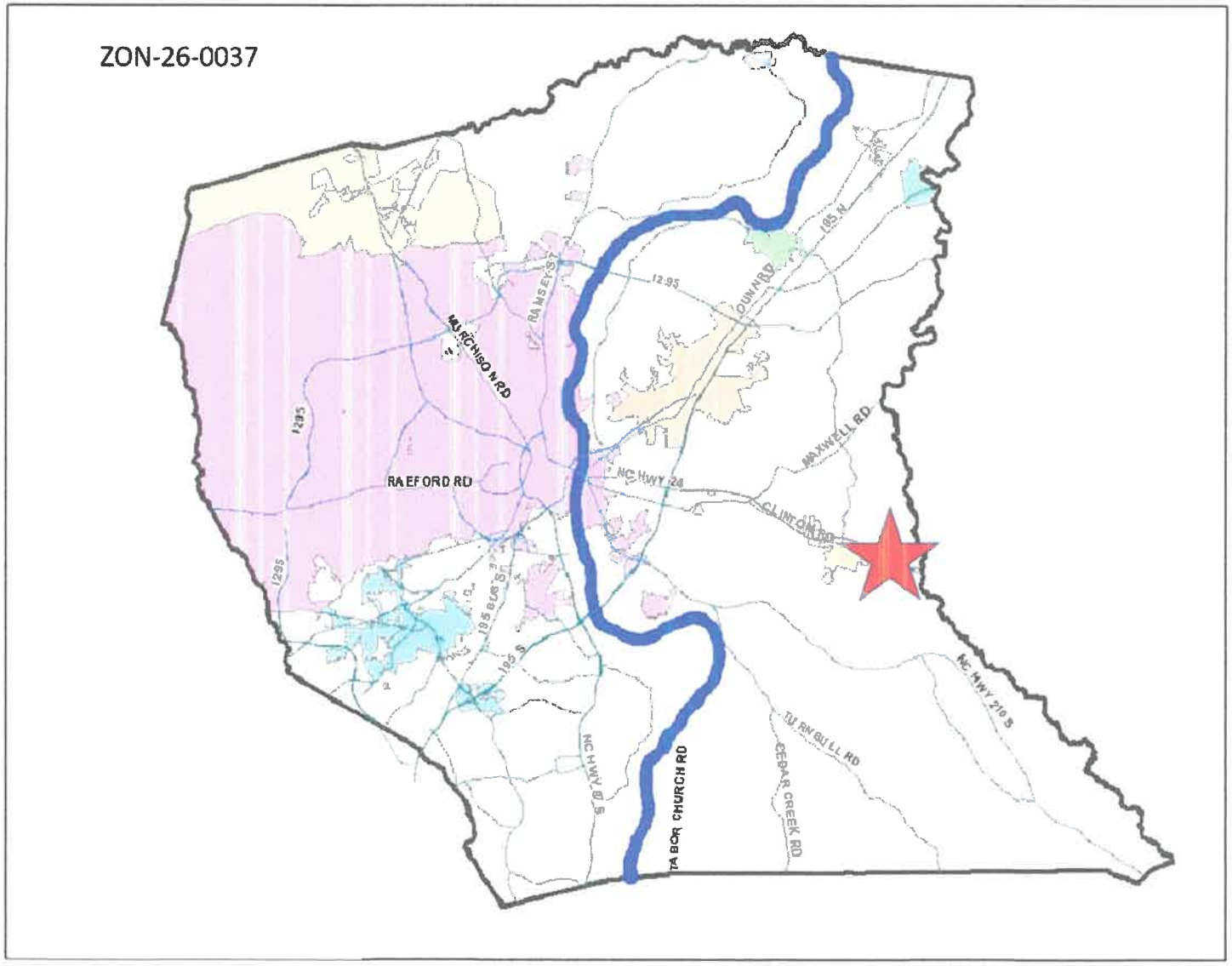
Margie K. Harless
SIGNATURE OF OWNER(S)

The contents of this application, upon submission, becomes "public record."

Planning and Inspections

CUMBERLAND COUNTY
NORTH CAROLINA

cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-



CUMBERLAND COUNTY
NORTH CAROLINA

cumberlandcountync.gov

ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

Agent:
No Agent

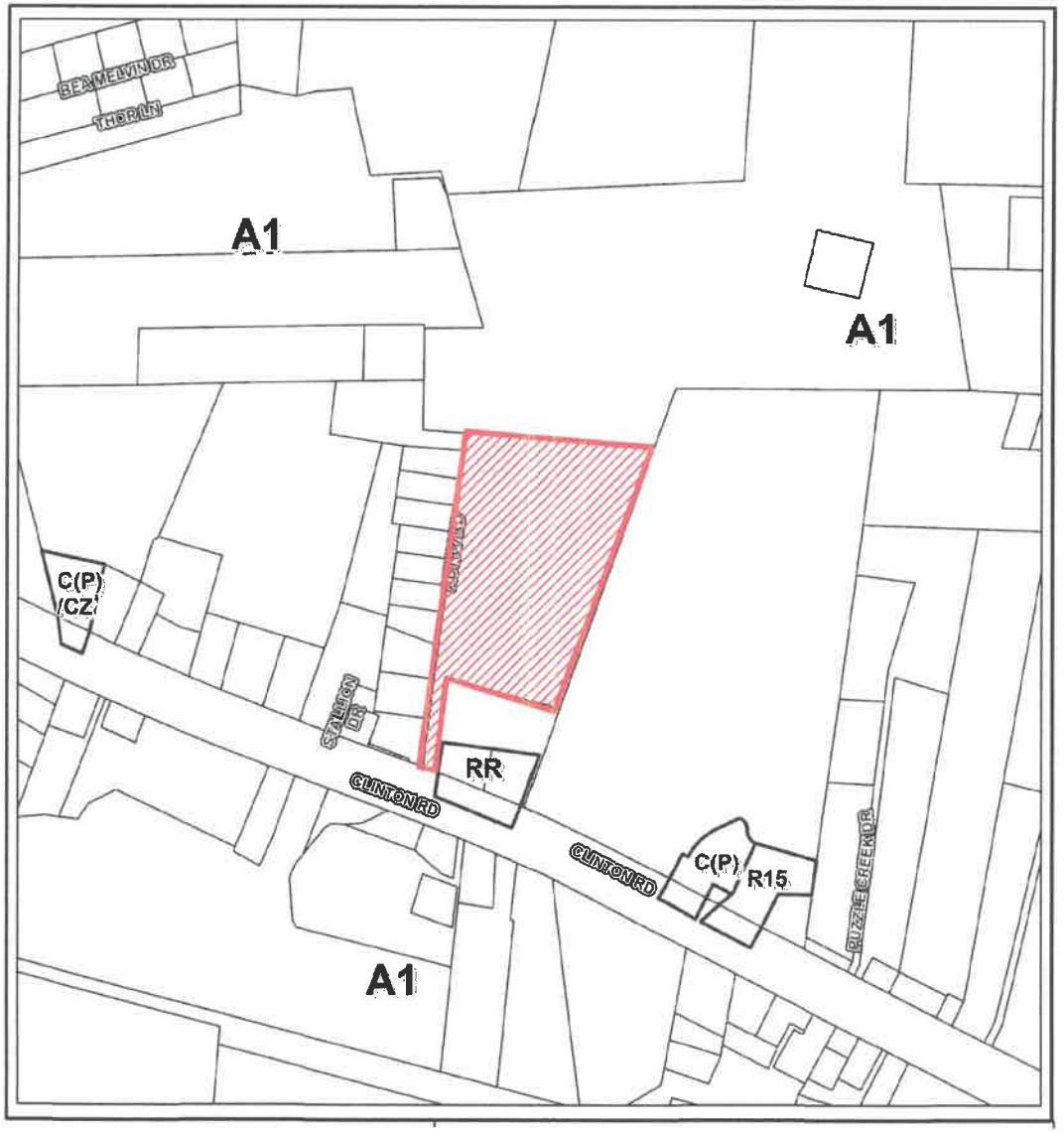
Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA

cumberlandcountync.gov



ZON-26-0037

SUBJECT PROPERTY:
Vacant Lot

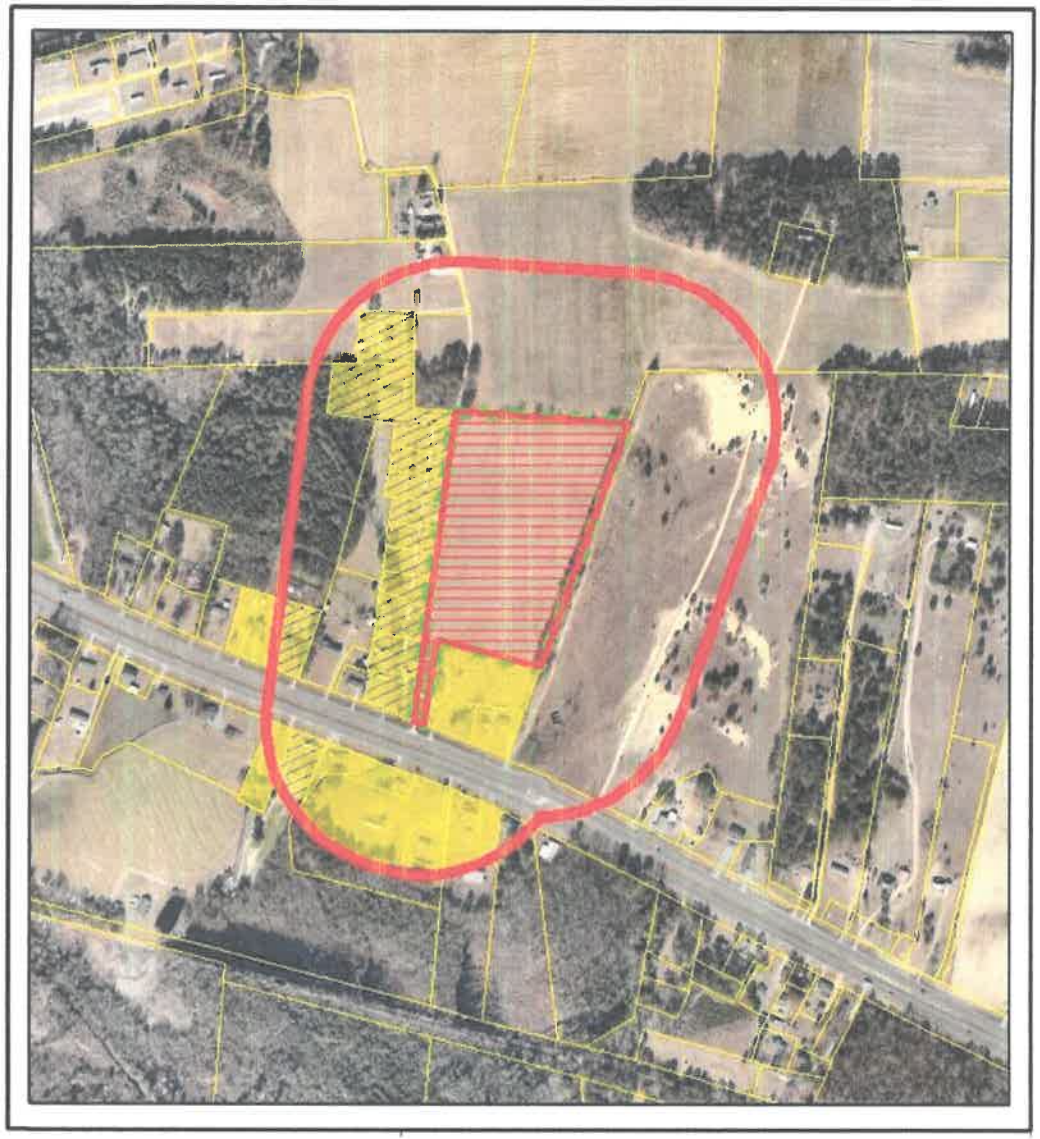
Single-Family Residential

Manufactured Home

Mailing Radius: 600'

CUMBERLAND COUNTY
NORTH CAROLINA

cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

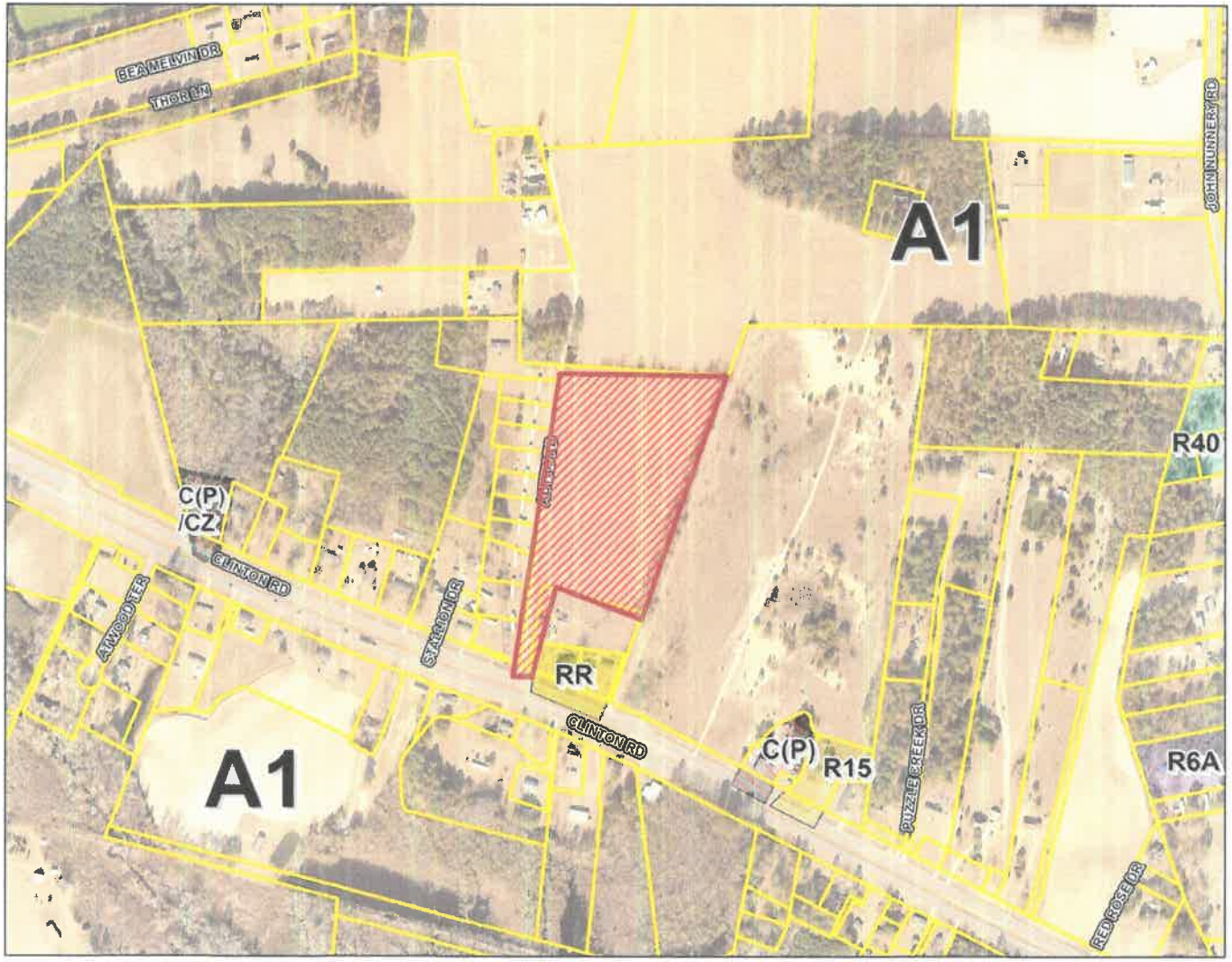
Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

Agent:
No Agent

Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA

cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

Agent:
No Agent

Request:
Initial Zoning to R15
Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



A HYDRIC SOILS
B HYDRIC INCLUSION SOILS
WATER LINE
SEWER LINE

ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA

cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

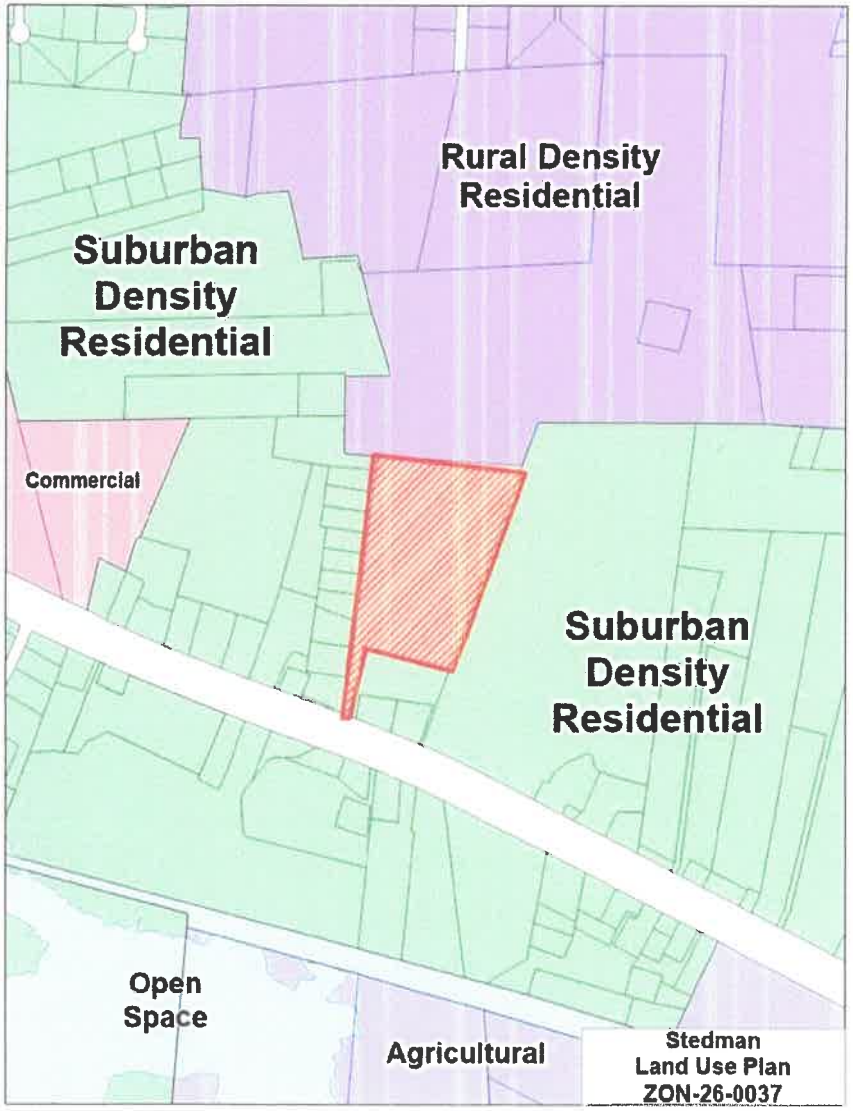
Agent:
No Agent

Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



Stedman Area Land Use Plan (2020)

"Suburban Density Residential"

Suburban Density Development Goals:

- "The intent of the Medium Density Residential classification is to allow for residential uses cognizant of the density that already exists within the Town of Stedman" (Stedman Area Land Use Plan 2020, p. 44).
- "The subject property meets the following location criteria: "Must have access to a public or approved private street; Desirable to be located within 3 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 infrastructure and/or town services" (Stedman Area Land Use Plan 2020, p. 61).
- The associated zoning districts for Suburban Density Residential are R30, R30A, R20, R20A, RR, & CD. R40 and R40A may be appropriate but only if compatible with the neighborhood and surrounding uses; Conditional Zoning may be advisable.

Request is not consistent with the adopted Land Use Plan

ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

Agent:
No Agent

Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov

Subject Property



ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA

cumberlandcountync.gov

South View – Autry Rd



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

Agent:
No Agent

Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

Agent:
No Agent

Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY

cumberlandcountync.gov

North View –Autry Rd



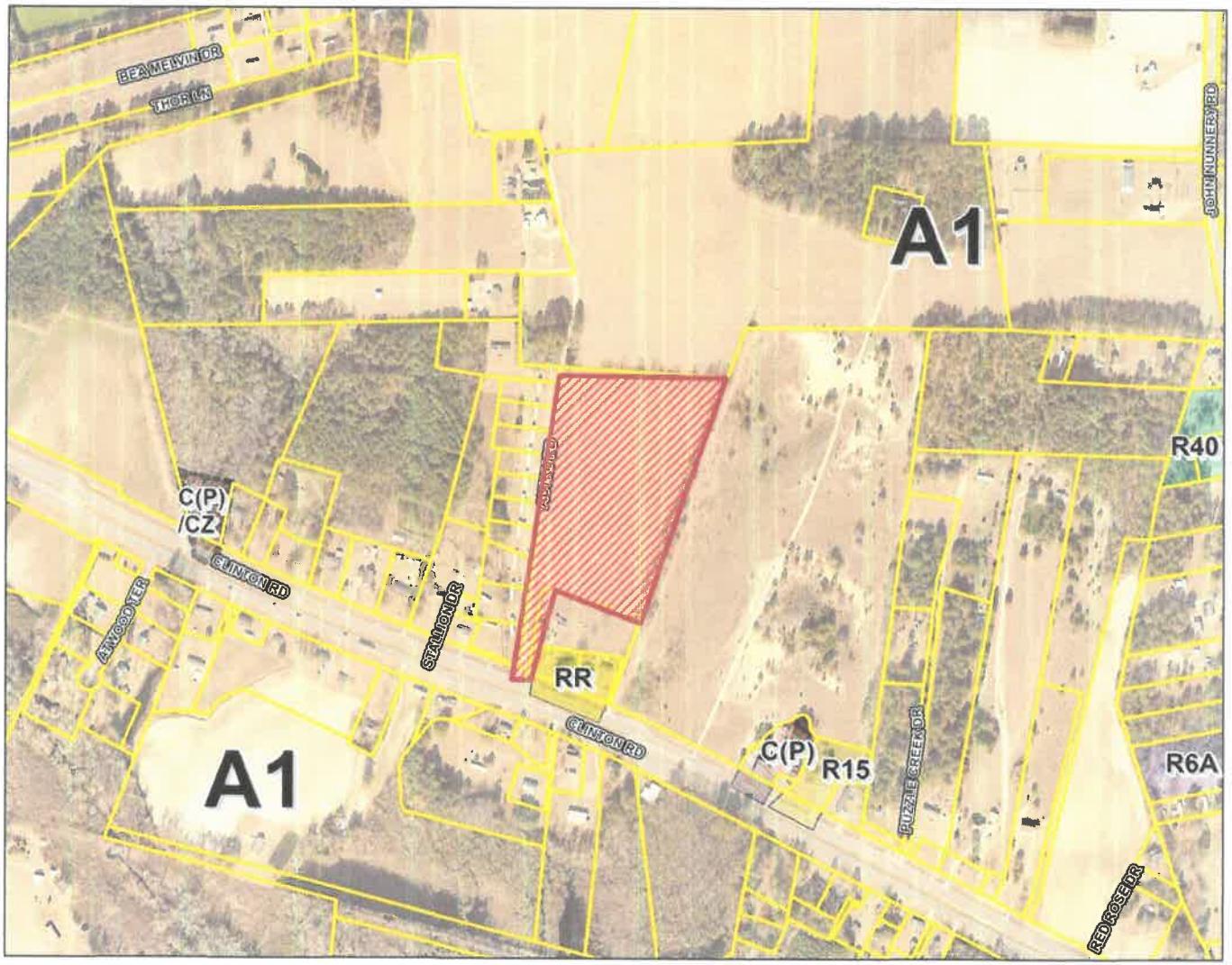
Staff recommends approval of the request

Planning Board recommends Approval of the request (9-0)

?

CUMBERLAND COUNTY

cumberlandcountync.gov



Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY
NORTH CAROLINA

Cumberland County Joint Planning Board

TENTATIVE MINUTES
July 21, 2026

Members Present	Members Absent	Others Present
Mr. James Baker, Chair		Mr. Rawls Howard, Director
Ms. Betty Lynd, Vice Chair		Mr. David Moon, Deputy Director
Mr. Stan Crumpler		Mr. Christopher Carr, Assistant County Attorney
Mr. Todd Mobley		Ms. Amanda Ozanich Snr. Admin. Professional
Mr. Charles Jones		Mr. Timothy Doersam, Planner III
Mr. Alfred Wheatley		Mr. Richard Fagan, Planner II
Ms. Jami McLaughlin		
Mr. Lyndel Ray Jenkins		
Mr. Tyler Williams		

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Baker called the meeting to order at 6:00 PM. Mr. Crumpler delivered the invocation and Mr. Jenkins led those present in the Pledge of Allegiance.

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

Mr. Howard noted that an oath of office needed to be administered to the new board member, Tyler Williams and it should be placed on the agenda as the next item after adjustments.

Mr. Howard also noted the discussion item was pulled from the agenda entirely and will return at a later date.

Ms. McLaughlin motioned, seconded by Ms. Lynd, to approve the agenda with the noted adjustments. Unanimous Approval.

III. SWEARING IN OF NEW MEMBER

Ms. Amanda Ozanich swore Tyler Williams into his position as a new member.

IV. PUBLIC MEETING WITHDRAWAL/DEFERRALS

Mr. Howard noted that the applicant for Case ZON-26-0017 asked for the case to be deferred to the September 15, 2026, Joint Planning Board meeting.

Mr. Howard also noted that ZON-26-0038 had people signed up in opposing and will need to be placed on the contested portion of the agenda.

Ms. Lynd motioned, seconded by Mr. Jones, to approve the deferral and adjustments as presented by staff. Unanimous approval.

V. ABSTENTIONS BY BOARD MEMBERS

None

VI. APPROVAL OF THE MINUTES OF JUNE 16, 2026

Mr. Jenkins motioned, seconded by Mr. Crumpler, to approve the minutes, as submitted by staff. Unanimous approval.

VII. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Mr. Baker read the Chairman's Welcome and the Rules of Procedure.

VIII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

ZNG-004-26: Rezoning of 1.49 +/- acres from R15 Residential District to O&I(P) Office and Institutional District, located at 4955 Legion Rd. The rear/eastern portion of the property. REID 0414833559000 Submitted by Hope Mills Methodist Church (applicant) and (owners). (**Hope Mills)**

The Town of Hope Mills' Planning staff recommends approval of the rezoning request for the rear/eastern portion of the property located at 4955 Legion Road from the R15 Residential District to the O&I(P) Office and Institutional District. It is not consistent with the 2013 Southwest Cumberland Land Use Plan, which calls for Low-Density Residential. The proposed zoning is a strategic fit for the property's infrastructure, as the bottom floor of the rear building has multiple rooms that are currently unused and can be used as office space. This rezoning will not disturb any land and will keep the infrastructure as is. This district rezoning request is positive for this area, as the zoning is for small areas often situated between business and residential areas. O&I(P) regulations are designed to maintain greater compatibility with nearby residential districts than with a commercial district.

Mr. Mobley motioned, seconded by Mr. Crumpler, to recommend approval of the rezoning request for the rear/eastern portion of the property located at 4955 Legion Road from the R15 Residential District to the O&I(P) Office and Institutional District. It is not consistent with the 2013 Southwest Cumberland Land Use Plan, which calls for Low-Density Residential. The proposed zoning is a strategic fit for the property's infrastructure, as the bottom floor of the rear building has multiple rooms that are currently unused and can be used as office space. This rezoning will not disturb any land and will keep the infrastructure as is. This district rezoning request is positive for this area, as the zoning is for small areas often situated between business and residential areas. O&I(P) regulations are designed to maintain greater compatibility with nearby residential districts than with a commercial district. Unanimous approval.

ZON-26-0010: Rezoning request from A1 Agricultural District to R40A Residential District or to a more restrictive zoning district for a parcel comprising of approximately 1.97 acres; located at

8329 Godwin Falcon Rd.; submitted by Angela and James Phillips, Keshondra Phillps (Applicant/Owners). **(Godwin)**

In Case ZON-26-0010, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40A Residential District. Staff finds that the request is consistent with the Northeast Cumberland Land Use Plan which calls for "Suburban Density Residential" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and is in harmony with the surrounding land use activities and zoning.

Mr. Mobley motioned, seconded by Mr. Crumpler, to recommend approval of the rezoning request from A1 Agricultural District to R40A Residential District. The board finds that the request is consistent with the Northeast Cumberland Land Use Plan which calls for "Suburban 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. Unanimous approval.

ZON-26-0028: Rezoning request from RR Rural Residential District to C2(P) Planned Service and Retail District or to a more restrictive zoning district for a 1.42 +/- portion of a parcel comprising approximately 1.62 acres; located at 2140 Wade Stedman Rd; submitted by Kevin Carroll (Agent) on behalf of Bethany Volunteer Fire Department (Owners).

In Case ZON-26-0028, Planning and Inspections staff recommends approval of the rezoning request from RR Rural Residential District to C2(P) Planned Service and Retail District. Staff finds that the request is consistent with the Bethany Area Land Use Plan which calls for "Commercial" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Mr. Mobley motioned, seconded by Mr. Crumpler, to recommend approval of the rezoning request from RR Rural Residential District to C2(P) Planned Service and Retail District. The board finds that the request is consistent with the Bethany Area Land Use Plan which calls for "Commercial" 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. Unanimous approval.

ZON-26-0032: Rezoning request from C(P) Planned Commercial District to R7.5 Residential District or to a more restrictive zoning district for a parcel containing approximately 1.26 acres; located east of Eastgate St., approximately 150 feet north of Crosshill St.; submitted by Lori Epler (Agent/Applicant) on behalf of A&G Residential, LLC (Owners). **(Eastover)**

In Case ZON-26-0032, Planning and Inspections staff recommends approval of the rezoning request from C(P) Planned Commercial District to R7.5 Residential District. Staff finds that the request is consistent with the Eastover Area Land Use Plan which calls for "Suburban 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. Mobley motioned, seconded by Mr. Crumpler, to recommend approval of the rezoning request from C(P) Planned Commercial District to R7.5 Residential District. The board finds that the request is consistent with the Eastover Area Land Use Plan which calls for

"Suburban 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. Unanimous approval.

ZON-26-0033: Rezoning request from A1 Agricultural District to A1A Agricultural District or to a more restrictive zoning district for a parcel containing approximately 2.72 acres; located at 6834 Turnbull Rd.; submitted by Cathleen Bryant (Applicant/Owner).

In Case ZON-26-0033, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. Staff finds that the request is consistent with the Southeast Cumberland Land Use Plan which calls for "Farmland" 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. Mobley motioned, seconded by Mr. Crumpler, to recommend approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. The board finds that the request is consistent with the Southeast Cumberland Land Use Plan which calls for "Farmland" 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. Unanimous approval.

ZON-26-0034: Rezoning request from A1 Agricultural District to RR Rural Residential District or to a more restrictive zoning district for a parcel containing approximately 12.02 acres; located north of Sanderosa Road and 156 feet east of Eastbay Drive; submitted by 4D Site Solutions (Agent/Applicant) on behalf of D. Brian Raynor Farms, LLC (Owner).

In Case ZON-26-0034, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to RR Rural Residential District. Staff finds that the request is consistent with the Eastover Area Land Use Plan which calls for "Rural 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. Mobley motioned, seconded by Mr. Crumpler, to recommend approval of the rezoning request from A1 Agricultural District to RR Rural Residential District. The board finds that the request is consistent with the Eastover Area Land Use Plan which calls for "Rural 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. Unanimous approval.

ZON-26-0037: Initial zoning request from County A1 Agricultural District to Town R15 Residential District or to a more restrictive zoning district for a parcel containing approximately 14.01 acres; located north of Clinton Rd and east of Autry Rd; submitted by Town of Stedman (Agent/Applicant) on behalf of Barbara Blackwell and Katherine Harless (Owners). **(Stedman)**

In Case ZON-26-0037, Planning and Inspections staff recommends approval of the initial zoning request from County A1 Agricultural District to Town R15 Residential District and find that: 1. Approval is an amendment to the adopted, current Stedman Area 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 proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population. 3. The proposed zoning district is the lowest density residential zoning district within the Town of Stedman Zoning

Ordinance and water lines are available. Staff 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. Mobley motioned, seconded by Mr. Crumpler, to recommend approval of the initial zoning request from County A1 Agricultural District to Town R15 Residential District and find that 1. Approval is an amendment to the adopted, current Stedman Area Land Use Plan and that the Town Board should not require any additional request or application for amendment to said map for this request. 2. The proposed zoning will allow for a diversity of residential uses to meet the current and future housing needs of a diverse population. 3. The proposed zoning district is the lowest density residential zoning district within the Town of Stedman Zoning Ordinance and water lines are available. The board 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. Unanimous approval.

IX. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

ZON-26-0031: Rezoning request from A1 Agricultural District to R40 Residential District or to a more restrictive zoning district for one parcel containing approximately 36.61 acres; located east of S. River School Rd and 532 feet north of Boyces Landing Rd.; submitted by The Reserve at South River, LLC (Agent/Applicant) on behalf of Pamela B. Williams (Owner).

In Case ZON-26-0031, Planning and Inspections staff recommends denial of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds that the request is not consistent with the Bethany Area Land Use Plan which calls for "Rural" at this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

Mr. Richard Fagan, Planner II, presented staff findings and presentation.

Mr. Crumpler asked about legal access for existing homes adjacent to the property.

Mr. Fagan confirmed no access would be impeded for existing subdivisions.

Mr. Crumpler asked about the difference between A1A and R40 zoning.

Mr. Howard clarified the key distinction is that A1A allows manufactured homes while R40 does not. In addition, there are some slight differences in the minimum lot size requirement.

Mr. Baker opened the meeting to public comments and asked if there were any speakers.

Ken Smith, engineer with Smith Consultants, stated the applicants were unaware that conditional zoning was strongly preferred by staff and indicated willingness to explore that path as long as R40 lot standards could be maintained.

Mr. Smith maintained the proposal aligns with the Bethany Land Use Plan's rural classification. The proposed 28 lots on 36 acres yields approximately one unit per two acres, consistent with the plan's stated residential density guidance. The development would include conservation areas to protect natural features. He also proposed installing an NCDOT cul-de-sac street and

committed to paving and clearing the existing recorded easement, stating the unused northern egress easement will provide the eastern subdivision residents with access that is better than the current dirt farm road.

Ms. Lynd asked Ken whether the applicant would be open to conditional zoning, noting the board cannot evaluate the site plan as submitted under a straight rezoning; Ken confirmed willingness to pursue conditional zoning while maintaining R40 lot standards.

Mr. Howard noted that this property fell within the half mile buffer of at least two Voluntary Agricultural Districts (VADs). This would need to be annotated on any subdivision platting during administrative review.

Pam Williams, property owner, stated the 36 acres are part of a larger tract purchased with her husband in June 1990. Following her husband's death in 2017, she relocated closer to family, recently retired, and needs the sale proceeds to supplement her income.

Mr. Richard Ringled was the first to speak in opposition. He cited traffic and public safety as primary concerns, noting two major vehicle accidents on South River School Road since roughly nine homes were built nearby, a posted speed limit of 55 mph with no signage, and a lack of response from NCDOT on a request to lower the speed limit.

Mr. Ringled also raised concerns about stormwater and environmental impact, noting the land on the back side of the parcel is low and swampy and asking whether drainage plans would be designed to avoid flooding neighboring properties and the turkey farm.

Mr. Michael Dawdy, second speaker in opposition, challenged whether 26 families would willingly live next to an active turkey farm and highlighted infrastructure strain on water, electricity, and local schools from added density.

Mr. Chase Lippord, third speaker and owner of the adjacent turkey farm, providing direct stakeholder opposition from the agricultural operation most directly affected by the proposed residential development. Mr. Lipper stated the farm raises approximately 60,000 turkeys per year and described its structures as each being 360 feet on a side, making each building larger than a football field.

Mr. Lippord stated that placing 28 homes adjacent to a working turkey farm would almost inevitably generate complaints from new residents unfamiliar with farm operations, ultimately pressuring a legally operating farm to curtail or cease activity.

Mr. Lippord emphasized that once farmland is converted to residential use, it cannot be returned to agriculture and submitted a signed community petition to the board in opposition to the request.

Ms. Angela Adams, fourth speaker and resident for 67 years and a widow, echoed prior speakers' concerns about pollution (noise, light, litter) and added that RVs and ATVs are already trespassing on adjacent agricultural land, creating liability for landowners rather than developers.

Mr. Baker closed the public comment.

Ms. Lynd asked as to what stipulations could be placed on the plat regarding the recording of the road and access.

Mr. Howard acknowledged those as legitimate concerns but said no determination could be made without reviewing the actual plat and ascertaining what issues are involved. The road segment in question also provides turkey farm access, adding further complexity. In response to a question about the closest structure to the turkey house, Mr. Howard explained the site falls within the half-mile buffer of at least two farms enrolled in the VAD program, meaning any approved plat would need to disclose nearby agricultural activity to future buyers.

Ms. Williams, whose family owns the subject property, was called back to the podium as she had a statement in rebuttal. She stated the land was offered for sale to neighboring landowners and to the turkey farm owner's family before going to the open market, and that no one was willing to pay what she was asking.

Ms. Lynd noted that even a resubmission as a conditional R40 would face the same opposition and concerns.

Ms. Lynd motioned, seconded by Ms. McLaughlin, to approve the staff recommendation to deny the rezoning request from A1 Agricultural District to R40 Residential District. The board finds that the request is not consistent with the Bethany Area Land Use Plan which calls for "Rural" at this location. The board also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning. Motion passed to recommend denial of the request with Mr. Crumpler voting solely in opposition.

ZON-26-0038: Initial zoning request from County R10 Residential District to Town C-3 Heavy Commercial District or to a more restrictive zoning district for a parcel comprising approximately 1.00 acre; located at 945 Lillington Hwy; submitted by Land Alternatives, PLLC (Agent/Applicant) on behalf of Atlantis Homebuyers, LLC (Owner). **(Spring Lake)**

In Case ZON-26-0038, Planning and Inspections staff recommends approval of the initial zoning request from County R10 to Town C-3 Heavy Commercial District. Staff finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "Commercial" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Mr. Richard Fagan, Planner II, presented staff findings and presentation.

Mr. Howard explained that after a municipality annexes a property, it has an established time frame to establish zoning by State statute. If a municipality fails to do so, the property becomes un-zoned and county or town zoning rules may not apply, effectively allowing any use.

Ms. Lynd asked why the annexation and initial zoning were not processed concurrently.

Mr. Howard explained county staff does not handle annexations for the Towns and relies on the towns to provide notice, adding that towns can, but are not required to coordinate the two processes simultaneously. He explained that the Towns need to notify staff if an annexation happens.

Mr. Baker opened public comments and asked if there were any speakers.

Mr. Craig Duerr, agent for the applicant, confirmed the two-step process of annexation then initial zoning is required by how Spring Lake and Cumberland County operate, and stated the applicant would have preferred C1 local business zoning, but C1 does not permit retail uses in the ordinance.

Mr. Duerr noted the intent is a multi-tenant retail building on the one-acre site and acknowledged that the site is physically too small for the more intensive uses technically permitted under C3 Heavy Commercial.

Sheila Spence spoke in opposition on behalf of the community in this area, arguing that C3 zoning encroaches directly on established R10 residential properties with zero buffer.

Ms. Spence cited State statute, arguing that map consistency alone is insufficient for rezoning and that she believes the active Spring Lake Land Use Plan requires the corridor to remain low-density residential.

Ms. Spence raised public safety concerns as Lillington Highway has a 45-mph average speed, a history of fatal accidents including a pedestrian death, and a recent fatal collision. She noted that commercial traffic would increase turning conflicts and stormwater runoff onto lower residential lots.

Ms. McLaughlin asked Ms. Spence how her property was historic.

Ms. Spence explained that "historic" as it was pertinent to her and her family adjacent to the property.

Ms. Lynd clarified for Ms. Spence that the Spring Lake Area Land Use Plan designates this corridor as commercial, not low-density residential, meaning approval would be consistent with, not contrary to, the adopted plan regardless of current residential use.

Mr. Bakers closed public comments.

The board noted the property sits on a commercial corridor less than a half mile from three major shopping centers, making it difficult to vote against both the staff recommendation and the Spring Lake Area Land Use Plan designation.

Ms. McLaughlin motioned, seconded by Mr. Williams, to approve the initial zoning request from County R10 to Town C-3 Heavy Commercial District. The board finds that the request is consistent with the Spring Lake Area Land Use Plan which calls for "Commercial" 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. Unanimous approval.

X. PUBLIC HEARING ITEMS

SUBDIVISION WAIVERS

None.

XI. ITEMS OF BUSINESS

None

XII. DISCUSSION

None

XIII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:35pm.

PUBLIC NOTICE

The Town of Stedman Board of Commissioners will hold a public hearing on Thursday, September 3, 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-26-0037: Initial zoning request from County A1 Ag Dist. to Town R15 Res, Dist. or to a more restrictive zoning district for a parcel containing 14.01 +/- acres; located north of Clinton Rd and east of Autry Rd; Town of Stedman (Agent/Applicant), Barbara Blackwell and Katherine Harless (Owners).

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

NORTH CAROLINA

AFFIDAVITT STEDMAN

CUMBERLAND COUNTY

CASE NO. ZON-26-0037

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 20 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 August 19, 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 19th day of August 2026.

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

Notary Public
My commission expires: 10-30-2028

ORDER DETAILS

Order Number:	LWLM0578245
Order Status:	Submitted
Classification:	Govt Public Notices
Package:	General Package
1 Affidavit:	5.00
Total payment:	131.48
Payment Type:	Account Billed
User ID:	L0012804
External User ID:	744350

ACCOUNT INFORMATION

Cumberland County Planning & Inspections
130 Gillespie ST AMANDA OZANICH
Fayetteville, NC 28301-5669
910-678-7610
aozanich@cumberlandcountync.gov
Cumberland County Planning & I
Contract ID:

TRANSACTION REPORT

Date	August 17, 2026 9:58:25 AM EDT
Amount:	131.48

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LWLM05782450

August 21, 2026
Fayetteville Observer
August 28, 2026
Fayetteville Observer

PREVIEW FOR AD NUMBER LWLM05782450

Public Notice

The Town of Stedman Board of Commissioners will hold a public hearing on Thursday, September 3, 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-26-0037: Initial zoning request from County A1 Ag Dist. to Town R15 Res, Dist. or to a more restrictive zoning district for a parcel containing 14.01 +/- acres; located north of Clinton Rd and east of Autry Rd; Town of Stedman (Agent/Applicant), Barbara Blackwell and Katherine Harless (Owners).

August 21, 28 2026
LWLM0578245

Preview Your Ad

RESOLUTION #2026-14

DECLARING THE INTENTION OF THE TOWN STEDMAN BOARD OF COMMISSIONERS TO CONSIDER THE CLOSING OF AN UNOPENED/UNAMED PUBLIC ALLEY ADJACENT TO TOWN OF STEDMAN PARCEL #495-08-8704, #495-08-8772, #495-08-9740, #495-08-7641, AND #495-08-8568 TO THE WEST OF HILLSBORO STREET AND PARCEL #495-18-0637, #495-18-0686, #495-18-1645, #495-18-1674, #495-18-0563 TO THE EAST OF HILLSBORO STREET. SEE ATTACHMENT.

WHEREAS, G.S. 160A-299 authorized the Town of Stedman Board to close streets and public alleys; and

WHEREAS, the Town of Stedman Board considers it advisable to conduct a public hearing for the purpose of considering the closing of the unopened/unnamed public alley **ADJACENT TO TOWN OF STEDMAN PARCEL #495-08-8704, #495-08-8772, #495-08-9740, #495-08-7641, AND #495-08-8568 TO THE EAST OF HILLSBORO STREET AND PARCEL #495-18-0637, #495-18-0686, #495-18-1645, #495-18-1674, #495-18-0563 TO THE WEST OF HILLSBORO STREET. SEE ATTACHMENT.**

NOW, THEREFORE BE IT RESOLVED by the Town of Stedman Board that:

1. A Public Hearing will be held 7 pm on Thursday, November 5, 2026 in the Town Hall in Stedman at a regularly scheduled Board meeting, to consider a resolution closing the public right-of-way.
2. The Town Clerk is hereby directed to publish the Resolution of Intent once a week for four consecutive weeks in the *Fayetteville Observer.*
3. The Town Administrator is hereby directed to transmit by registered or certified mail to each property owner of property abutting upon that portion of said alley a copy of this Resolution of Intent.
4. The Town Administrator is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299.

The above Resolution #2026-14 was duly adopted by the Town of Stedman Board of Commissioners at the regularly scheduled town board meeting held September 3, 2026, in the Town Hall.

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

Attest:

Connie P. Veeder, Town Clerk
Town of Stedman



The County of Cumberland and its Geospatial Services (CCGIS) makes no guarantee as the content, accuracy, precision or completeness of any information and services provided. The data provided is offered without warranty, expressed or implied. The user should consult public primary information sources, such as recorded deeds and plates, to verify the accuracy of the data provided.

CUMBERLAND COUNTY NORTH CAROLINA

0 0.01 0.01 mi

N W E S

Bridges
Traffic Signals
Addresses
Parcels

Parcel Lines
Parcel Line
Original Lot Lines

Municipal Boundaries

Eastover	Eastover
Falcon	Falcon
Fayetteville	Fayetteville
Godwin	Godwin
Hope Mills	Hope Mills
Linden	Linden
Spring Lake	Spring Lake
Stedman	Stedman
Wade	Wade

R

Printing Time: 7/17/2026 10:22 AM

WithersRavenel
Our People. Your Success.

August 13, 2026

Connie Veeder, Town Administrator/Clerk
Town of Stedman
5110 Front Street
Stedman, NC 28391

RE: Agreement for Task Order 3
Stedman Fall 2026 Sewer AIA Application
Stedman, North Carolina
WR Project No. 23-1162-003

Dear Ms. Veeder,

WithersRavenel is pleased to provide this Task Order 3 Agreement for Professional Services. We look forward to working with you on this project. If you have any questions or concerns about this agreement, please do not hesitate to call me at the number listed below.

Sincerely,
WithersRavenel

Monica Chevalier
Compliance Manager, Funding and Asset Management
mchevalier@withersravenel.com
Ph. 919.238.0344 | Mobile. 919.280.0643

Attachment:

Agreement for Professional Services

WithersRavenel
Our People. Your Success

Town of Stedman
Task Order No. 3
Stedman, North Carolina
Agreement for Professional Services

A. Preliminary Matters

This Task Order is hereby included as an addition to and incorporated as part of the Agreement Between Client and Consultant for Services, Task Order Edition signed 2024/01/10 between Town of Stedman ("Client") and WithersRavenel, Inc. ("Consultant").

B. Project Description

This fee agreement is intended to provide the scope of services and associated fees to provide consulting services per request of Town of Stedman and formalize an agreement for the implementation and logistics for these services.

This agreement is based on the project located in Stedman, North Carolina.

Listed below is a summary of the key aspects of the project based on discussions and preliminary research. Refer to the Scope of Services and Additional Services/Exclusions for further detailed information.

For the purposes of this agreement and any subsequent agreements the following references shall apply:

1. Town of Stedman shall be known as the "Client" or "Town."
2. WithersRavenel shall be known as the "Consultant."
3. The property and overall project shall be known as the "Project."
4. North Carolina Department of Environmental Quality shall be known as "NCDEQ."
5. Division of Water Infrastructure shall be known as "DWI."
6. Asset Inventory and Assessment Grant Program shall be known as "AIA."
7. State Reserve Program shall be known as "SRP."
8. The executed agreement shall be known as the "Agreement."

The Client wishes to pursue funding assistance from NCDEQ DWI's Asset Inventory and Assessment Grant Program (AIA) , a kind of State Reserve Program (SRP) grant, and would like assistance with completing the application for the Fall 2026 funding cycle ((Sewer AIA Project). The Project provides funding to complete an inventory of existing infrastructure, to document the condition of the inventoried infrastructure, and to prepare tools to help manage the system, such as an Asset Management Plan.

C. Timeline for Services

Consultant will begin work upon receipt of executed Agreement and written notice to proceed from the Client. Services will complete upon Consultant's submission of the proposed application to the North Carolina Division of Water Infrastructure by the Fall 2026 application deadline, which is 09/30/2026, and delivery of an application copy to the Client.

D. Scope of Services

Consultant shall provide the services identified under each task below as its "Basic Services" under the Agreement.

Task 1 - Application Preparation, Submittal, and Support

A. Assemble all materials necessary for the applications as outlined in DWI's AIA 2026 program guidance.

B. Prepare all forms, narratives, and all required documents to support the application process.

C. Coordinate collection of any supporting information required for the applications.

D. Draft required application resolutions for Client to present to Board of Commissioners for adoption to support the application process.

E. Meet with Client representatives to discuss the scope of the projects which may be via web-based conferencing.

F. Circulate application information to the Client for review and approval.

G. Participate in any teleconferences with DWI and Client as needed.

H. Provide other assistance, as required, to facilitate the complete application process.

I. Work with Client to support obtaining needed signatures of the application materials from the Client representative.

J. Submit application to DWI, using the prescribed method, by their submittal deadline.

K. Provide a PDF copy of the submitted application to Client. Hardcopy to be provided upon request.

E. Exclusions/Additional Services

Services that are not included in the Scope of Services or are specifically excluded from this Agreement (see below) shall be considered Additional Services if those services can be performed by Consultant and its agents if requested in writing by the Client and accepted by Consultant. Additional services shall be paid by the Client in accordance with the Fee & Expense Schedule outlined in Exhibit II. The exclusions are described below but are not limited to the following:

General

- All plan submittal, review, or permitting fees;
- Any work previously provided in other agreements;
- Any other services not specifically listed within the Scope of Services.

The above list is not all inclusive, and the Scope of Services defines the services to be provided by Consultant for this project.

F. Client Responsibilities

The following are responsibilities of the Client and Consultant will rely upon the accuracy and completeness of this information:

1. General:
    a. Provide representative for communications and decisions;
    b. Preferred media platforms for communications with the Client;
    c. Provide any information needed to complete the Project not specifically addressed in the Scope of Services;
    d. Provide all available information pertinent to the Project, including any GIS information, reports, maps, drawings, and any other data relative to the Project;
    e. Examine all agreements, reports, sketches, estimates and other documents presented by the Consultant and render in writing decisions pertaining thereto within a reasonable period so as not to delay the services of the Consultant;
    f. Give prompt written notice to Consultant whenever Client observes or otherwise becomes aware of any defect in the Project or the services of Consultant;
    g. Attend one (1) virtual Town meeting as required/needed;
    h. Coordinate adoption of the required DWI resolution ahead of the application deadline;
    i. Review and execution of application materials by authorized official ahead of the application deadline.

G. Compensation for Services

Consultant proposes to provide the Basic Services outlined in the Scope of Services on a lump sum basis with budgets as shown below plus reimbursable expenses in accordance with Exhibit II. The amounts set forth below have been determined based on the nature, scope and complexity of the Project as represented in the information provided to Consultant by Client prior to submittal of this agreement; subsequent changes thereto may result in additional fees. Budgeted amount reflects a discounted fee due to Client contracting for multiple application projects.

Task No.	Task Name	Fee
1	Application Preparation, Submittal, and Support	$2,500
	TOTAL	$2,500

(Hourly) Denotes hourly tasks. The fee budgets represented with hourly tasks are good faith estimates of what can be expected during the performance of this contract.

1. Invoices will be issued monthly, based on the percentage of completion for each lump sum task and the hourly rate for Consultant personnel in accordance with Exhibit II for hourly tasks, as accomplished during the billing period. Payment is due upon receipt of invoice.
2. The above fees are based on the estimated timelines noted in the Timeline for Services. Any adjustments to those timelines may result in additional fees.
3. The attached Exhibit II, Fee & Expense Schedule, is based on Consultant's rates as of the date of this agreement and may be subject to change for hourly tasks and any Additional Services that occur after any adjustments to such rates go into effect.

Payment

The Client will pay Consultant for services and expenses in accordance with periodic invoices to Client and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to Client. Invoices are past due after 30 days.

WithersRavenel
Our People. Your Success.

H. Acceptance

This agreement is valid for 15 days from the date it is transmitted to Client. Receipt of an executed copy of this agreement will serve as the written Agreement between WithersRavenel and Town of Stedman. All Exhibit(s) identified after the signature blocks below, including the Fee & Expense Schedule (Exhibit II), are incorporated herein and are integral parts of the Agreement.

OFFERED BY:

WITHERSRAVENEL

Digitally signed by Monica Chevalier
Date: 2026.08.13 15:13:33 -04'00'

Signature Date

Monica Chevalier
Name

Compliance Manager
Funding and Asset Management
Title

Digitally signed by Amanda Whitaker
Date: 2026.08.13 15:14:34 -04'00'

Signature Date

Amanda Whitaker
Name

Director, Funding Services
Funding and Asset Management
Title

ACCEPTED BY:

TOWN OF STEDMAN

9-8-2026
Signature Date

MARTIN L JONES JR
Name

Mayor Town of Stedman
Title

***PREAUDIT STATEMENT:** This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act (NC G.S. 159-28(a)).*

Signature of Finance Officer: Connie P. Veeder

Printed Name: Connie P. Veeder

Date: 9/8/2026

Attachments:

Exhibit II- Fee & Expense Schedule

WithersRavenel
Our People. Your Success.

EXHIBIT II

2026 Fee & Expense Schedule

Description	Rate
Engineering, Landscape Architecture & Planning	
CAD Technician I	$ 115
CAD Technician II	$ 130
Senior CAD Technician	$ 155
Designer I	$ 145
Designer II	$ 165
Senior Designer	$ 185
Landscape Architect I	$ 165
Landscape Architect II	$ 190
Landscape Architect III	$ 215
Senior Landscape Architect	$ 240
Landscape Designer I	$ 145
Landscape Designer II	$ 155
Landscape Designer III	$ 160
Planning Professional I	$ 130
Planning Professional II	$ 140
Planning Professional III	$ 160
Planning Assistant Project Manager	$ 170
Planning Project Manager I	$ 185
Planning Project Manager II	$ 195
Senior Planning Project Manager	$ 205
Planning Director	$ 255
Project Engineer I	$ 190
Project Engineer II	$ 200
Project Engineer III	$ 220
Senior Project Engineer	$ 255
Assistant Project Manager	$ 200
Project Manager I	$ 220
Project Manager II	$ 230
Project Manager III	$ 235
Senior Project Manager	$ 240
Associate Practice Professional	$ 75
Practice Professional I	$ 155
Practice Professional II	$ 160
Practice Professional III	$ 170
Practice Professional IV	$ 180
Senior Practice Professional	$ 190
Technical Consultant	$ 240
Senior Technical Consultant	$ 280
Director	$ 275
Principal	$ 290
Zoning Specialist	$ 400
Construction Administration	
Resident Project Representative I	$ 115
Resident Project Representative II	$ 135
Resident Project Representative III	$ 150
Senior Resident Project Representative	$ 160
Construction Project Professional	$ 165
Assistant Construction Project Manager	$ 170
Construction Project Manager I	$ 180
Construction Project Manager II	$ 190
Construction Project Manager III	$ 200
Senior Construction Project Manager	$ 215
Other	
Implementation Consultant	$ 165
Senior Implementation Consultant	$ 175
Expert Witness	$ 400

Description	Rate
Funding & Asset Management	
GIS Senior Specialist	$ 185
GIS Specialist	$ 165
GIS Technician	$ 110
GIS Analyst I	$ 135
GIS Analyst II	$ 150
GIS Project Manager	$ 185
FAM Assistant Project Manager	$ 180
FAM Project Consultant I	$ 135
FAM Project Consultant II	$ 145
FAM Project Consultant III	$ 150
FAM Project Consultant IV	$ 155
FAM Senior Project Consultant I	$ 165
FAM Senior Project Consultant II	$ 170
FAM Project Manager	$ 185
FAM Director	$ 260
FAM Principal	$ 290
FAM Staff Professional I	$ 80
FAM Staff Professional II	$ 130
FAM Staff Professional III	$ 170
FAM Staff Professional IV	$ 215
FAM Senior Project Manager	$ 240
FAM Senior Technical Consultant	$ 275
Geomatics	
Geomatics CAD Technician I	$ 115
Geomatics CAD Technician II	$ 135
Geomatics CAD Technician III	$ 150
GIS Survey Technician I	$ 90
GIS Survey Technician II	$ 115
GIS Survey Technician III	$ 135
GIS Survey Lead	$ 150
Geomatics Project Manager I	$ 185
Geomatics Project Manager II	$ 200
Geomatics Project Manager III	$ 230
Geomatics Project Professional I	$ 165
Geomatics Project Professional II	$ 190
Geomatics Principal	$ 270
Geomatics Remote Sensing Crew I	$ 240
Geomatics Remote Sensing Crew II	$ 340
Geomatics Survey Crew I	$ 170
Geomatics Survey Crew II (2 Man)	$ 195
Geomatics Survey Crew III (3 Man)	$ 255
Geomatics Senior Manager	$ 240
Geomatics Survey Tech I	$ 70
Geomatics Survey Tech II	$ 105
Geomatics Survey Tech III	$ 135
Geomatics Survey Tech IV	$ 145
Geomatics Sr. Technical Consultant	$ 245
Geomatics SUE Crew 1	$ 195
Geomatics SUE Crew 2	$ 285
Project Coordinators	
Project Coordinator I	$ 105
Project Coordinator II	$ 125
Project Coordinator III	$ 135
Senior Project Coordinator	$ 145
Lead Project Coordinator	$ 155

Description	Rate
Environmental	
Environmental Technician I	$ 95
Environmental Technician II	$ 110
Environmental Technician III	$ 115
Environmental Senior Technician	$ 130
Environmental Project Geologist I	$ 165
Environmental Project Geologist II	$ 180
Environmental Project Geologist III	$ 210
Environmental Senior Project Geologist	$ 230
Environmental Assistant Project Manager	$ 180
Environmental Project Manager	$ 210
Environmental Senior Project Manager	$ 230
Environmental Director	$ 260
Environmental Project Engineer I	$ 165
Environmental Project Engineer II	$ 180
Environmental Project Engineer III	$ 210
Environmental Senior Project Engineer	$ 230
Environmental Principal	$ 285
Environmental Project Scientist I	$ 165
Environmental Project Scientist II	$ 180
Environmental Project Scientist III	$ 210
Environmental Senior Project Scientist	$ 230
Environmental Scientist I	$ 120
Environmental Scientist II	$ 145
Environmental Scientist III	$ 155
Environmental Geologist I	$ 120
Environmental Geologist II	$ 145
Environmental Geologist III	$ 155
Environmental Professional I	$ 120
Environmental Professional II	$ 145
Environmental Professional III	$ 155
Environmental Senior Technical Consultant	$ 255
Client Experience	
Client Experience Manager	$ 250
Administrative	
Administrative Assistant	$ 75
Administrative Assistant I	$ 95
Administrative Assistant II	$ 105
Administrative Assistant III	$ 115
Marketing Administration I	$ 105
Marketing Administration II	$ 125
Marketing Administration III	$ 135
Marketing Administration IV	$ 145
Marketing Administration V	$ 155
Director of Marketing	$ 165
Office Administration	$ 80
Office Administrator I	$ 135
Office Administrator II	$ 140
Office Administrator III	$ 145
Expenses	
Bond Prints (Per Sheet)	$ 1.75
Mylar Prints (Per Sheet)	$ 11.00
Mileage	Per IRS
Delivery - Project Specific (Distance & Priority)	
Subcontractor Fees (Markup)	1.15
Expenses / Reprod. / Permits (Markup)	1.15

Effective January 1, 2026 – Schedule is subject to change

RESOLUTION #2026-13
RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The **Town of Stedman** has need for and intends to construct a wastewater collection system project described as the wastewater collection system rehabilitation and replacement project, and

WHEREAS, The **Town of Stedman** has need for and intends to conduct a study in a project described as the Sewer Asset Inventory and assessment (AIA), and

WHEREAS, The **Town of Stedman** intends to request State loan and/or grant assistance for the projects,

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE TOWN OF STEDMAN:

That **Town of Stedman**, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the **Town of Stedman** to make a scheduled repayment of the loan, to withhold from the **Town of Stedman** any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That **Mayor Martin L. Jones and Town Administrator/Clerk Connie Veeder**, the **Authorized Representatives** and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representatives**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the **3rd day of September, 2026**, at **Town of Stedman**, North Carolina.

✓

Martin L. Jones, Mayor
TOWN OF STEDMAN

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting Town Administrator/Clerk of the **Town of Stedman** does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the **Board of Commissioners of the Town of Stedman** duly held on the **3rd day of September, 2026**; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this **3rd day of September, 2026**.

Connie P. Veeder

(Signature of Recording Officer)

Connie P. Veeder

Connie Veeder, Town Administrator/Clerk

Note: An Attestation by the Clerk/Recording Officer may be used in lieu of the Form for Certification by the Recording Officer.

TOWN OF STEDMAN

August 28, 2026 MEMORANDUM

TO: Stedman Board of Commissioners
FROM: Timothy Doersam, Planner III, Current Planning
SUBJECT: CASE NO. DEV-0088-26
REQUEST FOR CONSIDERATION: Preliminary Plat to subdivide the parent parcel into three lots with Lots 1 and 2 a shared driveway easement. Lot 3 is the remaining parent tract that was not surveyed at the time of the Preliminary Plat.; Located east of intersection of Carol St and Jaycee St; Stedman Zoning & Subdivision Ordinances; ZONING: R10; TOTAL ACREAGE: 20.03 +/-; Submitted by Rhett Bunce (Agent) on behalf of Molcie Farms, LLC (Owner).

The applicant is requesting approval of a Preliminary Plat to subdivide an approximately 20-acre parent tract into three lots for single-family residential development. This is a permitted use within the prescribed zoning of R10, which is defined as "A district designed primarily for single family dwellings on medium sized lots with a lot area of 10,000 square feet or above," and is subject to any and all requirements of the Stedman Zoning & Subdivision Ordinances.

A Preliminary Plat is required and has been submitted for careful review and approval before the Town Board of Commissioners. With the intent of single-family residential development, Lot 3 is intended for any future development or further residential subdivision. At this time, Lot 3 was not surveyed and contains the remainder of the acreage. Lots 1 and 2, being the only lots that were surveyed, have a shared driveway easement proposed and two street trees each to follow the street tree requirements of Section 4.3.h of the Stedman Subdivision Ordinance.

Staff finds the proposal for a Preliminary Plat to be consistent with the Stedman Zoning and Subdivision Ordinances.

Attached you will find the proposed preliminary subdivision plan. If you have any questions about the transmittal, please contact Timothy Doersam at 678-7558, email: tdoersam@cumberlandcountync.gov.

Respectfully,

Timothy Doersam
Planner III, MPA, CZO
Current Planning Development Coordinator
Department of Planning & Inspections
130 Gillespie Street
Fayetteville, NC 28301
Phone: (910) 678-7558

TOWN OF STEDMAN

Town of Stedman Action:	
Case Number: DEV-0088-26	
Project Name: Molcie Farms Preliminary Plat	
X	Approved Conditionally
	Denied

Approval Effective Date: 09/3/2026
Approval Expiration Date: 09/3/2028
Approval Authority: Town of Stedman

Type of Request: Preliminary Plat to subdivide the parent parcel into three lots with Lots 1 and 2 a shared driveway easement. Lot 3 is the remaining parent tract that was not surveyed at the time of the preliminary plat.
Location (REID & Address): 0495-36-6549 | East of intersection of Carol St and Jaycee St
Acreage: 20.03 ac
Zoning: R10
Special District, MIA, or Overlay: N/A
Owners/Agent/Applicant: Molcie Farms LLC (Owner)/ Rhett Bunce (Agent)

The Preliminary Plat submitted to this office is conditionally approved by the Town of Stedman. The approval is contingent upon compliance with the following conditions:

Ordinance & Review Process Related Conditions:

1. The developer's subsequent application for permits upon receipt of these conditions of approval constitutes the developer's understanding and acceptance of the conditions of approval for this development.

2. 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 the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

3. Please be advised that no subdivision plat or development plan of properties, as defined herein, within the jurisdiction of the Town of Stedman Subdivision and Zoning Ordinances, shall be permitted, filed or recorded until it shall have been submitted to and approved by the Town of Stedman as hereinafter provided; no permit shall be issued for the development of any land until such time as the development plan or subdivision plat has been finally approved and if applicable, recorded with the County Register of Deeds or until such time as the plan has received formal approval where a final plat is not required; and no land shall be sold or transferred by reference to a subdivision plat, except those recorded prior to the effective date of this ordinance, that has not been approved.

4. Violations of the Town of Stedman Zoning or Subdivision Ordinances may include, but not limited to, development without authorization, development inconsistent with authorization, violation by act or omission, and use in violation, and applicant may be subject to civil and/or criminal penalties based on the severity and repetition of the violations. (Section 6.5, Stedman Subdivision Ord.)

5. The developer's subsequent application for permits upon receipt of these conditions of approval constitutes the developer's understanding and acceptance of the conditions of approval for this development. The owner/developer(s) of these lots must obtain detailed instructions from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street on provisions of the Town of Stedman Zoning Ordinance and any permits that may be required to place any structure within this development or to commence any use of the subject property. For additional information, the developer should contact a Code Enforcement Officer. (Chpt. 4, County Code & Art. XII Section 12.3 Stedman Zoning Ord.)

6. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application. [Sec. 4-8(b)(2), County Code]

7. All uses dimensions, setbacks and other related provision of the Town of Stedman Subdivision and Zoning Ordinances for the R10 zoning district must be complied with, as applicable.

8. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 4.3.i, Stedman Subdivision Ord.)

9. Street trees shall be provided in accordance with Section 4.3.h in the Stedman Subdivision Ordinance and shall meet the following provisions:

   (1) Trees shall be planned in the center of an area a minimum of three-foot in width from the back of the curb to the sidewalk or as approved by the Town Board of Commissioners.
   (2) Street trees may be a deciduous or evergreen variety that reaches a height 30 feet at maturity as understood by the American Nursery Association.
   (3) The size of the trees to be planted shall be 2" caliper minimum (circumference) in accordance with the American Nursery Association standards.
   (4) Healthy existing trees may be used to meet these requirements with a recommendation from the Planning Staff and approval by the Town Board of Commissioners.
   (5) Street trees shall be a maximum of 50 feet apart.

10. Any signs proposed by the developer or future property owners must adhere to all provisions of Article IX Sign Regulations within the Stedman Zoning Ordinance.

11. Any driveways, alterations of driveways, or any other connections of the residential lots to any part of Jaycee Street shall require coordination and approval from the Town of Stedman to serve the residential development as Jaycee Street is owned and maintained by the Town of Stedman.

Final Plat:

12. A completed application for final plat shall be submitted via the Customer Self Service Portal: https://selfservice.co.cumberland.nc.us/EnerGov_Prod/SelfService#/home

13. Per Section 3.13.1.a: 500 sq ft must be dedicated per residential lot for required Parks, Open Space, and Recreational Area. A fee payment in lieu of dedication may be provided as determined by the Town's Board of Commissioners. This payment in lieu of dedication shall be $50.00 per lot/unit shown on the Preliminary Plat. (Section 3.13.1.c(6)b., Stedman Subdivision Ord.)

14. At the time of final plat application, the final plat must be found in conformance with the approved Preliminary Plat.

15. With the approved Preliminary Plat as approved and signed by the Town of Stedman, the draft final plat, upon review for consistency with the approved Preliminary Plat, may be submitted to the signing authority of the Town of Stedman for required signatures prior to recordation with the County Register of Deeds without additional approval from the Town of Stedman Board of Commissioners.

16. All applicable fees, including the final plat application review fee and Parks and Recreation fees shall be paid at the time the final plat submittal has been deemed complete.

17. Due to the Town of Stedman owning and maintaining Jaycee Street, the NC Department of Transportation (NCDOT) stamp need not be affixed to the final plat prior to submission for final plat approval by the Current Planning Section.

18. The final plat must be submitted to the Current Planning Section for review and to the Town of Stedman approval authority for approval prior to recordation with the County Register 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.

19. The notarized signature(s) of all current tax record owner(s) and notary certifications, as well as the engineer or surveyor's signed and sealed certification, must appear on the final plat when submitted for final approval. (Section 5.2 Final Plat, Stedman Subdivision Ordinance)

20. The builder/developer must provide the buildable envelopes on the final plat: the individual plot plans must be approved by the Code Enforcement Section prior to issuance of any permits.

21. Any/All easements must be reflected on the final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.

22. The following disclosure statement shall be on the approved Preliminary Plat and the submitted final plat: "Notice: Any improvement within the 100-year floodplain, or any revision thereof, is subject to the provisions of Chapter 6.5 (Flood Damage Prevention Ordinance) of the Cumberland County Code and may be limited or precluded thereby."

Historic Cumberland County Courthouse • 130 Gillespie St. – Post Office Box 1829 • Fayetteville, North Carolina 28301 (910) 678-7600 • Fax: (910) 678-7669

Outside Agency Related Conditions and Advisories:

NC Department of Transportation & Access:

23. NC Department of Transportation will require an approved driveway permit for any proposed single or shared driveways. Contact NCDOT for more information.

24. Change of use of subject properties and/or construction of any new connection or alteration of any existing connection shall require an approved Driveway permit. For additional information contact the NC Department of Transportation's (NCDOT) Division 6/District 2 office.

    a. In the event that a structure (house) is built by a contractor for commercial gain and/or if property changes ownership from existing owner to builder, an approved Driveway Permit must be secured.

    b. Note: In the event the NCDOT driveway process alters the site plan in any manner, three copies of a revised site plan (and $50.00 revision fee) must be submitted for staff review and approved prior to permit application.

    c. Note: The owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within the right-of-way at the time of driveway permit application [§ 136-18(29), NCGS]

25. Prior to issuance of any Certificates of Occupancy, a shared access and maintenance easement for the proposed shared driveway to ensure perpetual access and clearly establish maintenance responsibilities for both Lots 1 and 2 shall be recorded with the Cumberland County Register of Deeds.

Floodplain

26. Portions of the building envelopes of all lots are within the 100-year flood plain. Due to the *Special Flood Hazard Area* (SFHA) existing; any development within SFHA must have first flood elevations, including all mechanical and electrical equipment above base flood elevation (BFE) plus two feet of freeboard. Proper Floodplain Development Permits are required, issued by the County Engineer, prior to any building/permit application. A copy of the approved Floodplain Development Permit must be provided to Code Enforcement at the time of building/zoning permit applications. [Sec. 6.5-21, County Code].

27. Floodplain Protection Permits will be required for any structure built in whole or in part within the SFHA. The specifics of those permits will be determined once a proposed site plan depicting planned structures have been submitted for review.

Utilities:

28. The Preliminary Plat and Final Plat shall indicate that both Lots 1 and 2 will connect to the Town of Stedman's public water and sanitary sewer systems in accordance with Town requirements.

29. The Final Plat shall show any utility easements necessary to serve the proposed lots, particularly if utilities are proposed within or adjacent to the shared driveway.

30. NC Department of Environmental Health applications for permits for septic and well shall be obtained if not connected to any public water or sewer utility lines.

31. Where public water and/or sewer systems are to be installed as part of the subdivision improvements, such systems shall be designed and installed in accordance with standards and specifications of the Health Department and/or governmental agency responsible for the approval of such systems. (Section 3.14, Stedman Subdivision Ord.)

32. Prerequisite to final plat approval, all lots on the plat to be recorded must be certified in writing by the Health Department to be large enough to meet Health Department minimum standards for on-site water and/or sewer systems when either or both of such systems are proposed to be used. (Section 3.15, Stedman Subdivision Ord.)

Historic Cumberland County Courthouse • 130 Gillespie St. – Post Office Box 1829 • Fayetteville, North Carolina 28301 (910) 678-7600 • Fax: (910) 678-7669

**** CERTIFICATION OF PRELIMINIARY PLAT APPROVAL ****

TOWN OF STEDMAN

This Preliminary Plat is conditionally approved by the Town of Stedman on September 3, 2026, and is subject to conditions set forth in the official Conditions of Approval Letter.

Effective Date: 09/03/2026
Expiration Date: 09/03/2028

Town of Stedman/Mayor Martin Jones

Project Number: DEV-0088-26 Project Name: Molcie Farms Preliminary Plat
Approval Type: Preliminary Plat
REID No.(s): 0495366549000

Zoning: R10 Overlay: N/A MIA: N/A

Attention: The combination of this certified Preliminary Plat and the Conditions of Approval Letter constitutes formal development approval.

Historic Cumberland County Courthouse • 130 Gillespie St. – Post Office Box 1829 • Fayetteville, North Carolina 28301 (910) 678-7600 • Fax: (910) 678-7669



VICINITY MAP
NOT TO SCALE

GPS SURVEY NOTE:

I, TYLER J. CLOWES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: C
(2) POSITIONAL ACCURACY: 0.01
(3) TYPE OF GPS FIELD PROCEDURE: KINEMATIC
(4) DATES OF SURVEY: APRIL 22ND, 2026 – AUGUST 26th, 2026
(5) DATUM/EPOCH: NAD83(2011) / 2010.00
FIXED–CONTROL USE: MON NAME (N: 458,867.00 E: 2,094,665.88 ELEV: 118.33)
(6) GEOID MODEL: GEOID18
(7) COMBINED GRID FACTORS: 0.99988113
(8) UNITS: US SURVEY FOOT or INTERNATIONAL FOOT

ZONING & UTILITIES NOTES:

1. THIS PROPERTY IS ZONED R10
2. THIS PROPERTY WILL BE SERVICED BY TOWN OF STEDMAN WATER AND SEWER UTILITIES.

GENERAL NOTES:

1. MEASUREMENTS ON THIS MAP ARE IN US SURVEY FEET (GRID) AND DECIMALS THEREOF.
2. ALL SET CORNERS (IPS) ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
3. THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS–OF–WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF OUR SURVEY.

REFERENCES :

1. DEED BOOK 10980 PAGE 0468
2. ADJOINER DEED BOOK 2708 PAGE 0407
3. ADJOINER PLAT BOOK 0148, PAGE 0008

CERTIFICATIONS:

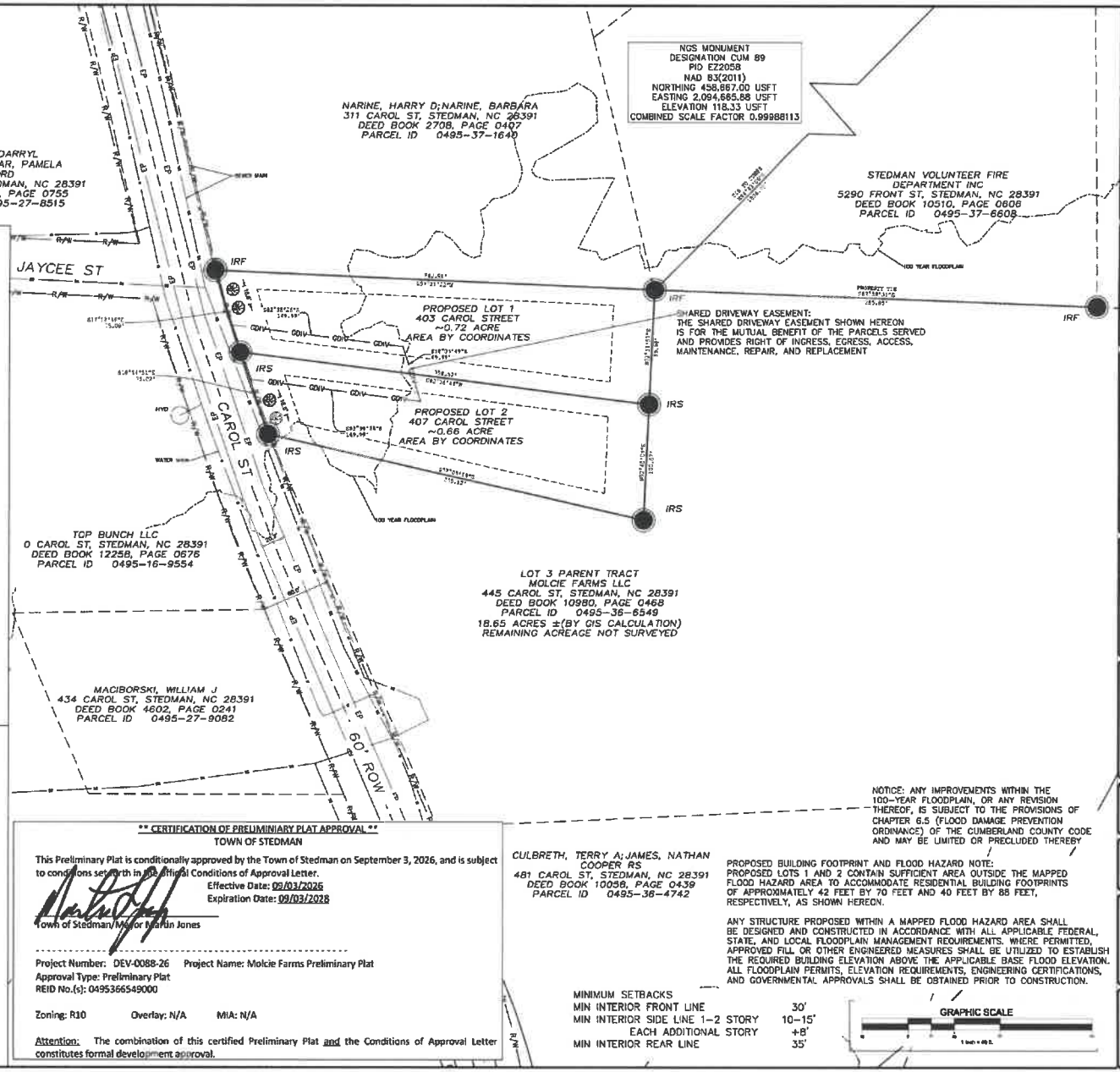
I, TYLER J. CLOWES, CERTIFY THAT THIS PLAT IS OF AN EXISTING PARCEL OF LAND.

I, TYLER J. CLOWES, CERTIFY THAT THIS PLAT WAS WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4602 ,PAGE 0241 AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK 4602 ,PAGE 0241; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NO. AND SEAL THIS 26TH DAY OF AUGUST ,A.D., 2026.

SIGNED _____
SURVEYOR PLS #L–5618

LEGEND:

- CALC ⊙ – CALCULATED POINT
- IPS ⊙ – IRON PIN SET
- WATER LINE
- SEWER LINE
- EDGE OF PAVEMENT
- R/W R/W RIGHT OF WAY LINE
- GDIV GDIV PROPOSED GRAVEL DRIVE
- CENTER LINE
- SURVEYED PROPERTY LINE
- CALCULATED PROPERTY LINE
- SETBACK LINE
- 100 YEAR FLOOD LINE
- TIE LINE



**** CERTIFICATION OF PRELIMINARY PLAT APPROVAL ****
TOWN OF STEDMAN

This Preliminary Plat is conditionally approved by the Town of Stedman on September 3, 2026, and is subject to conditions set forth in the Official Conditions of Approval Letter.
Effective Date: 09/03/2026
Expiration Date: 09/03/2028

Town of Stedman/Mayor Martin Jones

Project Number: DEV-0088-26 Project Name: Molcie Farms Preliminary Plat
Approval Type: Preliminary Plat
REID No.(s): 0495366549000

Zoning: R10 Overlay: N/A MIA: N/A

Attention: The combination of this certified Preliminary Plat and the Conditions of Approval Letter constitutes formal development approval.

NOTICE: ANY IMPROVEMENTS WITHIN THE 100–YEAR FLOODPLAIN, OR ANY REVISION THEREOF, IS SUBJECT TO THE PROVISIONS OF CHAPTER 6.5 (FLOOD DAMAGE PREVENTION ORDINANCE) OF THE CUMBERLAND COUNTY CODE AND MAY BE LIMITED OR PRECLUDED THEREBY

PROPOSED BUILDING FOOTPRINT AND FLOOD HAZARD NOTE:
PROPOSED LOTS 1 AND 2 CONTAIN SUFFICIENT AREA OUTSIDE THE MAPPED FLOOD HAZARD AREA TO ACCOMMODATE RESIDENTIAL BUILDING FOOTPRINTS OF APPROXIMATELY 42 FEET BY 70 FEET AND 40 FEET BY 88 FEET, RESPECTIVELY, AS SHOWN HEREON.

ANY STRUCTURE PROPOSED WITHIN A MAPPED FLOOD HAZARD AREA SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL FLOODPLAIN MANAGEMENT REQUIREMENTS. WHERE PERMITTED, APPROVED FILL OR OTHER ENGINEERED MEASURES SHALL BE UTILIZED TO ESTABLISH THE REQUIRED BUILDING ELEVATION ABOVE THE APPLICABLE BASE FLOOD ELEVATION. ALL FLOODPLAIN PERMITS, ELEVATION REQUIREMENTS, ENGINEERING CERTIFICATIONS, AND GOVERNMENTAL APPROVALS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

MINIMUM SETBACKS	
MIN INTERIOR FRONT LINE	30'
MIN INTERIOR SIDE LINE 1–2 STORY	10–15'
EACH ADDITIONAL STORY	+8'
MIN INTERIOR REAR LINE	35'

GRAPHIC SCALE
1 inch = 40 ft.

MES

CLIENT
BUNCE CARROLL INVESTMENTS LLC
630 MARY MCCALL RD.
STEDMAN, NC 28391
Phone: (910) 824-1964
Email: RhettBunce@gmail.com

PROJECT
CAROL STREET

ISSUANCE AND REVISIONS

PROFESSIONAL CERTIFICATION

PROJECT INFORMATION
PROJECT NUMBER
DESIGNED BY
DRAWN BY NCD
REVIEWED BY TJC

DATE SURVEYED
AUGUST 26TH, 2026

DRAWING SCALE
HORIZONTAL: 1"=40'

SHEET NAME
SURVEY FOR SUBDIVISION PLAT

SHEET NUMBER
B-1.0

TOWN OF STEDMAN

August 28, 2026 MEMORANDUM

TO: Stedman Board of Commissioners
FROM: Timothy Doersam, Planner III, Current Planning
SUBJECT: CASE NO. DEV-0106-26
REQUEST FOR CONSIDERATION: Site Plan approval for the Town of Stedman's Town Hall addition after receiving a minimum rear yard setback Variance approval in August under BOA-2026-0012; Located at 5110 Front St; Stedman Zoning Ordinance; ZONING: C3 & R10; TOTAL ACREAGE: 0.40 +/-; Submitted by Connie Veeder (Agent) on behalf of the Town of Stedman (Owner).

The request is for the Town of Stedman Board of Commissioners to approve the Site Plan for the Town Hall building addition after the proposal received a rear yard Variance approval through BOA-2026-0012 on July 2, 2026. The building addition is subject to any and all requirements of the Stedman Zoning Ordinance.

A site plan for the building addition is required. The addition would be incidental to the operations of Town Hall, and it would be wholly located within the C3-zoned portion of the property. The addition will observe the minimum side yard setback standard for the eastern property line. As the lot is less than or equal to 150 feet in width, and the addition is contained within the C3-zoned portion, Section 7.3 of the Stedman Zoning Ordinance allows for a side yard exception where only one of the side yards' minimum setback standards apply. Street trees for buffering are proposed abutting Jefferson St to comply with the requirements for buffers for Section 7.27 of the Stedman Zoning Ordinance. With the current Town Hall going over property lines at the northeast corner, there is a condition for a recombination plat to be submitted to the Town of Stedman for signature and recordation prior to the issuance of the Certificate of Occupancy for the building addition.

Staff finds the proposal for a Town Hall building addition to be consistent with the Stedman Zoning and Ordinance.

Attached you will find the proposed Site Plan. If you have any questions about the transmittal, please contact Timothy Doersam at 678-7558, email: tdoersam@cumberlandcountync.gov.

Respectfully,

Timothy Doersam
Planner III, MPA, CZO
Current Planning Development Coordinator
Department of Planning & Inspections
130 Gillespie Street
Fayetteville, NC 28301
Phone: (910) 678-7558

TOWN OF STEDMAN

Town of Stedman Action:	
Case Number: DEV-0106-26	
Project Name: Stedman Town Hall Addition	
X	Approved Conditionally
	Denied

Approval Effective Date: 09/3/2026
Approval Expiration Date: 09/3/2028
Approval Authority: Town of Stedman

Type of Request: Site Plan for a 1,243 sq ft building addition for the Town of Stedman's Town Hall. The building addition will be contained wholly within the C3-zoned portion of the parcel. This request follows the BOA-2026-0012 Variance approval to allow for an encroachment of the rear yard property line abutting Jefferson St so that the addition is no closer than 30.5 ft.

Location (REID & Address): 0495-18-4560 | 5110 Front St

Acreage: 0.40 ac | 17,424 sq ft

Zoning: C3/R10

Special District, MIA, or Overlay: N/A

Owners/Agent/Applicant: Town of Stedman (Owner)/ Connie Veeder (Agent)

The Site Plan for the Town Hall building additions is conditionally approved by the Town of Stedman. The approval is contingent upon compliance with the following conditions:

Town of Stedman:

1. With the BOA-2026-0012 Variance Approval, the building addition shall observe a minimum rear yard setback standard for a through lot of being at least 14.5 ft away from the property line abutting Jefferson St.

2. Prior to the issuance of the Certificate of Occupancy for the Town Hall addition, the properties containing the Town Hall structure located at REID#s: 0495185523000 & 0495184560000 shall be recombined through a recombination plat to bring the structure into conformity.

3. The building addition is 4 feet 3 inches away from the western property line. Pursuant to Section 7.3 of the Stedman Zoning Ordinance, with the property containing C3 Zoning and being equal to or narrower than 150 ft in width, the structure only has to conform to the minimum setback standards of one side yard property line.

4. Pursuant to Section 7.27 Buffer Requirements of the Stedman Zoning Ordinance, two trees are proposed along Jefferson St to provide visual screening for the residential-zoned properties across Jefferson St.

5. The developer's subsequent application for permits upon receipt of these conditions of approval constitutes the developer's understanding and acceptance of the conditions of approval for this development.

6. 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 the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

7. This conditional approval is contingent upon continued compliance with the Town of Stedman's Zoning Ordinance, the conditions set forth herein. Any amendments or proposed changes to the approved Site Plan by the Applicant, including changes required by State, Federal, and County Agencies, will require a revised Site Plan review in accordance with the Zoning Ordinances and approval by the Town of Stedman. The applicant will schedule a pre-application conference meeting with staff to go over such changes prior to formal submittal for review. A written narrative of changes must be identified from approved Site Plan and with the Revised Site Plan submittal.

8. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.

9. Any revision or addition to this plan necessitates re-submission for review and approval prior to the commencement of the change.

10. Violations of the Town of Stedman Zoning or Subdivision Ordinances may include, but not limited to, development without authorization, development inconsistent with authorization, violation by act or omission, and use in violation, and applicant may be subject to civil and/or criminal penalties based on the severity and repetition of the violations. (12.34 Violations, Town of Stedman Zoning Ordinance)

NCDOT:

11. **Driveway Permit Required.** Construction of any new connection or alteration of any existing connection may require an approved Driveway Permit. For additional information contact the NC Department of Transportation's (NCDOT) Division 6/District 2 office.

    Change of use of subject properties shall require an approved Driveway Permit. Permits MUST be secured prior to the change or alteration of existing or proposed property use. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense. For additional information contact the Division 6/District 2 office.

    In the event that a structure (house) is built by a contractor for commercial gain and/or if property changes ownership from existing owner to builder, an approved Driveway Permit must be secured.

    Note: In the event the NCDOT driveway permit process alters the Site Plan in any manner, three copies of a Revised Site Plan (and $50.00 revision fee) must be submitted for staff review and approved prior to permit application.

    Note: The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application. [§ 136-18(29), NCGS]

Utilities

12. If any bathroom facilities are proposed for the building addition, prior to issuance of the Certificate of Occupancy, water and/or sewer utility lines shall be connected to serve any such facilities.

Code Enforcement Division:

13. The provisions of this Ordinance shall be administered and enforced by the County's Code Enforcement Coordinator who shall also be known as the Zoning Inspector. (12.31 Enforcing Inspector, Town of Stedman Zoning Ordinance)

14. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application. (12.31 Enforcement, Town of Stedman Zoning Ordinance)

15. Application for building permits for any new structures shall require submittal of a plot plan to the Code Enforcement Department for review and approval.

16. Commencement of construction of any building or use of any land shall be prohibited until the Zoning Inspector has issued a zoning permit for the authorized activity (12.321 Zoning Permit Required, Town of Stedman Zoning Ordinance)

17. The building final inspection cannot be accomplished until a Code Enforcement Officer inspects the site and certifies that the site is developed in accordance with the approved plans and Stedman Zoning & Subdivision Ordinances before releasing the Certificate of Occupancy. (Sec 12.33 Town of Stedman Zoning Ordinance)

18. All uses, dimensions, setbacks, and other related provisions of the Town of Stedman Zoning Ordinance for the C3 & R10 zoning district.

19. That the owner(s)/developer(s) of these lots obtain detailed instructions on permits required to place a structure within this development from the Inspections Department at 130 Gillespie Street Room 106. The Planning & Inspections Department will need a copy of this Approved Condition Sheet and map for additional information or the developer should call a Zoning Officer.

Historic Cumberland County Courthouse • 130 Gillespie St. – Post Office Box 1829 • Fayetteville, North Carolina 28301 (910) 678-7600 • Fax: (910) 678-7669

** CERTIFICATION OF SITE PLAN APPROVAL **

TOWN OF STEDMAN

This Site Plan is conditionally approved by the Town of Stedman on September 3, 2026, and is subject to conditions set forth in the official Conditions of Approval Letter.

Effective Date: 09/03/2026

Expiration Date: 09/03/2028

Town of Stedman/Mayor Martin Jones

Project Number: DEV-0106-26 Project Name: Town Hall Addition

Approval Type: Site Plan

REID No.(s): 0495184560000

Zoning: C3 & R10 Overlay: N/A MIA: N/A

Attention: The combination of this certified Site Plan and the Conditions of Approval Letter constitutes formal development approval.

Historic Cumberland County Courthouse • 130 Gillespie St. – Post Office Box 1829 • Fayetteville, North Carolina 28301 (910) 678-7600 • Fax: (910) 678-7669



VICINITY MAP

SITE DATA

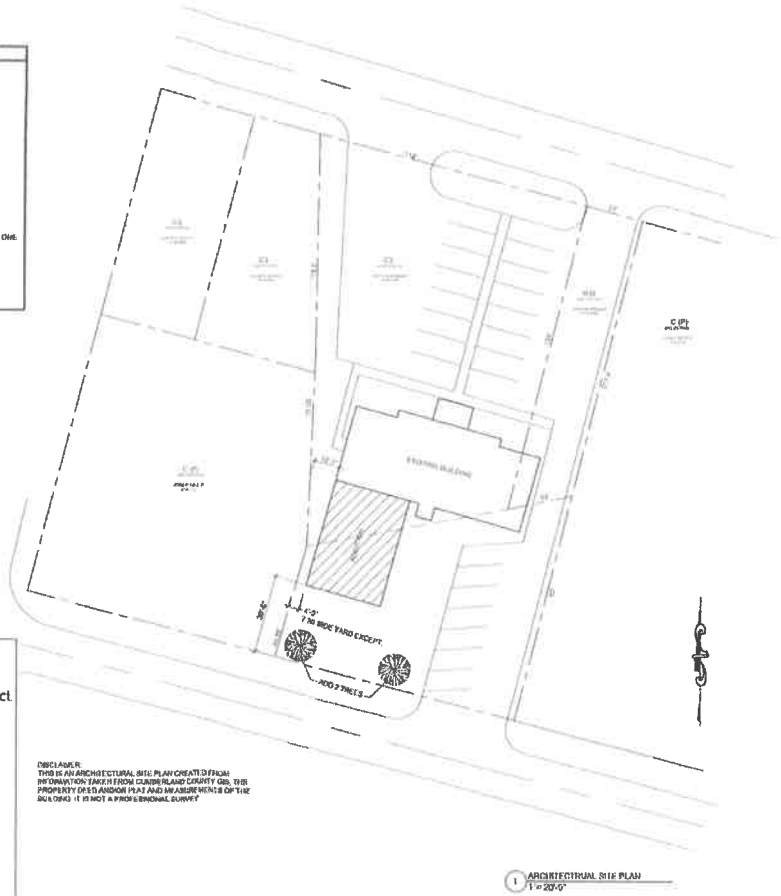
REID: 0495184560000
DEED REFERENCE: 3428-0647
PLAT BOOK AND PAGE: 001-0049
CUMBERLAND COUNTY PIN NO: 0495-18-4560
OWNER: TOWN OF STEDMAN
ADDRESS: P.O. BOX 220, STEDMAN N.C. 28391
JURISDICTION: CUMBERLAND COUNTY
ZONING: C3 / R10
PROPERTY ACREAGE: 8.40

2568 S.F. EXISTING BUILDING
1243 S.F. ADDITION
PROPOSED USE OF ADDITION - A3 - ASSEMBLY
BUILDING HEIGHT: 17'-9"

SETBACKS REQUIRED:
FRONT: 45'-0" FROM R/W OR 75' FROM CENTER LINE
SIDE: 10'-0"
REAR: NOT APPLICABLE

SIDE YARD EXCEPTION 7.16 - SIDE YARD SHALL APPLY TO ONE SIDE WHERE LOT WIDTH IS 100' OR LESS

AREA TO BE DISTURBED: 0.93 ACRES



DISCLAIMER:
THIS IS AN ARCHITECTURAL SITE PLAN CREATED FROM INFORMATION TAKEN FROM CUMBERLAND COUNTY GIS, THE PROPERTY DEED AND/OR PLAT AND MEASUREMENTS OF THE BUILDING. IT IS NOT A PROFESSIONAL SURVEY.

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

**** CERTIFICATION OF SITE PLAN APPROVAL ****

TOWN OF STEDMAN

This Site Plan is conditionally approved by the Town of Stedman on September 3, 2026, and is subject to conditions set forth in the official Conditions of Approval Letter.

Effective Date: 09/03/2026
Expiration Date: 09/03/2028

Town of Stedman Mayor Martin Jones

Project Number: DEV-0106-26 Project Name: Town Hall Addition
Approval Type: Site Plan
REID No.(s): 0495184560000

Zoning: C3 & R10 Overlay: N/A MIA: N/A

Attention: The combination of this certified Site Plan and the Conditions of Approval Letter constitutes formal development approval.

jch ARCHITECTURE, PLLC
870 OLD HWY 41
PLAIN BRANCH, NORTH CAROLINA 28390
PHONE: (910) 876-3899
jchardman2@gmail.com

FOR REVIEW

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF JCH ARCHITECTURE, PLLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JCH ARCHITECTURE, PLLC. THE VISUAL CONTENTS OF THESE DRAWINGS SHALL NOT BE COPIED IN ANY FORM OR MANNER WHATSOEVER NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF JCH ARCHITECTURE, PLLC. ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY JCH ARCHITECTURE, PLLC. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED BY THE ARCHITECT.

STEDMAN TOWN HALL ADDITION
5119 FRONT ST.
STEDMAN, NORTH CAROLINA 28391

REVISIONS

PROJECT #: 26-127
DATE: 8.29.26
DRAWN BY: JCH
CHECKED BY:

PRELIMINARY FOR REVIEW

ARCHITECTURAL SITE PLAN

A-100

ESTIMATE

NiteOwl Security Systems, LLC
1675 Cedar Creek Road
Fayetteville, NC 28312

sales@niteowlsecurity.com
+1 (910) 624-7672
niteowlsecurity.com

Bill to
Tracy Jackson
Stedman Police Department
7595 Clinton Rd
Stedman, NC 28391

Ship to
Tracy Jackson
Stedman Police Department
7595 Clinton Rd
Stedman, NC 28391

Estimate details
Estimate no.: 1132-3162
Estimate date: 08/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Installation Charge**	Niteowl Security Systems proposes to furnish and install an Alarm.com cloud-based access control system providing controlled access to three exterior doors of the facility: one front entrance and two rear entrances. The system will utilize Alarm.com's Smarter Access Control Plus service, allowing authorized administrators to securely manage the system remotely through the Alarm.com website or mobile app. Administrators can add or remove users, assign individual access permissions and schedules, remotely lock or unlock doors, and review access activity showing who accessed a door and when. The cloud-based platform eliminates the need for an on-site access control server and provides the flexibility to manage the facility from virtually anywhere with an internet connection. The system can also support mobile credentials, allowing authorized personnel to use compatible smartphones as access credentials. This system provides a modern, scalable access control solution designed to improve facility security while simplifying the management of employees, credentials, door access, and access history.	1	$1,200.00	$1,200.00
2.					

Front door intercom

	AC/A.COM/ADC-AC-MP1502-PSE	The ADC-AC-MP1502-PSE kit comes with an MP1502 Door Controller pre-wired to a 12/24V DC dual-voltage power supply. This self-contained kit can provide power for a complete 2-4 door access control system. Support for 16 expansion modules for up to 34 readers.	1	$1,530.00	$1,530.00
3.	**A.COM/ADC-AC-MR50/25**	MR50 Single Reader Expansion Module for Alarm.com Door Controllers	1	$349.72	$349.72
4.	**AC/ADC-AC-ET10/25**	Mullion Reader with HF + Prox + Mobile	3	$346.00	$1,038.00
5.	**AC/HES/5200/10590404**	5200C Complete Pac Electric Strike Kit For Latchbolt Locks	2	$259.00	$518.00
6.	**Wire/Cable**	Wire, Cable, electrical conduit, boxes, and mounting hardware used for the installation of security equipment. (Does not include special type cables or media adapters).	1	$175.00	$175.00
7.	**AC/A.COM/ADC-AC-FOB-60L8**	EV3 8KB Smart Key Fob Credential with Printed Logo (Pack of 25)	1	$259.20	$259.20
8.		The following is a reoccurring charge. Can be set as a monthly or annual payment.			
9.	**MO/A.C/SMART/ACCESS**	Smarter Access Control First Door Included! Lock, Unlock & "Buzz Open" Doors from Anywhere PoE & 12V DC Door Controller Support Intuitive User, Card & Permissions Management Enterprise Access Control for Multi-Site Management Automated Lock/Unlock Rules & Schedules First-Person-In & Double Swipe to Lock/Unlock Rules Scene Control (e.g., Lock all doors) Unexpected Activity Alerts (access events only)	1	$16.95	$16.95
10.	**MO/AC/DOOR ADD ON**	Additional Door for Smarter Access Control	2	$5.98	$11.96
				Subtotal	$5,098.83
				Sales tax	$356.92
				Total	**$5,455.75**

Accepted date **Accepted by**

Holmes Security Systems

Sales@HolmesElectricSecurity.com

800.426.9388
Fayetteville: 910.483.1196
Wilmington: 910.793.4181

www.HolmesElectricSecurity.com

407 Ray Avenue
Fayetteville NC 28301

109 Hinton Avenue #12
Wilmington NC 28403

PO BOX 2977
Fayetteville NC 28302-2977

Life Safety & Security

PROPOSAL



Holmes was established in 1908 and has become the leading peace of mind provider across Eastern North Carolina. We proudly provide our region's only local 5-diamond UL-listed central monitoring station. *Local* means a faster response when seconds count. Thank you for meeting with us; we look forward to showing you how #TheresNoPlaceLikeHolmes

STEDMAN POLICE DEPARTMENT
7595 CLINTON RD Stedman NC 28391
(910)-337-1433

Proposal # 15735-1-0
Prepared By: Jackson Spears
Date: 8/25/2026
Valid Until: 9/24/2026

WELCOME

August 25, 2026

TRACY JACKSON
STEDMAN POLICE DEPARTMENT

Access Control Install

Dear TRACY,

See below for pricing on the installation and setup of the 3 external doors with access control systems for Stedman PD.

ABOUT US

Our story is rich and dates back to 1908. While many things have changed in our community and with technology, one thing has remained consistent for four generations: **superior LOCAL service.**

Today Holmes is an award-winning Security and Life Safety company helping residential and commercial customers across Eastern North Carolina.

We specialize in *locally monitored*

- **Burglar alarms**: we help you identify vulnerabilities at your home and business
- **Smoke/CO/Heat detectors**: when precious moments count, monitored detectors can save lives
- **Medical/panic devices:** We sometimes worry about aging parents falling or employees that work alone or overnight. We offer devices that provide you and them with peace of mind.

We also offer professionally installed

- **Security cameras:** Whether you're looking for a single camera to point at your driveway or a highly sophisticated CCTV system for your business, we offer a variety of customized security camera solutions.
- **Video Doorbells:** Gone are the days of a traditional doorbell; with a video doorbell, your smartphone allows you to answer your door and see when a package has arrived from anywhere.
- **Smart Home Integration**: You don't need five apps on your phone to operate your lights; **Keyless *Door Locks or Flood Detectors.*** We can help you integrate innovative home features that allow you to receive notifications and have control from the tip of your finger.
- **Access Control:** This allows you to manage who has access to certain building areas. Access control is often found in offices, storage rooms, factories, and government buildings. You control who has access and when.
- **UL Fire Protection Systems:** Holmes Security fire detection systems can be easily integrated with other Holmes solutions. Our Central Station operators can monitor signals from your smoke and heat detectors, sprinkler systems, and pull stations 24/7/365. They can monitor smoke, heat detectors, sprinkler systems, and pull stations.

Real-Time Monitoring

One of our biggest differentiators is we are the ONLY company in eastern NC that offers a ***LOCAL 5-diamond UL Listed Central monitoring station***. Our central monitoring station is staffed 24/7/365 with local employees that know your community. So whenever you call Holmes, you call a friend, and a local person will help you.

BILL OF MATERIALS

Name: STEDMAN POLICE DEPARTMENT

Site: **STEDMAN POLICE DEPARTMENT**
7595 CLINTON RD
Stedman, NC 28391

Billing:
,

Contact
TRACY JACKSON
P: (910) 337-1433
C:
E:

COMMERCIAL ACCESS CONTROL $6,885.29

QTY	Description	Location
3	LOCK HW-HES DOOR ELECTRIC STRIKE W/ FACEPLATE	
3	CARD ACCESS-DMP SINGLE-DOOR ACCESS CONTROLLER	
3	BATTERY 12V 4 AMP OR 12V 5 AMP	
3	CARD ACCESS-HID SIGNO 40 WALL MOUNT READER	
10	CARD ACCESS-HID KEY FOB, PROGRAMMED	

Recurring Services:

Description	Billing Frequency
DMP-AC X1 NW MTH PER DOOR	Monthly

Total COMMERCIAL ACCESS CONTROL Installation	**$4,834.85**
Labor Subtotal	**$1,600.00**
COMMERCIAL ACCESS CONTROL Subtotal	**$6,885.29**
Monthly Recurring Services Subtotal	**$30.00**

Total Equipment	**$4,834.85**
Total Labor	**$1,600.00**
Total Purchase Price, Excluding Taxes	**$6,434.85**
Estimated Applicable Taxes	**$450.44**
Total Purchase Price, Including Taxes	**$6,885.29**
Deposit Due in Advance	**$3,442.65**
Balance Due Upon Completion	**$3,442.64**
Recurring Cost	**$30.00**

No front door intercom

PROJECT INVESTMENT SUMMARY

Holmes Security Systems will provide the proposed system as described in this proposal for the sum of: **$6,885.29**

The price above includes: material, equipment and labor as described within this proposal.

Payment Terms:
Provide a mobilization fee in the amount of **50%** of the installation fee upon formal approval to proceed with the project. Balance to be paid in progress payments as invoiced by Holmes Security Systems with payment in full due upon system deployment completion.

Payment shall be Net 30 of invoice date.

Sourcewell
Ground Maintenance, CE, Utility
Tractors, Mowers, RTV's - 112624-KBA
Ag Tractors with Related Attachments - 082923-KBA
NJPA Arkansas 4600055337
Nebraska 14777 (OC)
Mississippi 8200067336

ZD1211-3-60 WEB QUOTE #2955274
Date: 3/30/2026 7:08:35 AM
-- Customer Information --
Nunnery, Doug
199574
Town of Stedman
cveeder@townofstedman.com
(910) 323-1892

Quote Provided By
Linder Turf & Tractor
Charlie McCullen
1530 Middle River Loop
Fayetteville, NC 28312
email: charles.mccullen@lindertt.com
phone: 9103082595

-- Standard Features --

Kubota

ZD1200 Series ZD1211-3-60

* * * EQUIPMENT IN STANDARD MACHINE * * *

DIESEL ENGINE
3 Cylinder, Kubota Model # D1105
23.8 Gross HP @ 3000 rpm
68.5 cu. in. Displacement
12v 430 Amp Hr. Battery
14 Amps Charging Output

TRANSMISSION
Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

STEERING / MOTION CONTROL
(2) Hand Levers, Adjustable Hydraulically Damped, Adjustable

POWER TAKE OFF
Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

FLUID CAPACITY
Fuel Tank 13.1 gal
Engine Coolant w/ Recovery tank 3.96 qts
Crankcase w/ Filter 4.1 qts
Transmission Case and Axle Gear 12.8 qts

SAFETY EQUIPMENT
Electric Key Shut Off
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Seat Safty Switch

DIMENSIONS
Height 78.7"
Length 89.0"
Width Overall 73.8"
Wheelbase 56.7"

OPERATING FEATURES
Zero Turn Radius
Adj. Front Axle: Rigid/Oscillating
Dual Element Air Filter
Deluxe Suspension Seat w/ Kubota Exclusive Seat Design
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Cup Holder

SIDE DISCHARGE MOWER
60" and 72" Kubota PRO Deck w/ACS
8 Gauge, 6" Deep Deck
1-5" Cut Height, Adjustable 1/4" Increments
Flexible Discharge Cover
3 Blades

TAX 1599.43

+ Manufacturer Estimate

TIRES AND WHEELS
Front 15 x 6.0 - 6 Flat-free
Rear 26 x 12.0 - 16 Turf, Low Profile

60" 20500.00

-- Custom Options --

ZD1211-3-60 Base Price:	$22,849.00
Configured Price:	$22,849.00
Sourcewell Discounts:	
Kubota Items:	($5,026.78)
Total Discount:	($5,026.78)
SUBTOTAL:	$17,822.22
Kubota Item Fees:	
Dealer Assembly:	$0.00
Freight Cost:	$262.50
PDI:	$400.00
Total Unit Price:	$18,484.72
Quantity Ordered:	1
Final Sales Price:	$18,484.72

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

Does not Include Tax

Kernersville

***All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price.** All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

© 2018 Kubota Tractor Corporation. All rights reserved.

17 $0694
3424.00

Total for mower
$ 20,084.15

Grand Total
$ 33067.53

Kubota

Linder Turf & Tractor

Quote Number: 1026935
Effective Date: 04/13/2026
Valid Through: 04/30/2026

Ship To

Town of Stedman
NC

Kubota Dealer

Linder Turf & Tractor
1530 Middle River Loop Rd
Fayetteville, NC 28312

Charles McCullen
Phone: (910) 483-3892
Email:
Charles.McCullen@lindertt.com

Bill To

Town of Stedman
NC

RCR1872 - ROTARY CUTTER 1872

Description	Manufacturer	Model #	Qty	Price Each	Total
ROTARY CUTTER 1872	**LAND PRIDE**	**RCR1872**	**1**	**$4,000.00**	**$4,000.00**
debris blower	BUFFALO TURBINE	BT-CPTO2	1	$8,134.00	$8,134.00

3200

Cash Details

Equipment Total **	$12,134.00
Additional Charges	$0.00
Cash Sub-total	$12,134.00

Purchase Options

Purchase Type	Sub-Total **	Incentives	Total After Incentives	Est. Taxes	Equipment Total	Down Payment	Est. KTAC Insurance	Amount Financed at Rate	Amount Financed at 0%	Est. Monthly Payment *
Cash	$12,134.00	$0.00	$12,134.00	$849.38 / 7.00%	**$12,983.38**	--	--	--	--	--

*** Blending of APR may occur if the amount financed exceeds 125% of max invoice of New Kubota and selected New Allied Implements/Accessories using non-Kubota rates. KTAC, Orange Protection and K-Maintenance are blended using 0%.**

Total w/tax for cutter & blower
$12983.38

910 296-0777

Kubota Disclaimer
Sales quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended APR. Stand Alone Kubota or Allied implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions apply. See dealer or go to KubotaUSA.com for more information.

Orange Protection

- It is a true Kubota warranty - an extension of the basic warranty. Backed by the manufacturer.
- There is no deductible.
- Orange Protection can be financed with the sale of the machine.
- Repairs are performed by an Authorized Kubota dealer who will use genuine Kubota parts.
- Orange Protection is transferable.
- You get comprehensive machine coverage which means peace of mind and protection on your investment.

K-Maintenance

- Regular and scheduled maintenance to keep your machine running smoothly.
- Protection from unnecessary downtime and unexpected costs.
- Price protection from inflation on parts and service.
- K-Maintenance is transferable.
- K-Maintenance can be financed with the sale of the machine.
- Services are performed by authorized Kubota technicians using genuine Kubota parts.

KTAC

Benefits of a Term Policy through KTAC*:

- Meets the insurance requirement for Kubota Credit Corporation, U.S.A
- Original Sales Price Protection for the first 60 months (plus taxes and fees).
- Locked in rate for the term of the contract.
- Premium included with retail contract payment.
- Low $250 deductible per occurrence.
- Dedicated claims service.

*This is a summary of the Kubota-Endorsed Property Damage Insurance. This information is not a complete description of all terms, conditions, and exclusions applicable. Actual coverage is subject to the language of the policy issued. This policy is underwritten and issued by Ohio Indemnity Company. Policy is offered and valid only to residents located in the fifty states of the United States of America. Policy is not available for U.S. districts and territories, Canada, or Mexico.

Sourcewell

Ground Maintenance, CE, Utility
Tractors, Mowers, RTV's - 112624-KBA
Ag Tractors with Related Attachments - 082923-KBA
NJPA Arkansas 4400055337
Nebraska 14777 (OC)
Mississippi 8200067338

ZD1211-3-60 WEB QUOTE #2985160
Date: 7/23/2026 10:04:28 AM

– Customer Information –

Nunnery, Doug
199574
Town of Stedman
cveeder@townofstedman.com
(910) 323-1892

Quote Provided By
Linder Turf & Tractor
Charlie McCullen
1530 Middle River Loop
Fayetteville, NC 28312
email: charles.mccullen@lindertt.com
phone: 9103082595

– Standard Features –

Kubota

ZD1200 Series ZD1211-3-60

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE
3 Cylinder, Kubota Model # D1105
23.8 Gross HP @ 3000 rpm
68.5 cu. in. Displacement
12v 430 Amp Hr. Battery
14 Amps Charging Output

TRANSMISSION
Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

STEERING / MOTION CONTROL
(2) Hand Levers, Adjustable Hydraulically Damped, Adjustable

POWER TAKE OFF
Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

FLUID CAPACITY
Fuel Tank 13.1 gal
Engine Coolant w/ Recovery tank 3.96 qts
Crankcase w/ Filter 4.1 qts
Transmission Case and Axle Gear 12.8 qts

SAFETY EQUIPMENT
Electric Key Shut Off
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Seat Safty Switch

DIMENSIONS
Height 78.7"
Length 89.0"
Width Overall 73.8"
Wheelbase 56.7"

OPERATING FEATURES
Zero Turn Radius
Adj. Front Axle: Rigid/Oscillating
Dual Element Air Filter
Deluxe Suspension Seat w/ Kubota Exclusive Seat Design
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Cup Holder

SIDE DISCHARGE MOWER
60" and 72" Kubota PRO Deck w/ACS
8 Gauge, 6" Deep Deck
1-5" Cut Height, Adjustable 1/4" Increments
Flexible Discharge Cover
3 Blades

+ Manufacturer Estimate

TIRES AND WHEELS
Front 15 x 6.0 - 6 Flat-free
Rear 26 x 12.0 - 16 Turf, Low Profile

– Custom Options –

ZD1211-3-60 Base Price:	$22,849.00
Configured Price:	$22,849.00
Sourcewell Discounts:	
Kubota Items:	($5,026.78)
Total Discount:	($5,026.78)
SUBTOTAL:	$17,822.22
Kubota Item Fees:	
Dealer Assembly:	$0.00
Freight Cost:	$262.50
PDI:	$400.00
delivery	$200.00
Total Unit Price:	$18,684.72
Quantity Ordered:	1
Final Sales Price:	$18,684.72

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

DRAFT

***All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price.** All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

© 2018 Kubota Tractor Corporation. All rights reserved.

what should be included in a restricted cash calculation for an ...

A restricted cash calculation for a municipal audit must include cash and cash equivalents limited by external legal agreements, bond covenants, or specific statutes, specifically unspent bond proceeds, debt service reserve funds, and state-restricted revenues like Powell Bill or 911 allocations. | Office of the Washington... +4

Key Categories of Restricted Municipal Cash

- **Debt Service & Bond Proceeds:** Unspent bond or note proceeds earmarked for capital projects, and sinking or reserve funds mandated by bond indentures. | Office of the Washington... +4
- **State and Local Statutory Restrictions:** Earmarked state-shared revenues (e.g., Powell Bill funds for street maintenance) and dedicated emergency telephone/911 system fees. NC.gov
- **Grant and Trust Funds:** Unspent federal or state grant monies held for specific programmatic use, plus customer utility deposits or developer escrow bonds. | Office of the Washington... +1

Audit Verification Steps

- **Covenant Inspection:** Review bond ordinances, loan agreements, and grant contracts to verify enforceability and matching fund balances. | Office of the Washington... +2
- **Bank Confirmations:** Cross-reference restricted ledger balances with direct third-party bank confirmations and separate account designations.
- **Financial Statement Presentation:** Confirm proper segregation on the Statement of Net Position (as current or non-current assets depending on timing) and proper alignment within the cash flow reconciliation. GBQ Partners +1

If you'd like to proceed, please share:

- The **specific state or local programs** your municipality manages (such as Powell Bill or specific grants)
- Whether you are looking at **governmental or proprietary funds**

I can help detail the exact verification steps or presentation requirements for those items.

AI responses may include mistakes. For financial advice, consult a professional. Learn more

12 sites

BARS GAAP Search | Office of the Washington State Auditor

... statements for proprietary funds: Statement of net position, Statement of revenues, expenses, and changes in fund net...

| Office of the Washington State Au...

Governmental Audit Program - NC.gov

Verify that unexpended bond proceeds or other cash not available for operations of the. fund(s) are classified as...

NC.gov

Grant County Financial Statements and Management Letter

Grant County is responsible for ensuring that the assets reported in these funds are used...

MN Office of the State Auditor (OSA)

Show all

we have grant funds unspent, funds from our trust fund earmarked for engineering services, loan payment for garbag...

For your municipal audit, the specific items you listed must be classified based on whether the restriction is **externally imposed** (which makes it legally restricted cash) or **internally designated** by management or council (which is classified as committed or assigned cash).

Here is the exact breakdown of how to handle each of your items in the restricted cash calculation and audit file:

1. Categorize Your Specific Funds

Cash Item	Audit Classification	Reporting Treatment
Unspent Grant Funds	Legally Restricted	Include fully. Must match deferred/unearned revenue liabilities.
Trust Fund for Engineering	Restricted or Committed	Restricted if donor/legally bound. Committed if council-designated.
Garbage Truck Loan Payment	Restricted (Debt Service)	Include if held in a separate, legally required sinking fund.

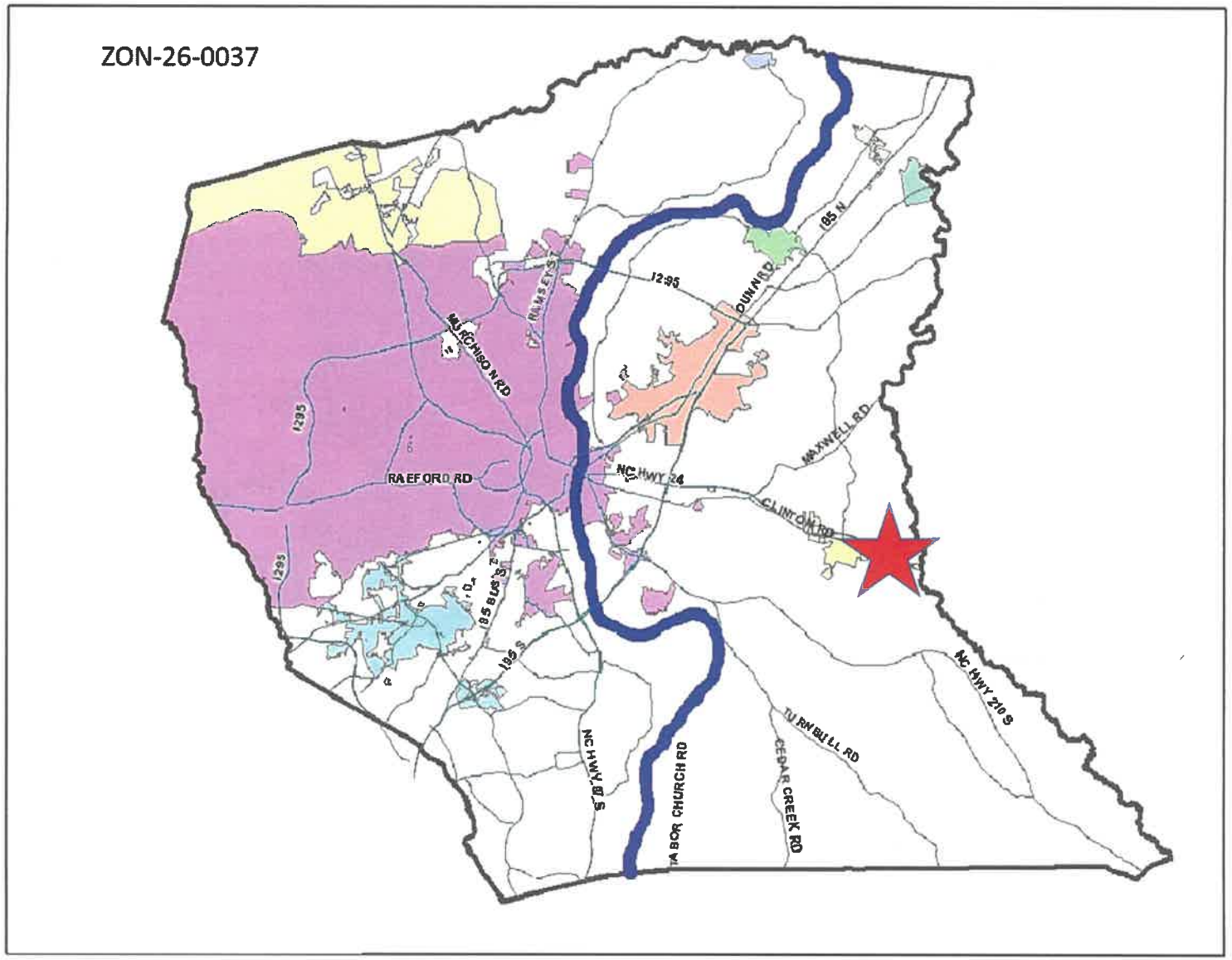
Sewer Loan/Bond Payment	Restricted (Proprietary)	Include. Must report under Sewer Enterprise Fund restricted assets.

2. Verify Your Audit Documentation

- **Audit the Unspent Grant Funds:**
  - Match ledger balances directly to year-end grant financial reports.

Planning and Inspections

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

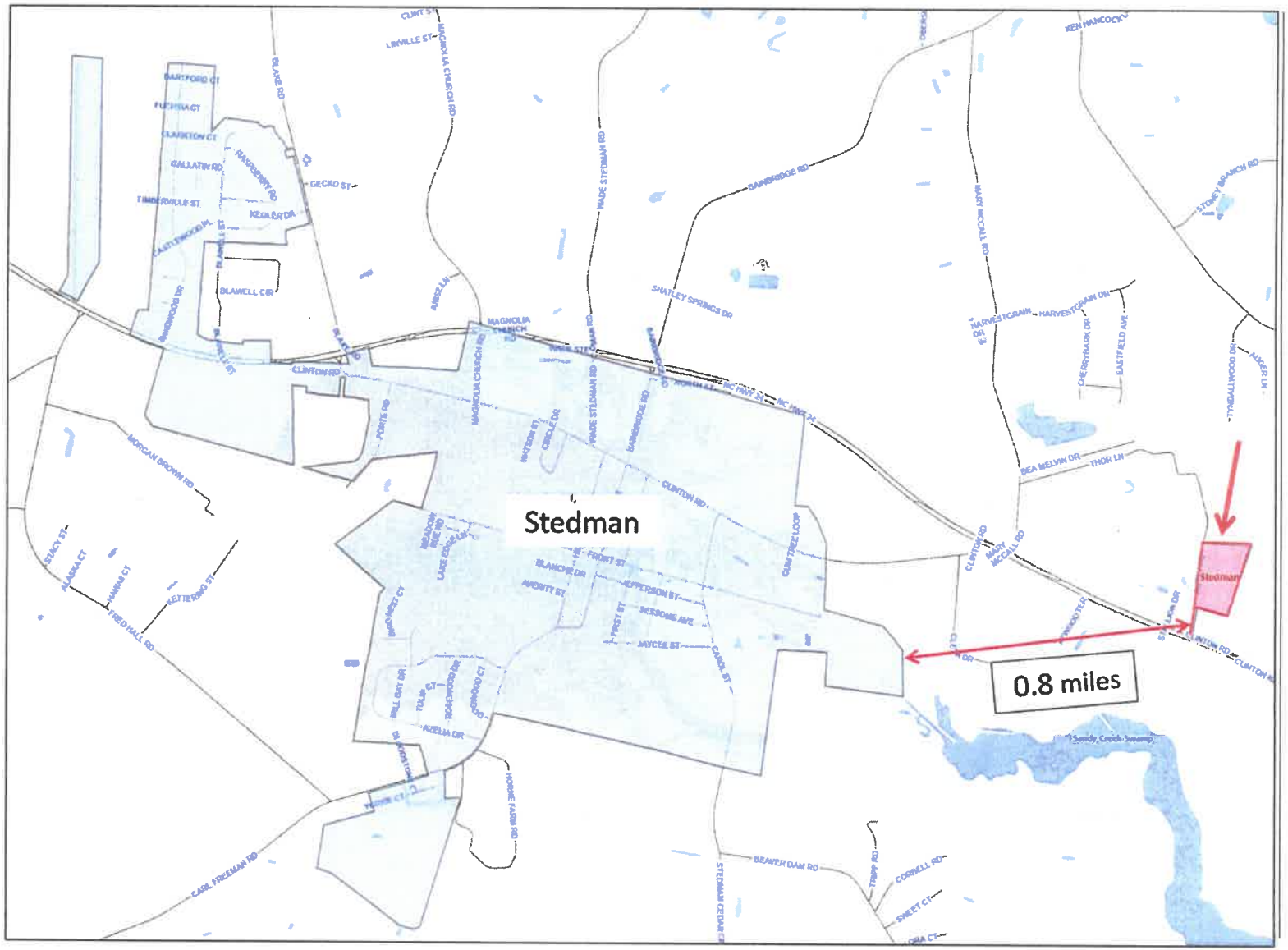
Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

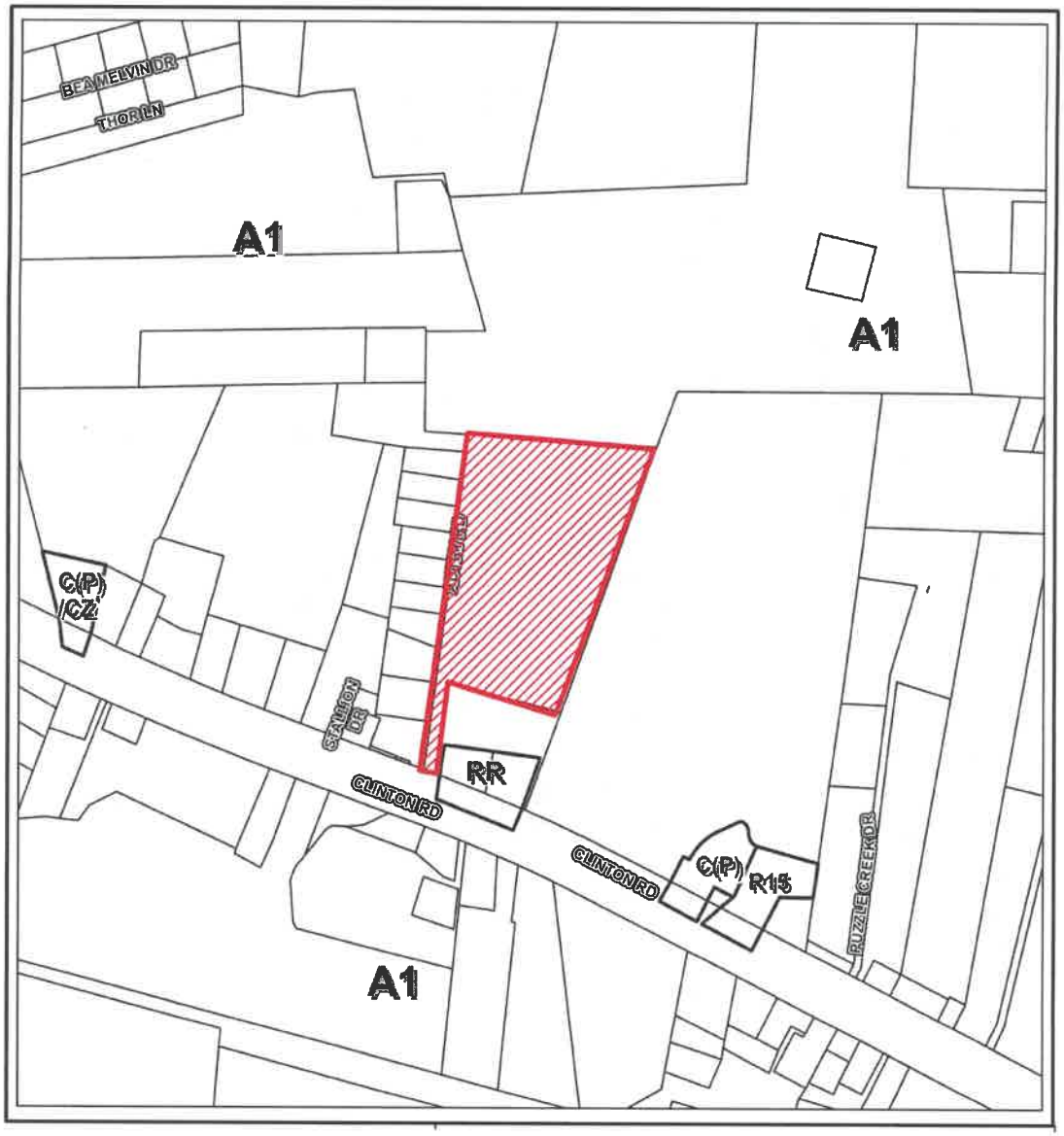
Agent:
No Agent

Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

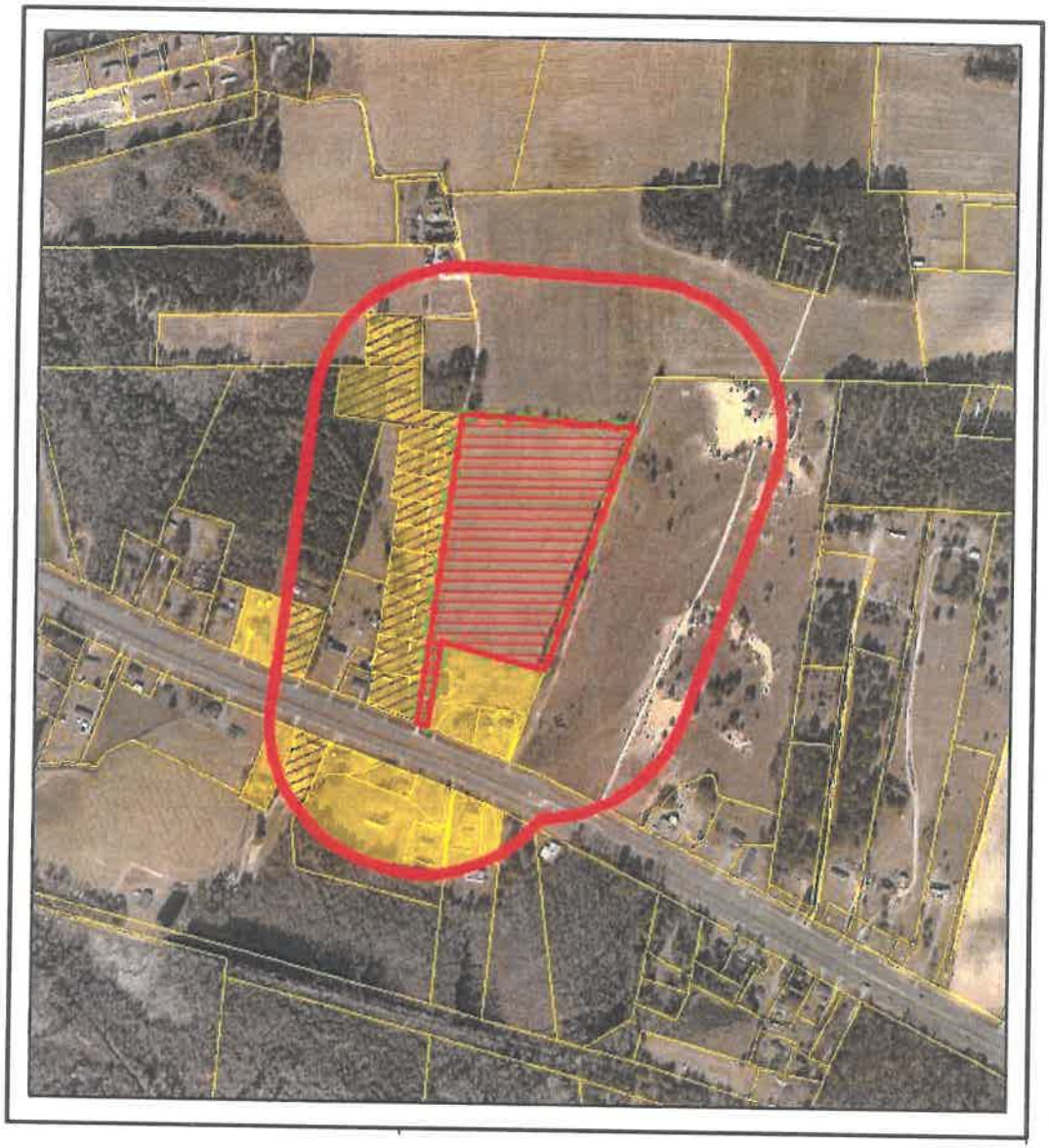
SUBJECT PROPERTY:
Vacant Lot

Single-Family Residential

Manufactured Home

Mailing Radius: 600'

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

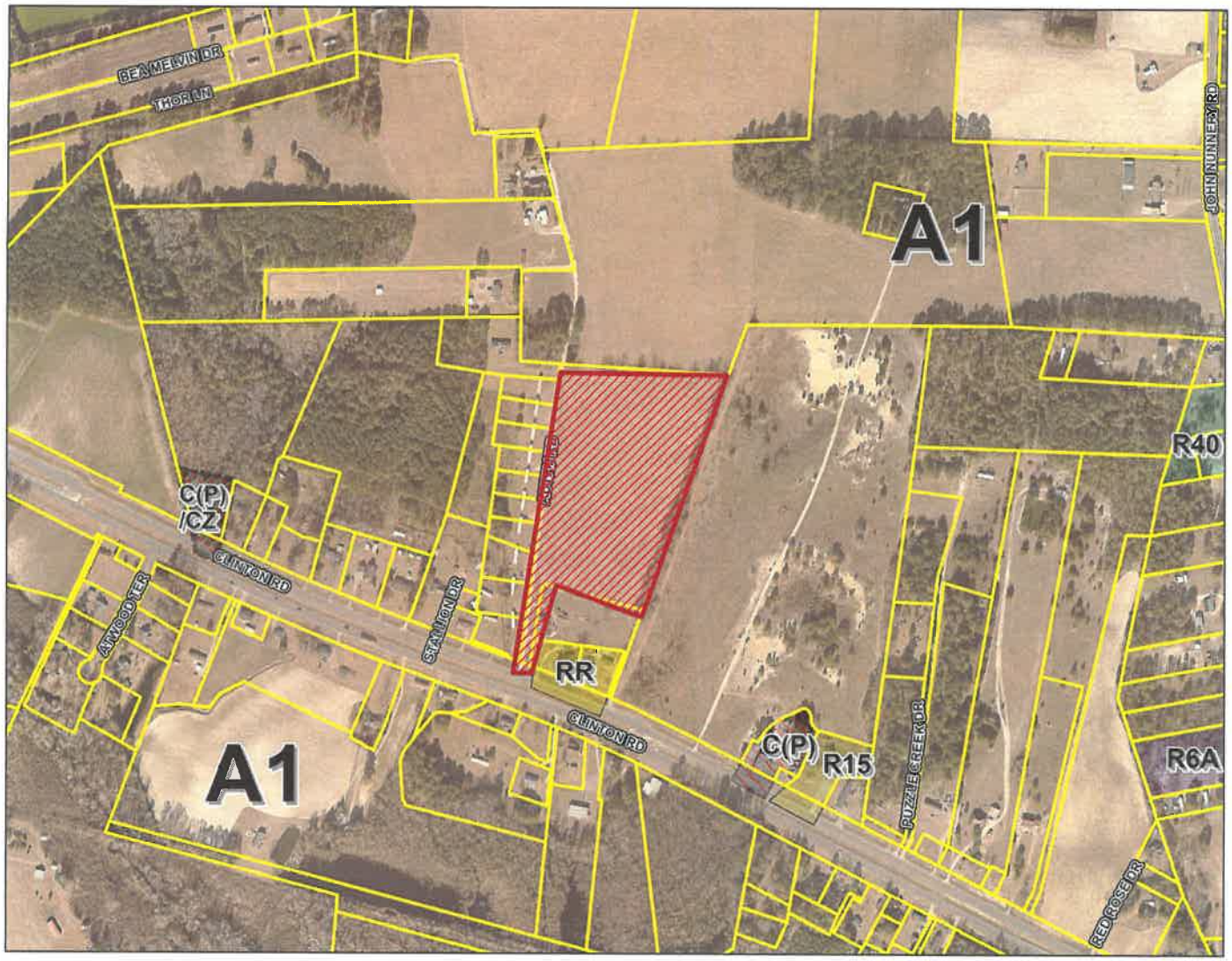
Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

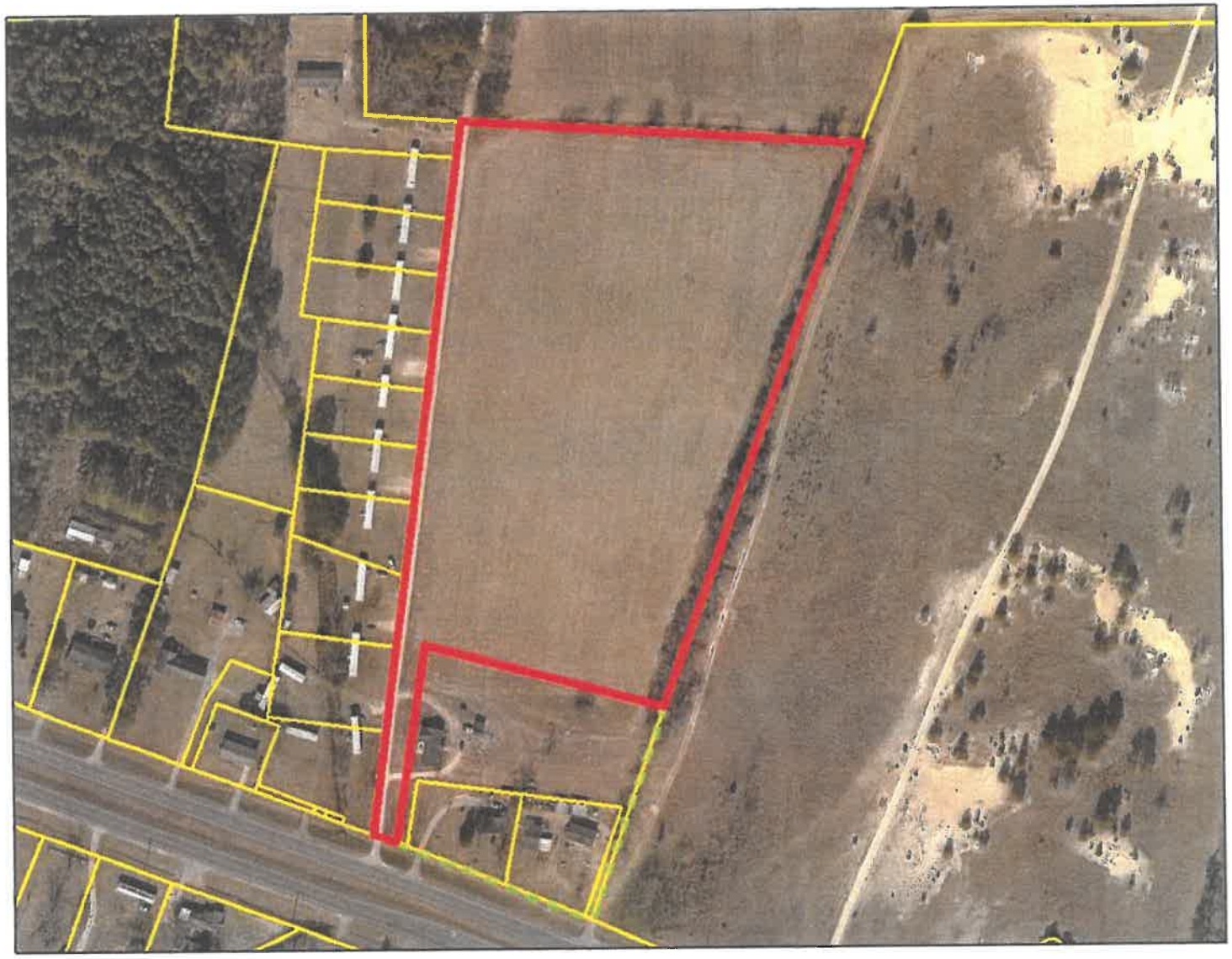
Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

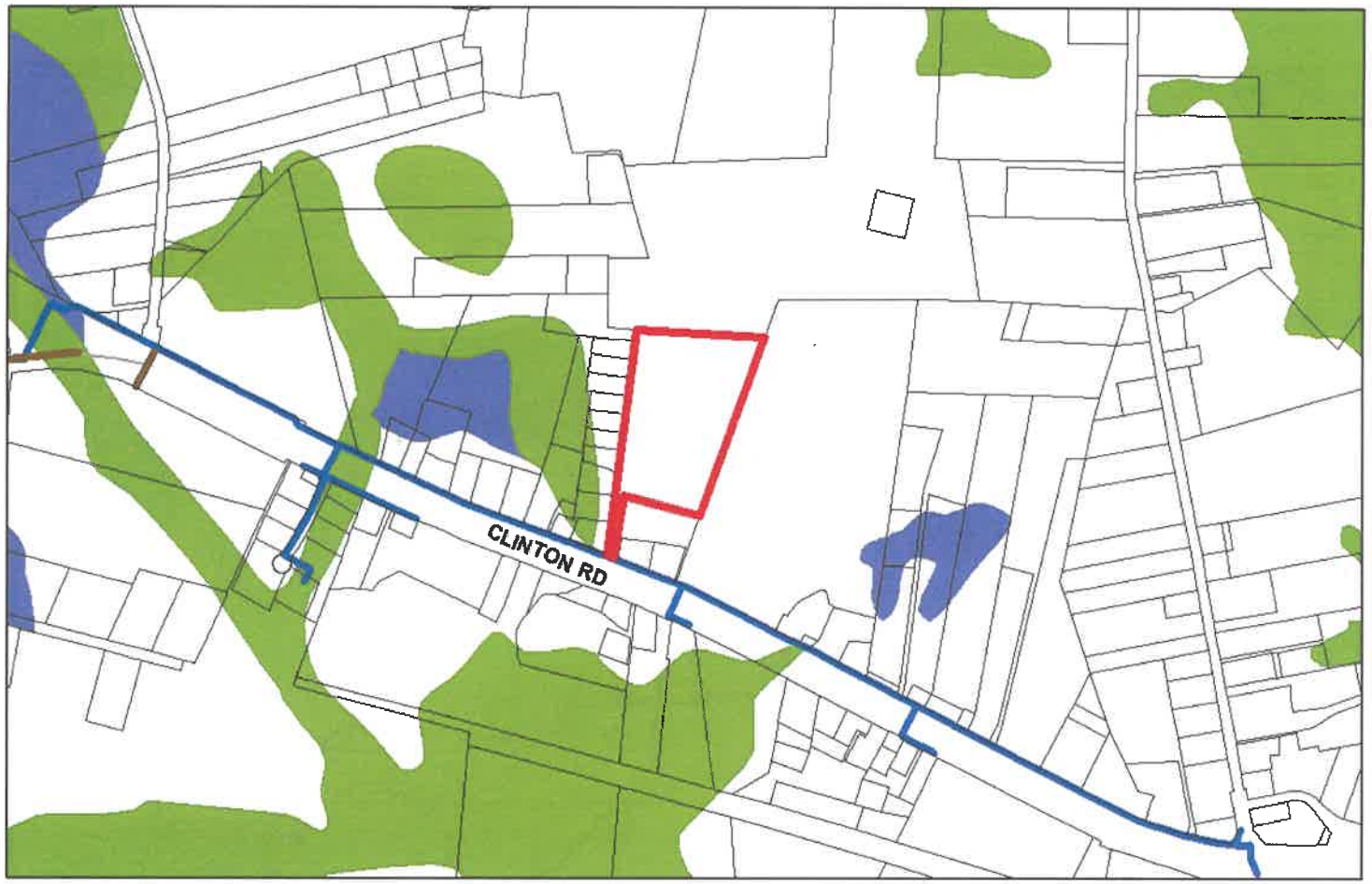
Agent:
No Agent

Request:
Initial Zoning to R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



A HYDRIC SOILS
B HYDRIC INCLUSION SOILS
WATER LINE
SEWER LINE

ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

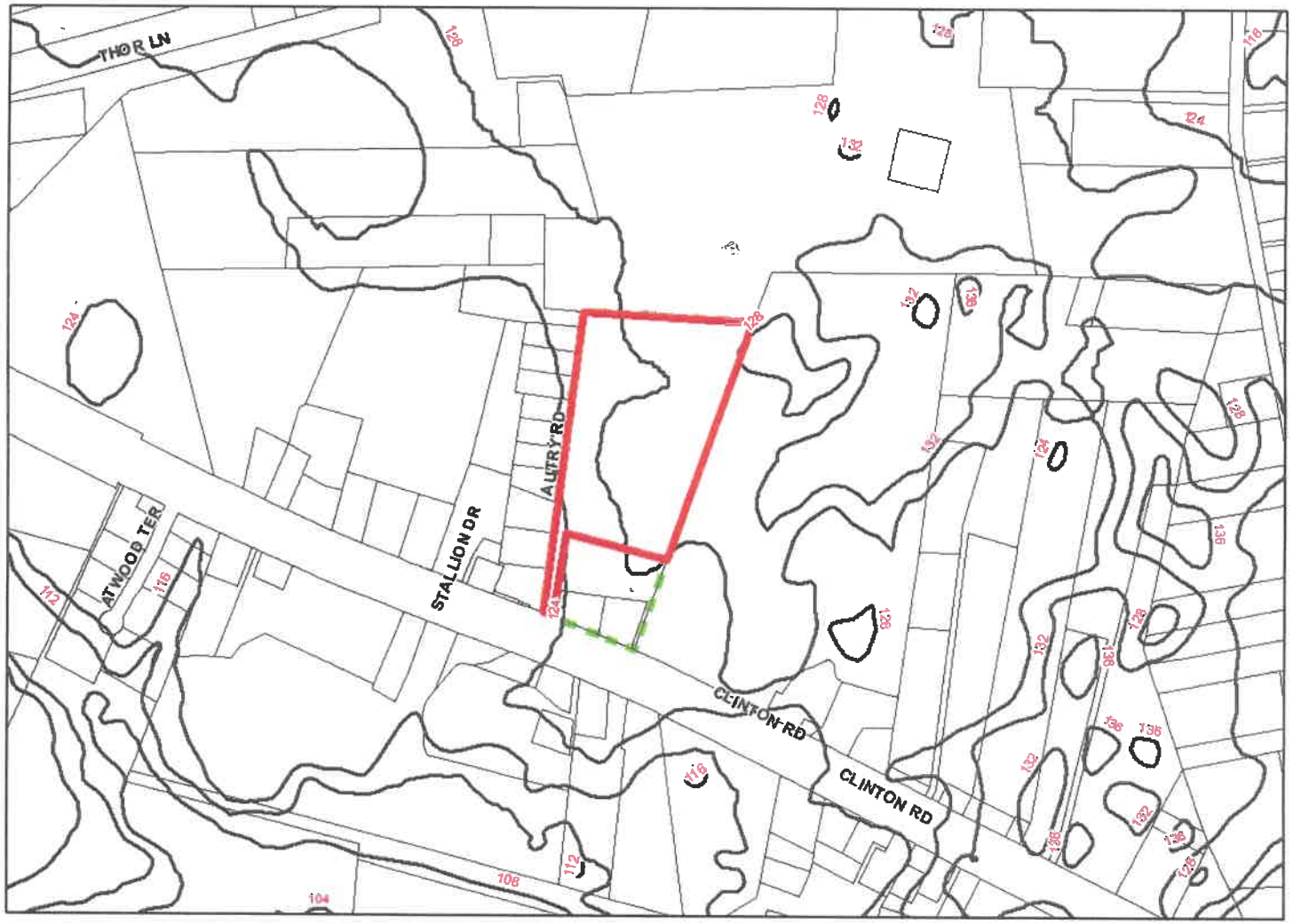
Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

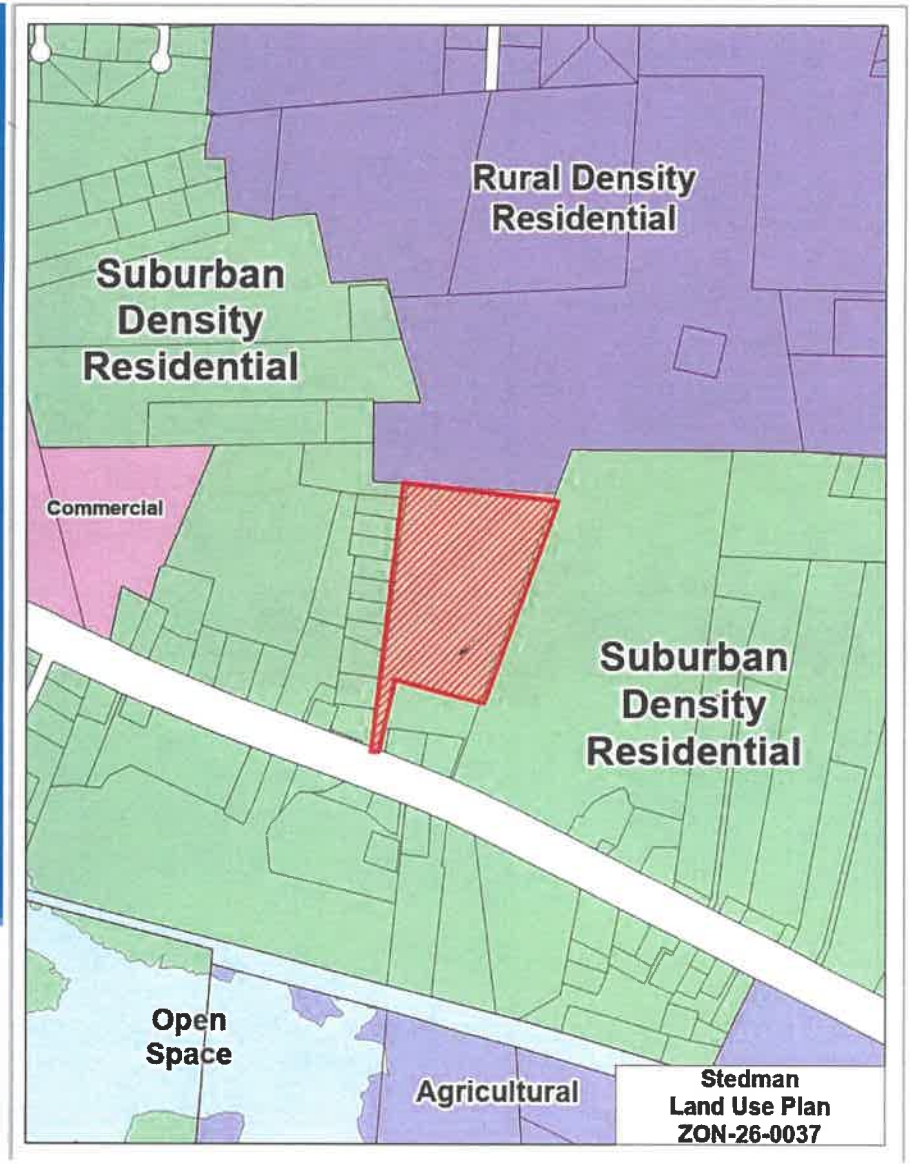
Agent:
No Agent

Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov



Stedman Area Land Use Plan (2020)

"Suburban Density Residential"

Suburban Density Development Goals:

- "The intent of the Medium Density Residential classification is to allow for residential uses cognizant of the density that already exists within the Town of Stedman" (Stedman Area Land Use Plan 2020, p. 44).
- "The subject property meets the following location criteria: "Must have access to a public or approved private street; Desirable to be located within 3 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 infrastructure and/or town services" (Stedman Area Land Use Plan 2020, p. 61).
- The associated zoning districts for Suburban Density Residential are R30, R30A, R20, R20A, RR, & CD. R40 and R40A may be appropriate but only if compatible with the neighborhood and surrounding uses; Conditional Zoning may be advisable.

Request is not consistent with the adopted Land Use Plan

ZON-26-0037

Applicant/Owner:
Town of Stedman
/Barbara Blackwell &
Katherine Harless

Agent:
No Agent

Request:
Initial Zoning
County A1 to
Town R15 Residential

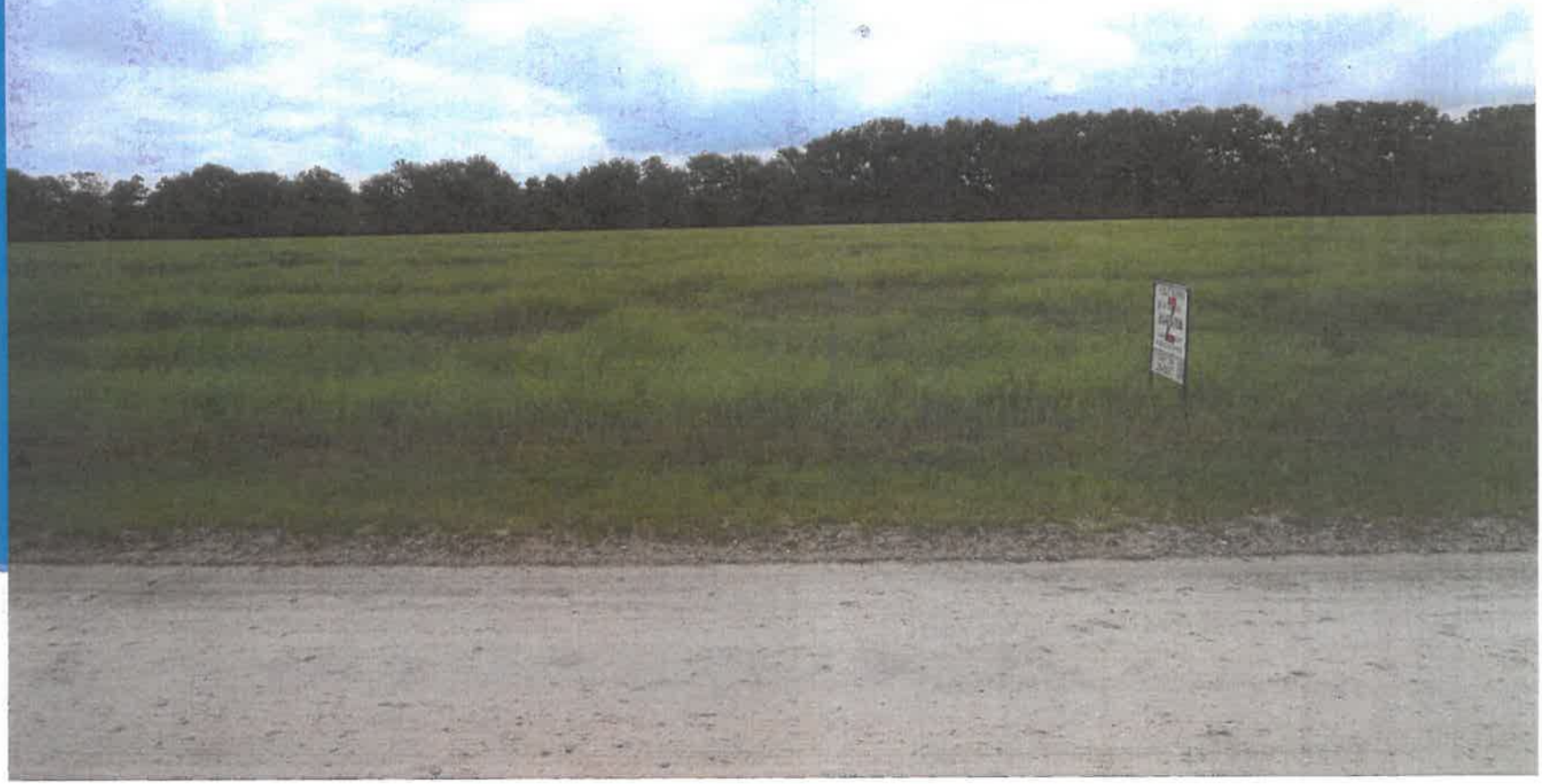
Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov

Subject Property





ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

Agent:
No Agent

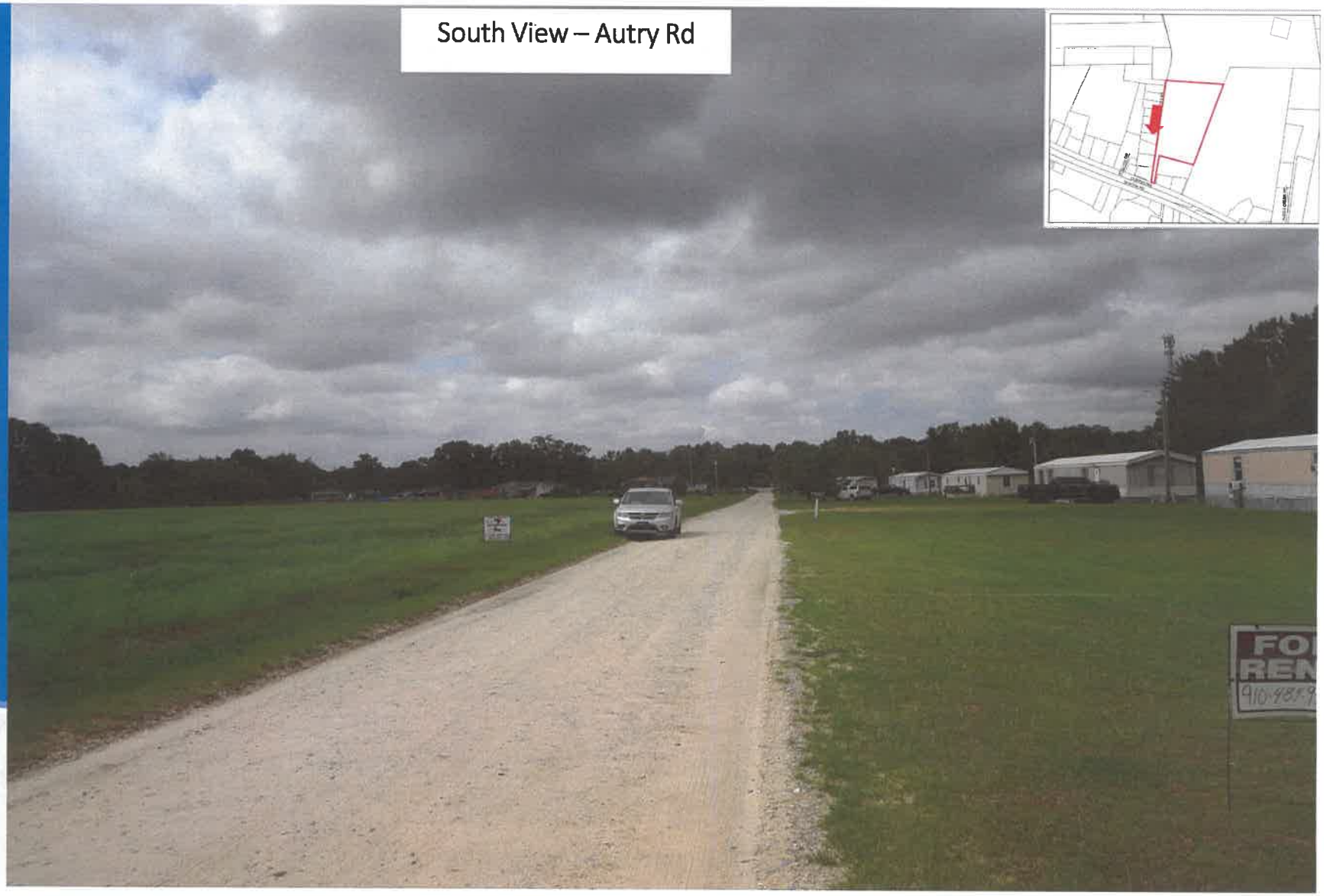
Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov

South View – Autry Rd



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

Agent:
No Agent

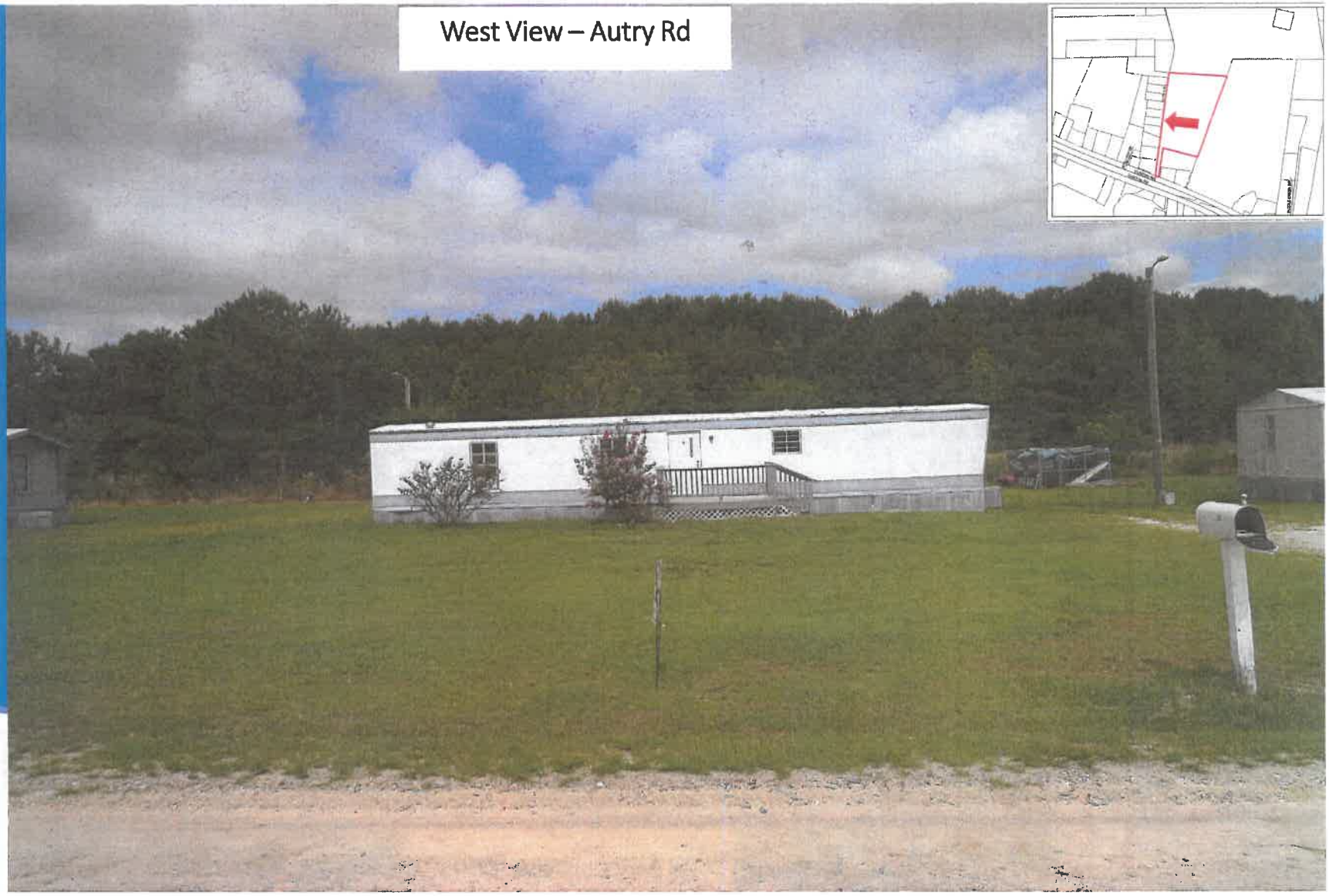
Request:
Initial Zoning
County A1 to
Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov

West View – Autry Rd



ZON-26-0037

Applicant/Owner:
Town of Stedman /Barbara Blackwell & Katherine Harless

Agent:
No Agent

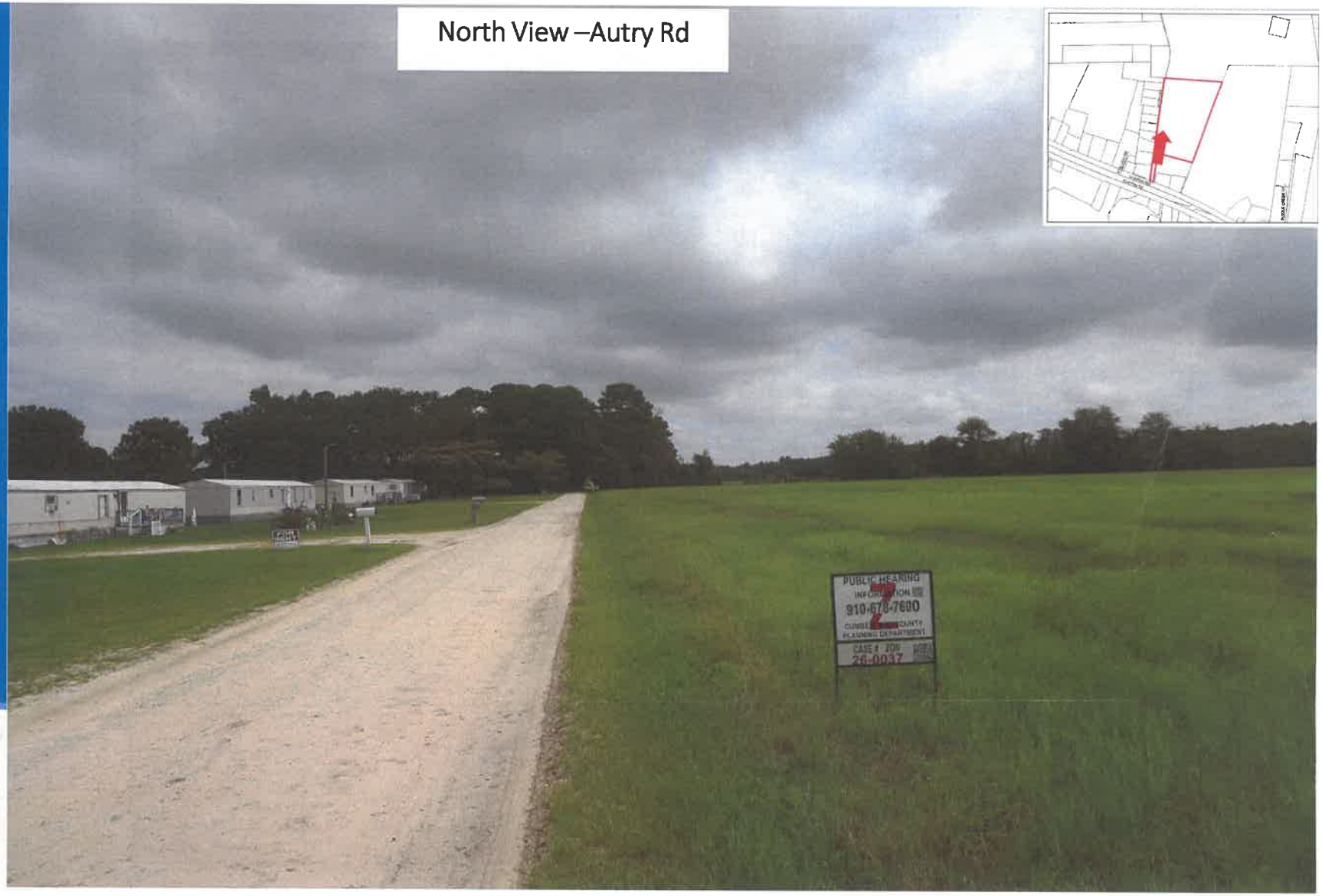
Request:
Initial Zoning County A1 to Town R15 Residential

Intent:
Residential Subdivision

ACREAGE: 14.01 AC +/-

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov

North View –Autry Rd



Staff recommends approval of the request

Planning Board recommends Approval of the request (9-0)

?

CUMBERLAND COUNTY
NORTH CAROLINA
cumberlandcountync.gov

