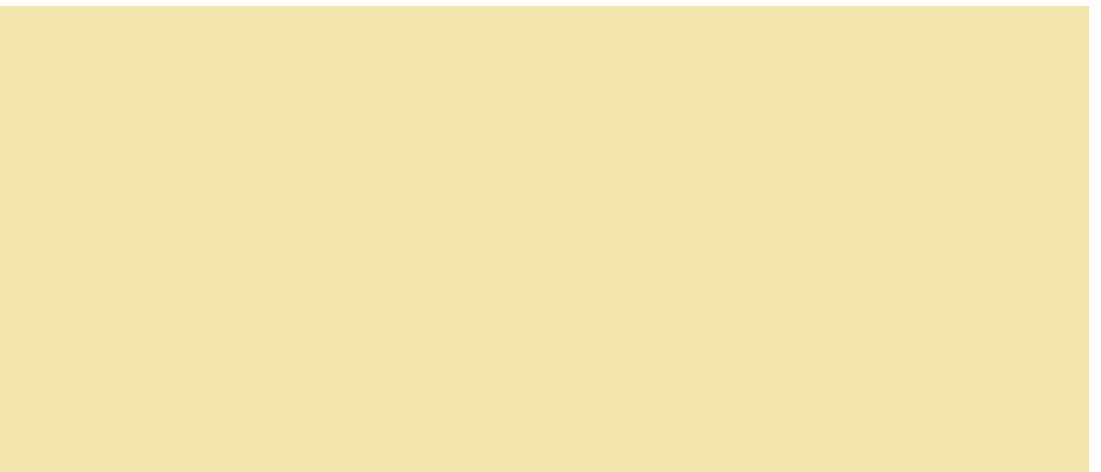
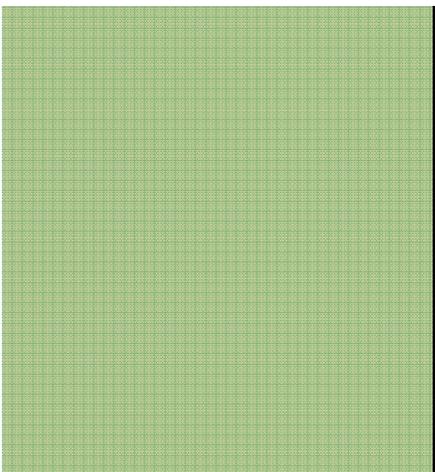


Small Area Plan for Area "A"
Moore County, North Carolina



Acknowledgements

The Small Area “A” Plan could not have been completed without the effort and participation of:

Moore County Board of Commissioners

Moore County Planning Board

Moore County Planning Department

Small Area “A” Steering Committee

Citizens of Small Area “A”

These groups and individuals contributed their time, knowledge, and insight into molding and creating the Small Area “A” Plan into a document that will allow Small Area “A” to grow and prosper well into the future.

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Executive Summary

In October, 2006, the Moore County Board of Commissioners directed the Planning Department to begin the process of small area planning. The first area identified as Area “A” is located in west central Moore County and roughly corresponds to the school district boundary for West End Elementary. Bounded on the west by Drowning Creek and Montgomery County, the perimeter of Area “A” traces along NC Hwy 211 and NC Hwy 705, and then to the east to Mount Caramel Church Road, and then to Murdocksville Road and to the jurisdictions of Pinehurst and Foxfire on the south. Area “A” incorporates 69,019 acres (107.8 square miles or 15% of Moore County’s 706 square miles) with a perimeter of 52 linear miles. Approximately 7708 parcels are located partially or completely within the area.

The primary goals of the small area planning process were to:

- Preserve and conserve the natural environment and cultural features that describe the heritage highly valued;
- Manage inevitable growth;
- Identify infrastructure needs to assure a viable plan

Planning Process

The planning process involved the following components to inform and guide Planning Staff’s planning activity:

- Creation of a Steering Committee consisting of representatives of a wide variety of people who live or work in the area, encompassing a wide variety of viewpoints as well as long-term interest in the area.
- Hosting of eight (8) community meetings in which staff, the facilitator, the steering committee and the general public worked cooperatively on a vision plan for Area “A”. Thorough analysis’ of all inputs – concerns, needs, wants and issues provided at the community meetings; and following extensive discussion of these many inputs, three “areas of interest” emerged that captured all inputs. The “areas of interest” became the basis for establishing subcommittees charged with identifying

and describing what exists today and with making recommendations that provided valuable materials characterizing Area “A” today. The subcommittees were:

- Preservation and Conservation
- Growth Management
- Infrastructure

The subcommittees worked independently of each other and jointly; created goals, objectives and strategies to meet the visions of the community for Area “A”.

Implementation Plan

Creating a functional implementation strategy is a critical element of any long-range planning process. In order to achieve the *Objectives* within the Area “A” Plan, careful consideration must be given to implementing the various *Strategies* attached to each *Objective*. Typically there are a number of agencies involved to assist with the creation of policies and ordinances to assist the community with achieving the *Strategies* and *Objectives*.

In order to organize an approach to accomplishing Plan implementation, a matrix has been created to: list each *Objective* with accompanying *Strategies*; indicate how the *Strategies* can be achieved through the creation of policy and/or ordinance; identify if the *Strategy* affects just Area “A,” and/or countywide; and identify the different agencies that may have a pivotal role during the process. This matrix will be utilized by the staff, the Planning Board, and the Board of Commissioners to prioritize the various strategies, identify the necessary resources to accomplish the prioritized efforts, and ultimately integrate Area “A” *Strategies* into an annual plan of work for the Planning Department.

As growth and development occurs within Area “A” during the coming years, it will be necessary to make periodic revisions to keep the Plan up-to-

date. A comprehensive periodic review every 3-5 years by Planning staff, Planning Board members, and the County Commissioners will ensure that the document remains a valuable reference tool and guide for growth in the community. Furthermore, an annual review should be conducted and formally reported in an effort to provide feedback regarding the overall performance of the plan. The annual review will evaluate to what degree each *Goal, Objective* and *Strategy* has been implemented, and will identify and prioritize the remaining tasks for inclusion in future annual work plans for the Planning Department.

Introduction

Small Area Plan:
A future land use plan for a smaller geographic area such as a neighborhood or a region of a county

Small Area Plan Community Forums

May 22, 2006

West Pine Middle School

Hwy 211

25 in attendance

May 23, 2006

Eagle Springs Fire

Department

Hwy 211

14 in attendance

June 5, 2006

West End Elementary School

Hwy 211

96 in attendance

June 6, 2006

Jackson Springs Community

Center

447 Mill Road

35 in attendance

Moore County encompasses several distinctive geographic areas ranging from the sandhills long leaf pine stands to the rocky terrain of northern Moore County. These areas are experiencing growth and change at differing rates. Northern Moore County is not equipped with infrastructure to support new neighborhoods. The rocky soil is difficult for septic systems and public water is not available except in the Town of Robbins. Land uses remain predominantly rural agricultural as a result. Agricultural uses also dominate the landscape south of the Village of Foxfire. But the central western and eastern portions of Moore County around Southern Pines, Pinehurst, Aberdeen, Whispering Pines, and Carthage, have the highest percentage of the growth.

Moore County has two distinct areas: an urban center and the rural countryside as illustrated in Figure 1. As the County grows a projected 44.9% between 2000 and 2030 (NC State Data Center, 2007), new development will be located predominately in the central western and central eastern portions of the county. The central western area (West End, Seven Lakes, Eagle Springs, and Jackson Springs area) is the portion of Moore County that is experiencing the highest rate of growth. The County began to take note of the number of building permits issued for this area and other factors, such as school growth pressure, and traffic congestion, that seem somewhat unique to the central western part of the County.

In order to adequately plan for the growth of new residential neighborhoods and commercial development, it was proposed that additional long range planning was needed beyond the 1999 County Land Use Plan specifically for the central western area. As a result of these

discussions among staff and the Board of Commissioners, the concept of small area planning emerged as a viable option for studying and planning for growth at a sub-regional level. In May, 2005, the Board of Commissioners was presented with the concept of small area planning by County Manager Steve Wyatt, and discussions about the subject began.

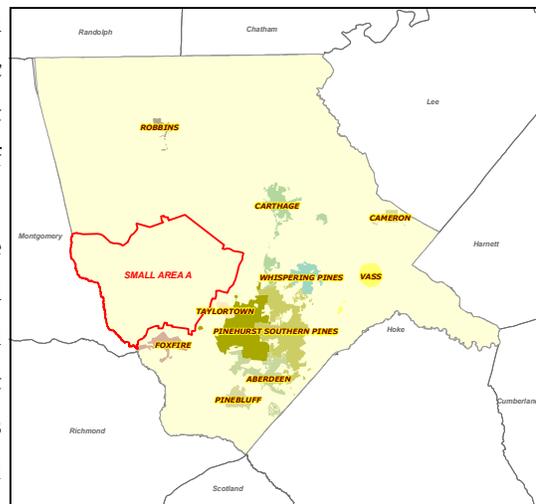


Figure 1

What is a Small Area Plan?

Small area plans are master plans that guide future development for cohesive communities. These communities can be sub-regions of a county that are made up of a group of neighborhoods, other low density residential development, and their supporting commercial, service and employment centers. Small area plans identify common elements that the residents in the area share. One way to identify a small area for a county is to consider the school district boundaries, the natural geographic features and other unique characteristics that mark the landscape, such as rivers or special conservation areas. Other themes that unite people in small areas are particular transportation routes, the shopping areas they rely upon, and the churches, schools or other civic spaces that they frequent. Small area plans are written based upon the analysis and recommendations of a steering committee that is

charged with gathering input from the community to develop the plan. The resulting plan is



a guide, a road map that will ensure future development is compatible with the vision for how the area should grow while protecting the cohesiveness of the existing community.

Is it a County-Land Use Plan?

A small area plan functions similarly to a land use plan in that it provides support to decision makers regarding conservation design, density and development pattern preferences for that particular area. The benefit of the small area plan comes from local implementation of the plan goals and objectives through ongoing work of volunteer and appointed Boards, such as the Planning Board, as

well as the Board of Commissioners. Each board is uniquely able to carry out key actions to implement the small area plan through zoning map amendments, text amendments, capital improvement project priorities, and grassroots citizen involvement. The development of the small area plan starts with support from the local elected officials who appoint a steering committee that oversees the development of the common vision, goals and objectives of the plan.

Small area plans give these sub-regions or communities a voice in the public process for identifying:

- special places to preserve or redevelop,
- areas suitable for development,
- resources to carefully manage, and
- capital project priorities for infrastructure.

Determining Interest in Small Area Planning

In June of 2006, Moore County staff hosted a series of Community Forums in the area targeted for small area planning now commonly known as Area “A”. This area was identified as having significant natural landscapes and as the major recipient of growth and development in the unincorporated portion of Moore County. Undeveloped land in and around this area provided a rural atmosphere for those “wanting to have it all”: convenience to some goods and services as are available in the Seven Lakes Business Village, neighborhood amenities and a variety of pastoral landscapes to view while driving into “town.”

The more urban portion of the county around Pinehurst, Southern Pines



and Aberdeen provide many of the goods and services that residents of Area “A” utilize on a daily basis, including shopping, job centers, health care, and even the area high school. The general distance from the heart of Area “A” to the heart of the urban area is approximately ten (10) miles, traveling along NC Highway 211. Many of these common themes were



captured during the community forums. Interest for a small area planning process emerged. Based upon the level of interest expressed and the growth occurring in Area “A”, the Board of Commissioners responded to the community’s desire to move forward with a small area plan. Planning Board members also participated in the community workshop to assess the level of interest in doing a small area plan. The meeting format included presentations on the area’s history from cultural, environmental and geological viewpoints, an opportunity to identify issues and concerns for Area “A”, and general information concerning the small area planning process.

Small Area “A” Location

Area “A” is located in west central Moore County and roughly corresponds to the school district boundary for West End Elementary. Bounded on the west by Drowning Creek and Montgomery County, the perimeter of Area “A” traces along NC Hwy 211 and NC Hwy 705, and then to the east to Mount Caramel Church Road, and then to Murdocksville Road and to the jurisdictions of Pinehurst and Foxfire on the south. Area “A” incorporates 69,019 acres (107.8 square miles or 15% of Moore County’s 706 square miles) with a

perimeter of 52 linear miles. Approximately 7708 parcels are located partially or completely within the area.

Steering Committee

Steering Committee Appointments

During the community workshops, applications were made available to those persons that were interested in being a member of the Small Area “A” Steering Committee. A subcommittee of the Planning Board was appointed to bring together a list of potential Steering Committee members based upon applications submitted to the County Clerk. The Planning Board members charged with making this recommendation were: then Planning Board Chairman Harry Huberth, Dave Kinney and Aaron McNeill. The subcommittee recommended twelve persons. The applications were also reviewed by the full voting membership of the Moore County Planning Board which added 2 additional persons. The strong list of volunteers represented well the populations and resources of the community. The Committee members were approved by the Board of Commissioners in October of 2006. The full Steering Committee membership is listed to the right. After an orientation in November of 2006, the Steering Committee began to work on this project with diligence and enthusiasm. It was important to ensure that representation was fair and equitable across the different population groups of Area “A”. The fourteen were selected as representatives of a wide variety of people who live or work in the area, drawn from a wide range of neighborhoods, ethnic groups, age brackets and occupations. Farming, forestry, economic development, education, and environmental interests were represented in the steering committee. No less important, each shared a strong interest in the future of their community.

Vision

To create a plan having significant value, the Steering Committee needed a common vision of what Area “A” should become, what it should look like over the next twenty years.

The first task was thorough analysis of all inputs—their concerns, needs and wants, issues and those of the almost 200 citizens who participated in the four community forums. Following extensive discussion of these many inputs, three “areas of interest” emerged that captured all inputs. The three led to a mission statement—a concise statement of the Steering Committee’s task of creating a plan which, when fully implemented, would share our vision.

Dave Kinney
Watts Auman
Judy Boroughs
Nancy Roy Fiorillo
Elaine Yow Girgis
Paul Hodges
Cindy Holland
Johnny Ingram
Ray MacKay
John Monroe
Leonard Tufts
Donald Welch
Mike Wilson
Jesse Wimberley

Mission and Vision Statement

Based upon input from the citizens of Area “A” and modeled on a 20 year horizon, the mission of the Steering Committee was to create a plan which...

- Preserves and conserves the highly valued natural and cultural features that describe our heritage .
- Manages inevitable growth to achieve: the kind of growth that we want, where we want it, and
 - Identifies, the infrastructure needed to assure a viable plan.

June 2006

Four Community Outreach Meetings-Area "A"

October 2006

Steering Committee Member Appointments

November 2006

Steering Committee Orientation

Mission Statement

December 2006

Vision Statement

Existing Conditions:

Demographics, Farmland, Soils, Cultural/
Historic, Wildlife, Land Use Plan, Zoning,
Watershed, Floodplain, HCOD, Transpor-
tation, Water Quality/Quantity, Infrastructure
Sorting Community Issues

January 2007

Mission Statement

Subcommittee Appointments:

Growth Management, Infrastructure,
Preservation and Conservation

Area "A" Photos of Community Character

February 2007

Special Topic Presentations:

Infrastructure, Zoning, Highway Corridor
Overlay District

March 2007

Area "A" Bus Tours

Committee Work Sessions

Introduction of Development Proposals in Area
"A" (major subdivisions)

R. Arendt Workshop in Southern Pines-Discussion

April 2007

Economic Development Issues for Area "A"

Moratorium Update Discussion

Subcommittee Work

Randall Arendt in Moore County-Open Space

Subdivision Design Workshop at Little River CC

May 2007

Community VIZ Mapping & Resource Inventory

Growth Scenarios for Area "A"

Final Area "A" Priority Identification

June 2007

Finalize Priorities

Future Land Use Map

August 2007

Review first draft of Chapters

Finalize Committee recommendations

January 2008

Community Meetings for Feedback

Discussion of Plan Revisions based on Feedback

The "areas of interest" became the basis for establishing subcommittees charged with identifying and describing what exists today and with making recommendations that provided valuable materials characterizing Area "A" today.

The subcommittees and chairpersons were:

- ◆ Preservation and Conservation
John Monroe
- ◆ Growth Management
Jesse Wimberley
- ◆ Infrastructure
Nancy Roy Fiorillo

The subcommittees began their work independently of each other. The results of their first efforts were reviewed and extensively deliberated by the full Steering Committee over the course of many meetings. These deliberations were of great importance in developing recommendations intergrated into a whole—recommendations supportive of one another, consistent and not in conflict with one another.

Timetable

Unlike having a long range plan prepared by a professional consulting firm, this project was only feasible if County planning staff agreed to lead and facilitate the development of the plan, reducing the costs associated with the project. The meetings were led by Area "A" Chairman Dave Kinney and facilitated by Craven Hudson, Moore County Cooperative Extension Director with planning staff providing data, committee support and meeting coordination to develop the framework for the plan.

The timetable for the plan was 18-21 months, with committee meetings averaging once a month and subcommittee meetings held almost biweekly during the time of recommendation development. The Steering Committee worked from November 2006 through January 2008 on the development of the draft plan.

Area “A” History and Profile

Moore County History

Archaeological findings indicate that Indians of the Siouan family inhabited the area that is now Moore County for more than a thousand years. They hunted and camped throughout the area and, in places, settled in villages. A well-used Indian trail, which crosses the County, is thought to have first been beaten out by buffaloes on their annual migrations from the piedmont to the coastal marshes. This trail, which later came to be known as the Yadkin Road, played an important role in the early settlement of Moore County.

The next twenty years saw a large influx of settlers, particularly Highland Scots, who immigrated to the colonies to escape harsh economic and political conditions, which existed in Scotland at the time. The Highlanders found the production of turpentine made a far more economic alternative to large scale agriculture in the poor soil of the Sandhills. The manufacture of naval stores was established as the major industry of the vast forests of longleaf pine.

The American Revolution curtailed the arrival of settlers to the area and set the stage for bitter conflict. The Highlanders, who had taken an oath of allegiance to the King of England before leaving Scotland, remained loyal to the British throne; settlers in the “clay country” supported independence. Although no major battles were fought in Moore County the guerilla warfare between the two factions was bloody. The highlanders paid dearly for their political views after the defeat of the British, facing the scorn of their neighbors, and in some cases, confiscation of their property and exile from the State.

In 1783, shortly after the end of the American Revolution, Cumberland County released the area now known as Moore County. The new County was named for Alfred Moore of Brunswick, a famous militia colonel in the Revolution, and later a Judge of the Supreme Court of the United States. The citizens quickly set about establishing their government. As the area recovered from the disrupting effects of the war and began to prosper, some schools were built and several industries flourished in the north, including a gun factory in Robbins and a carriage factory in Carthage. The Sandhills area further south continued to lag behind.

The Civil War put an end to all progress, as every able-bodied man went to war. After the war, Moore County had a long struggle to recovery. Lumber manufacturers were attracted to the virgin forests that had been established under the naval stores industry of the mid-late 1800s. Entrepreneurs found that land values were so low in this area; they could purchase the land as cheap as they could purchase the timber.

Moore County Population Estimate July 1, 2007
83,933

Source: NC State Data Center

Estimated Population of Area “A”
8,053

After cutting the timber the majority moved south following the longleaf pine forests as they were opened up by transportation facilities. Little towns sprang up every ten miles or so along these rail lines to serve as shipping points.

During the 1880s another industry developed in the Sandhills. At that time, there were a number of human ailments for which the only treatment was fresh air and mineral water. The area had an abundance of both. Soon, people wishing to improve their health or seeking “refuge from the northern blizzard” began to flock to resort towns. Jackson Springs is one such example. The natural spring having been found accidentally by a hunter named Jackson became the venue of a rich cultural community.

The mineral water was recognized at the 1904 Louisiana Purchase Exposition in St. Louis, winning a silver medal for best medicinal water in America. Around this theme the community’s amenities included a hotel, a 9-hole golf course, a large lake dotted



with private cottages and electric plant illuminating the hotel and annex. A young talented violinist entertained guests while other recreational opportunities such as boating, swimming, croquet, tennis, horseback riding, bridge, dancing and bowling also drew visitors for the day or for an entire summer. Guests arrived by horseback, carriage or rail, sometimes at the rate of six trains per day. It was something to see with the train exiting onto the spur for Jackson Springs, then backing back out to proceed further down the line toward Star. The advent of the automobile allowing travelers a greater variety of vacation locations began the decline for Jackson Springs.

Hunt clubs became popular following World War

II. Prior to that time, people were generally welcome to hunt the wild lands in their region. This open invitation was curtailed following the War. In response owners of large tracts or conglomerate owners of adjacent tracts opened their lands up to sport and subsistence hunting opportunities. The sport activity is still well founded into the 21st Century west of Jackson Springs and north of N.C. Highway 73.

While agriculture was not a thriving industry when settlers first arrived in Moore County, the early 1900s saw diligent efforts. Cotton, tobacco, peaches, squash, corn, pumpkin, watermelon, grapes, blueberries, dewberries, turf grass and other similar products found footholds under farmers’

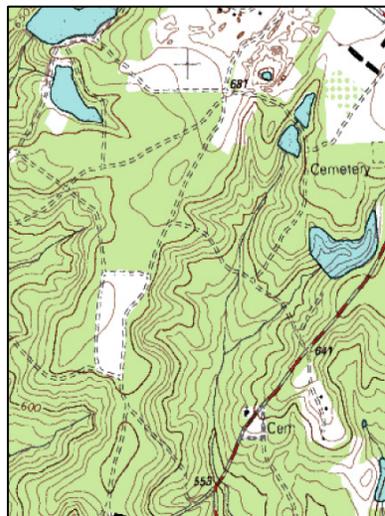
assiduous hands. In 1914 the War halted the sale of cotton. In light of this trouble, the “Sandhills Farmers Association” and “Sandhills Board of Trade” heavily marketed the towns of Keyser, Hoffman, Candor, Ellerbe, West End, Eagle Springs and Jackson

Springs boasting their thriving agricultural opportunities. Kennedy Station became productive in the central-western reaches of the County and was renamed Samarcand by the prosperous farming activities of the Pompelli family. With the support of the Sandhills Research Station established in 1940 under a unique partnership between North Carolina’s Department of Agriculture and Consumer Services and North Carolina State University, farmers had access to innovative growing techniques that the Station continually reinvents. As these towns grew, others disappeared: New Gilead and Curriesville are mere memories along historic and abandoned horse paths. Moore County has experienced

unprecedented growth throughout history. The first U.S. census was recorded in 1790. In 1860 the population was ten times that recorded 60 years prior. 1950 those numbers had tripled and in 1960 the population grew by 10% in just ten years. The 1960 census found the County comprised of 10,000 households, 2,500 farms and 300,000 acres of forest. In 1962 Manly Wellman first put the County's dilemma into words: "Moore County ceases to be (a) true agricultural region."

Eagle Springs Community History

The legend about the naming of Eagle Springs states that the town was named for a pair of eagles that built their nest in a huge pine tree at the mineral springs located west of the Eagle Springs Methodist Church. A baby eagle supposedly fell out of the nest and into the spring. Just south of the Methodist Church was a steam-powered sawmill and a shingle mill. North of the church was the railroad running east and west. Beside these tracks were peach packing sheds from which peaches were shipped to the north. Peach growers were the Page, the Bost and the Harrison families. Sand from the Bost Sand Pit was also shipped on rail cars. The railroad depot was on Academy Avenue (now Eagle Branch Road) and NC 211. The Warner Hardware Store had rooms to rent upstairs. There was a café and its second story was used for the Masonic Hall. Mrs. Hattie Stutts was the telephone operator and the "Central Office" was in her home. Other early stores were Wilbern Blake's and, possibly the oldest of the stores, N.J. Carter's. The Eagle Springs High School was also on Academy Avenue but it was not an accredited high school. Therefore, students, for



Topographic Map of Eagle Springs

at least their senior year, had to go either to Elise Academy in Hemp (now Robbins) or to Jackson Springs High School, both of which were accredited high schools. The Eagle Springs Elementary School was closed about 1944 and students were bused to West End Elementary. In 1946 Moore County built a new elementary building at West End, at Vineland on NC 211, and a new building on NC 211 East in Eagle Springs. The elementary students again went to school in Eagle Springs until 1969 when they were sent to West End and there was no more school in Eagle Springs.

The Eagle Springs Methodist Church was established in 1874; the Eagle Springs Baptist Church was established in 1901; the Eagle Springs Presbyterian Church was established in 1922 and was closed and joined with Bensalem Presbyterian Church in 1976. The Presbyterian Church Cemetery was placed under the care of the Presbytery of Coastal Carolina (formerly Fayetteville Presbytery). The Methodist and Baptist churches of Eagle Springs are still active churches.

Early family names in Eagle Springs were as follows: BAILEY, BLAKE, BOST, CARTER, CRABTREE, DAVIS, FALLS, GILMORE, HARRIS, HARRISON, HENDREN, LEWIS, MAURICE, MONROE, PAGE, STUTTS, UNDERWOOD, WARNER, and WILLIAMS.

When NC 211 was moved away from the old center of town, Eagle Springs, as it used to be, died. Now our post office is in a trailer, we have a gas station and a fire station and that's it for our town.

Ethel Moore Freeman

Jackson Springs Community History

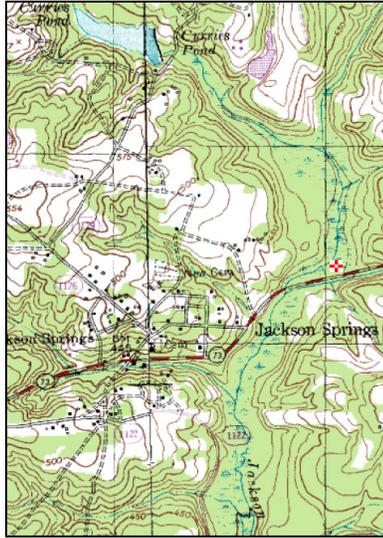
Jackson Springs is located along NC highway 73 on the southwestern border of Moore County, where the counties of Moore, Montgomery and Richmond adjoin. The town of Jackson Springs is a rural crossroads community that has a very rich history dating back to the mid 1700's. The town came

about because of the mineral springs and the clear fresh water which has flowed without stopping for over two hundred years. In the early twentieth century, Jackson Springs flourished as a highly esteemed retreat, noted for its famous mineral water which could "cure any ailment". Legend has it that a man named Jackson was hunting one day and shot a deer. He tracked the deer by the trail of blood in the snow to the spring where he

found the deer dead. There he discovered a huge bed of brown rock with a natural bowl or basin in it and clean water flowing from the rock. Mr. Jackson received a grant for the land and the place became known as Jackson's spring. Later the name was changed to Jackson Springs when someone discovered there are actually two different springs

r u n n i n g
from the
huge brown
rock, both
containing
m i n e r a l
w a t e r .
Many years

passed before a group of men decided to build a health resort in the late 1800's and early 1900's so more people could benefit from the water. Jackson Springs was a very fast growing and prosperous

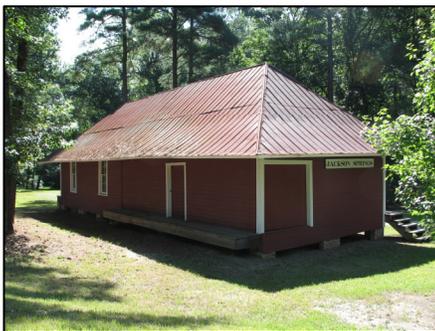


Topographic Map of Jackson Springs

town for about thirty years. There was a school before the Civil War and for several years after an accredited high school with two dormitories for students, a depot and train which carried passengers and cargo such as lumber, turpentine, mineral water, and peaches, a bank, a drugstore, a doctor's office, a hotel, a hardware store, two

general stores, two service stations, a post office, three churches, a grocery store, a cotton gin, a chicken hatchery, a bowling alley, a swimming pool, a nine hole golf course and tennis court, a barber shop, a dance pavilion where an orchestra played nearly every evening during the summer months, and a large lake for swimming, boating and fishing. There were fine large homes where residents lived year round and cottages used by summer residents.

In 1904, members of the Page family attended the Louisiana Purchase Exposition, sometimes called the St. Louis Exposition or the World Fair at St. Louis. They took samples of the mineral water with them. It was judged the second best medicinal water in America, winning a silver medal. Jackson Springs had a water bottling plant and the water was shipped out by rail to various towns and cities. Many people traveled to Jackson Springs to stay at the hotel and drink the water. With the advent of the automobile, others drove in to fill their jugs and bottles to take home – a practice that continues to this day. In 1921, Jackson Springs became incorporated. The town encompassed the land within a one mile radius of the mineral spring. In 1952, the incorporation of the town was re-activated and a slate of officers was elected. Edgar Graham was elected mayor. The town received money from North Carolina to pave the streets and all the streets



within a one mile radius were paved. There has been no active municipal government in over fifty years. The hotel burned in the spring of 1932 and it was decided that it would not be profitable to rebuild. Gradually the other businesses closed as Pinehurst and surrounding areas began to grow and thrive. Few people are still living who can remember Jackson Springs in its heyday, but many of the people residing here today have connections to the early settlers of the community and their heritage is very important to them. Edmund Burke wrote, "People will not look forward to posterity who never look backward to their ancestors." It is our desire to preserve the rich heritage passed on to us by our ancestors.

Judy Boroughs and Sarah Thompson

Seven Lakes Community History

The character of the Seven Lakes community is largely the result of the vision of Fred Lawrence in the early 1970s. Mr. Lawrence and partners, as Longleaf Inc., purchased some 1100 acres on what is now known as Seven Lakes Drive. They began paving a few roads and damming streams to create the original seven lakes.

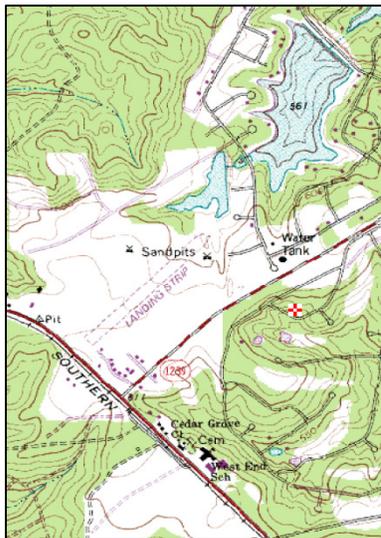
Over the coming years more lakes were added but somehow Fourteen Lakes lacked something as a name. The first homes were constructed primarily as weekend and summer retreats for "city folks" from the central part of the state. His vision included provisions of amenities such as boating, swimming, horseback riding and gathering places to socialize. It also included the neighborhood availability of some goods and services homeowners would need. Among the early businesses were a restaurant, a doctor, a

dentist, a tax accountant, and a grocery store.

Rather quickly, success with the "North Side" led Mr. Lawrence to conceive of creating a golf course on the rolling terrain rich in longleaf pine and streams. He and partners, David Alan Shaw and Peter Tufts (grandson of the original developer of Pinehurst), as Peter V. Tufts and Associates acquired some 400 acres on the south side of Seven Lakes Drive. Combined with the 200 acres already owned, there were 600 acres ripe for development. An 18-hole golf course opened in mid-1976 to much acclaim. At that time larger year-round homes began to be built on 400 platted lots. Coupled with an effective marketing program, retired and soon to be retired Yankees from New York, New Jersey, Ohio and other states began arriving.

In 1979 Longleaf Inc. acquired about 3200 acres across NC 211 from the business village. Much of the land had been owned by Clyde Auman, former state senator and highly respected local farmer. The following year construction of what is believed to be the largest earthen dam east of the Mississippi River started to create the aptly named Lake Auman. After many years of construction, the lake began to fill in 1986 and finally filled up in early 1994.

In addition to an 18-hole golf course, about 1800 lots were eventually platted. The 495 lots along the Lake Auman shoreline initially sold for about \$25,000; some are still available but for ten times as much. Each of the three sections are gated. In 1980



Topographic Map of Seven Lakes

Commercial Land, a Fred Lawrence company, platted the rest of the business area—2.7 miles of streets and 300 lots on 140 acres. Most of the lots are approximately 60 feet by 250 feet. Many of the new

businesses provide a wider variety of goods and services for Seven Lakes residences as well as those in the rest of Area “A”. Some businesses serve customers throughout the nation. Early homeowners had been weekenders and vacationers seeking relaxation, hunting and fishing. The few permanent residents worked in the region. It’s doubtful there was a former Yankee within many miles.



Between roughly 1980 and the late 1990s, a rather significant shift occurred. The larger homes and the marketing efforts focused on a few northern cities triggered the arrival of rather large numbers of northerners (no, northerners did not have to live on the North Side!) The newer West Side began to grow rapidly, along with the South Side. This, no doubt, was the result of larger homes and the effective marketing program. A few folks had

Population Growth of Seven Lakes				
	1984	1994	2006	2007
North Side	NA	1345	1925	1975
South Side	NA	480	590	615
West Side	NA	385	1625	1850
Total	1400	2210	4140	4440

abandoned Florida and Arizona for our more tolerable year-round climate. Noting the impact of this growth on the local economy, the renown Clyde Auman is said to have commented “Why didn’t you come sooner”?

Seven Lakes consists of three areas certainly separated physically but linked together by many informal and more formal organizations. Among the linking organizations are the Women of Seven Lakes, the Chapel in the Pines, the Civic Group, the Kiwanis and Lions service clubs, enumerable card

game groups and volunteer groups whose focus is charitable. The Chapel in the Pines exists because of the foresight of the McManus and Scheuer families. Construction began with the breaking of ground in July 1976 on land donated by Mr. Lawrence and Mr. Tufts. Much of the materials, labor, and money, were donated by local companies and by residents.

Volunteers did painting; the Garden Club the landscaping. The first service was held on Thanksgiving Day that same year. Mr. Lawrence also donated 10 acres on the western edge of the business village for a cemetery. Initially the Chapel seated 80 people. After two expansions, it now accommodates 280. On many Sundays there are 200 plus worshippers.

Every year since 1979 the Chapel has managed the Community Christmas Fund which serves its less fortunate neighbors. Later, the Chapel started the annual Rummage Sale raising funds for the same purpose. Over the past 25 years, in excess of one-half million dollars has been raised through resident donations and the dedicated effort of many volunteers. As an interdenominational place of worship and service, the Chapel in the Pines defines the one community. In addition to the Chapel, in the village are the Seven Lakes Baptist Church and St. Mary Magdalene Episcopal Church. Seven Lakes covers approximately 4800 acres (excluding the business village but including roads and community buildings). Yet, with over 2000 homes, there is a surprising amount of open space.

The North Side has 60 acres dedicated to recreational activities plus the 175-acre Lake Sequoia and 135 acres of other lakes. In addition there are 15 acres of undisturbed or landscaped common space. About 32% of the total area is

considered open space. The South Side has 170 acres of open space (28%) of which golf accounts for 145 acres and lakes and ponds 20 acres. The West Side has 1750 acres of open space consisting of the 800-acre Lake Auman, the 115-acre Beacon Ridge golf facility and 220 acres of undisturbed and landscaped common area. There are no sidewalks in the community. At present, walkers use the roads and a few trails. How long that will last remains to be seen. The data suggests that 35-40% of the total land in Seven Lakes is not covered by homes or other impervious surfaces such as roads and driveways.

Two elected bodies govern the community. The Seven Lakes Landowners Association governs the North and South Sides, the Seven Lakes West Landowners Association the West Side. Revenues are generated from property owners' annual dues and special fees. Expenses include maintenance of roads and other common facilities, security and administration. Volunteer boards of directors are elected each year.

The issue of incorporation as a municipality has been addressed in varying depths over the past 15 or so years. Early studies were made of incorporating the North and South Sides only in 1983 and 1993. Neither study got to the point of an opinion poll or referendum. In 1999 the Seven Lakes Civic Group proposed an investigation of incorporation which would include the three residential areas and the business village. The landowner association boards and the Seven Lakes Business Guild agreed and a representative committee was formed. The committee held no position on incorporation during its study nor at its conclusion. This investigation was to be in greater depth than those in earlier years. Toward the end of the investigation, the State Legislature passed a law requiring that to incorporate, gated communities would have to include in their municipality as many miles of roads outside the

gates as existed inside. Clearly this was a major, virtually insurmountable hurdle. When the investigation was perhaps 80% complete, the committee presented its findings and lists of advantages and disadvantages in the Seven Lakes Times and at a well-attended community meeting.

Before completing its investigation, the committee conducted an opinion survey of residents and non-resident property owners. About 70% of the 1265 residents, 15% of the non-resident property owners and 30% of the business owners responded. The survey asked a single question--"should the committee complete its investigation? Yes or No".

The result: about 70% of the responders voted "No" (73% of the residents, 44% of the non-residents, and 55% of the business owners). The survey asked the additional question: "tell us why you voted 'No' ". Two-thirds of those indicated retaining the gates was important to them. The investigation ended in mid-2000. Seven Lakes will continue growing. The business village and the residential areas include many lots suitable for building. Today, residents number about 4,440. It is projected to reach around 6,500. Seven Lakes is, and will always be smaller than Southern Pines,

Growth Opportunity	
Approximate % buildout	
North Side	85%
South Side	60%
West Side	50%
Business Village	35%

and Pinehurst and close to Aberdeen. The eight other municipalities have far less people than Seven Lakes. Whispering Pines, the largest of the eight other municipalities has one-half our population. Size alone suggests incorporation is inevitable. It is important that future community leaders keep informed on the issue.

Dave Kinney

West End Community History

When the early settlers traveled the Yadkin Trail and the Morganton Road they passed through an area where the sunlight did not reach the ground due to the canopy of large long leaf pines, this area was known as the Pine Barrens. Most of the land was not considered good for farming. In the 1850s to 1880s squatters started claiming the land through land grants. A post office and stage connection was established at New Gilead near where the Yadkin Trail and Morganton Road were very close together (west of Deep Creek and north of what is now Lake Diamond). Martin's Store was also established in the same period near what is now the northwest corner of Seven Lakes West. In the early 1880's a tram rail was built from the Manly area to the West End area. The iron conversion of the rail started in 1888 coming out of Aberdeen along the ridge to the Pinehurst area, there connecting with existing tram road and being converted to iron to West End, the railroad was known as the A&WERR (Aberdeen and West End Rail Road).

Both the tram and railroad were established for nearby turpentine, navel stores and timber out of the West End area. During this period there was also a tram that ran from West End to Curriesville (located near the intersection of today's Dowd Road and Holly Grove School Road). Another tram railroad ran from Aberdeen to Craigrownie (located where Moore County, Richmond County and Montgomery County came together). As these rails were discontinued, many of the people moved to the West End area. By this time West End was a large community, only to be destroyed by the great fire of 1889, leveling the

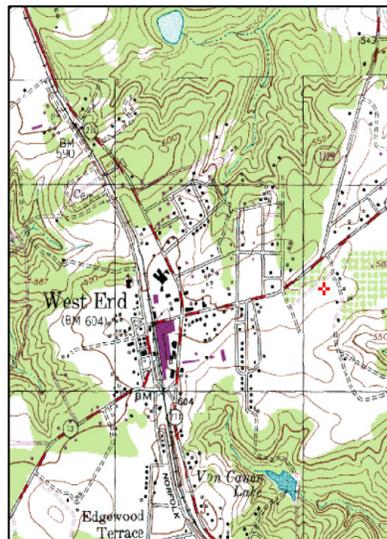
town. The only two buildings were left were the drug store and railroad depot. Shortly after the great fire a lot of the land which had been clear cut of virgin long leaf pine and the remainder heart logs had been burned in tar kilns for pine tar, a new type of farming came to the area, acres upon acres were cleared of stumps and peach orchards were established. Many of the early orchards were put in by people moving to the area for this purpose.

Many of them came with adequate financial

backing but soon found out that peaches could be a big gamble. Many of them lost their property, which others took over and survived. There were thousands of acres of peaches in the West End area. During the 1920's a furniture factory was built, which survived the depression. West End continued to grow with three churches, a high school, truck body factory, several general stores, a hardware store, two service stations and sand mine. By the 1940's to early 1950's the peach industry was doing great with refrigerated train cars and trucks hauling peaches to the northern markets. There were four to five grocery stores, a theater, a large general store, furniture factory, appliance store, table factory, furniture store, well drilling company, hardware store, department store, telephone exchange, handkerchief factory, drugstore, soda shop, four to



Aerial Photo of West End



Topographic Map of West End

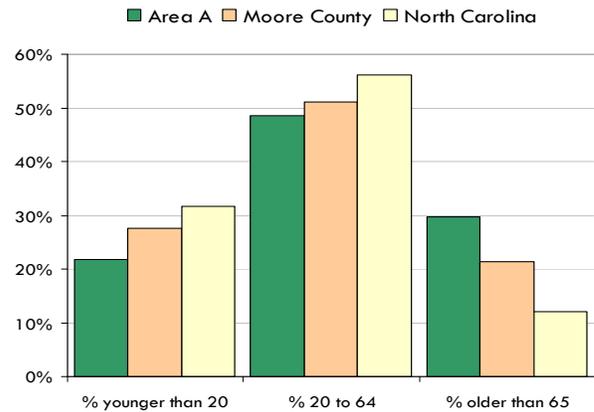
five full service stations, sand mine, a BBQ restaurant with curb service, a tractor dealership, cotton gin, women’s store, barbershop, construction company and a pool hall. During the same period a lot of tobacco, cotton, and peanuts were grown in the area. Some of the farms were large with tenant farmers living on them, during the early 1950’s the tenant farming started to decline as people became educated and other jobs in factories in West End and near by towns were available. The 1960’s to 1970’s saw West End as a town starting to fade away as large department stores and big name grocery stores came to near by towns. During this time the furniture factory was sold, with Stanley furniture ending up running it until early 2000’s. The largest employer in the early 2000’s is a well drilling company, a storage warehouse and manufacturer of military clothing, a convenience store, some antique stores, a barbershop, and small service companies.

Mike Wilson and Watts Auman

Demographics

The US Census Bureau State and County Quick Facts lists the 2006 estimated population for the county as 83,162 residents. This represents a population change of 11.2% from April 1, 2000. Much of this growth has taken place in the southern part of the county and Area “A”. The same data source indicates that in the year 2000, the average home occupancy rate average is 2.38 individuals per household. With 3384 improved residential properties, a 2006 estimated population of 8053 individuals (9.7% of the County) live in Area “A” for an overall density of one individual per every 8.6 acres. This number is significant (8053) as the 2000 census indicated a population of 6,879 individuals with an official estimated population of 7,443 for 2005. This is an annual growth rate of 1.64% for the area. Population estimates through

2006 indicate that the annual growth rate at this time exceeds 1.64%. It is safe to say that Area “A” continues to grow.



Moore County has estimated retail sales per capita of \$9,930, translating into \$80 million of annual buying potential by Area “A” residents. Not all of this purchasing power is being spent within Area “A”. Commercially improved property would have to be present in a much higher percentage to focus spending within Area “A”. Moore County is projected as having modest growth with a net in migration from outside of the

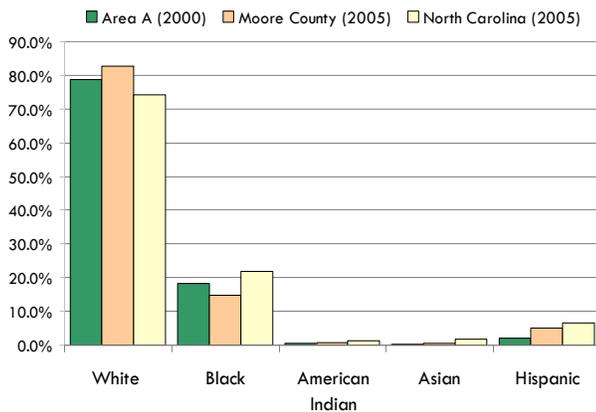
Moore County Net Migration 1995-2000			
	In Migration	Out Migration	Net Change
In State	6455	5777	+678
Out of State	9320	4531	+4789

county. Between 1995 and 2000, a net gain of 5467 individuals moved into Moore County. Most of these individuals moved in from out-of-state. The Steering Committee senses that a number of 20-30 year olds are leaving for better employment opportunities. Area “A” is typically viewed as an

area with a high retirement population. However, the median age based on the 2000 census is 43 (rounded to the nearest whole number) and Area “A” contains significant persons not yet of retirement age. When comparing Area “A” to Moore County as a whole and the state, it is obvious that the retirement population is much more significantly represented. The 2000 Census data indicates that Area “A” is overwhelmingly white with 79% of the population. Eighteen percent (18%) of the population is African-American with much smaller percentages of the population represented by American Indian, Asian and Hispanic races. Census information for this chart is available at the Census Block level. Planning and

employers in Moore County are: First Health of the Carolinas, Inc.; Moore County Schools; Pinehurst, Inc.; and the County of Moore.

Year	Total Employed	% Unemployed	Average Weekly Wage
2004	30,082	4.9	\$511
2005	29,827	5	\$545
2006	30,796	4.2	\$579



Community Development Department staff extrapolated Area “A” from a grouping of Census Blocks to determine an estimate of Area “A” demographics based upon the 2000 Census.

Profession Category	Number of Employees
Management/Professional	10,003
Service Occupations	5,379
Farming, fishing and forestry	412
Construction	3,897
Production/Transportation/ Material Moving	3,507

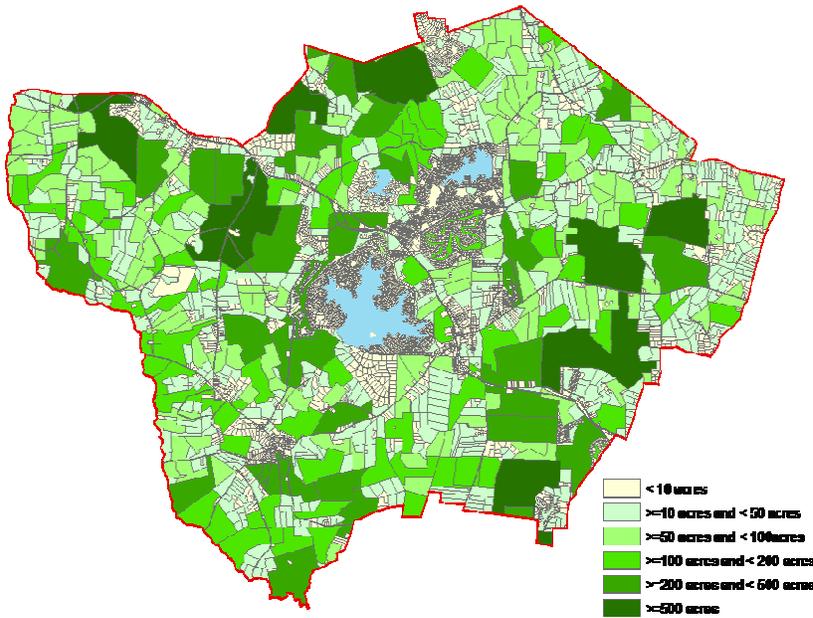
Employment

Employment Data is maintained by both the US Census and the North Carolina Department of Commerce. However, it is not maintained at the block level. This prevents analysis specific to Area “A”. The following data has been reported for Moore County by the NC Dept. of Commerce. Approximately 36% of the county’s population is employed based on 2006 figures. The four largest

Planning and Zoning

Area Overview

Farm and residential class codes are strongly represented with only 171 commercially improved properties and 4 industrially improved uses. The properties identified for residential use demonstrate that residents may frequently travel beyond the boundary of Area “A” to shop and work. These parcels represent \$497 million taxable value in land and \$670 million in structures for a total of \$1.16 billion. Eighty-eight percent (88%) of the parcels in Area “A” are less than ten (10) acres in size and primarily in residential use or are undeveloped but zoned for residential uses. Those greater than ten (10) acres in size are more attractive for future development.



Zoning

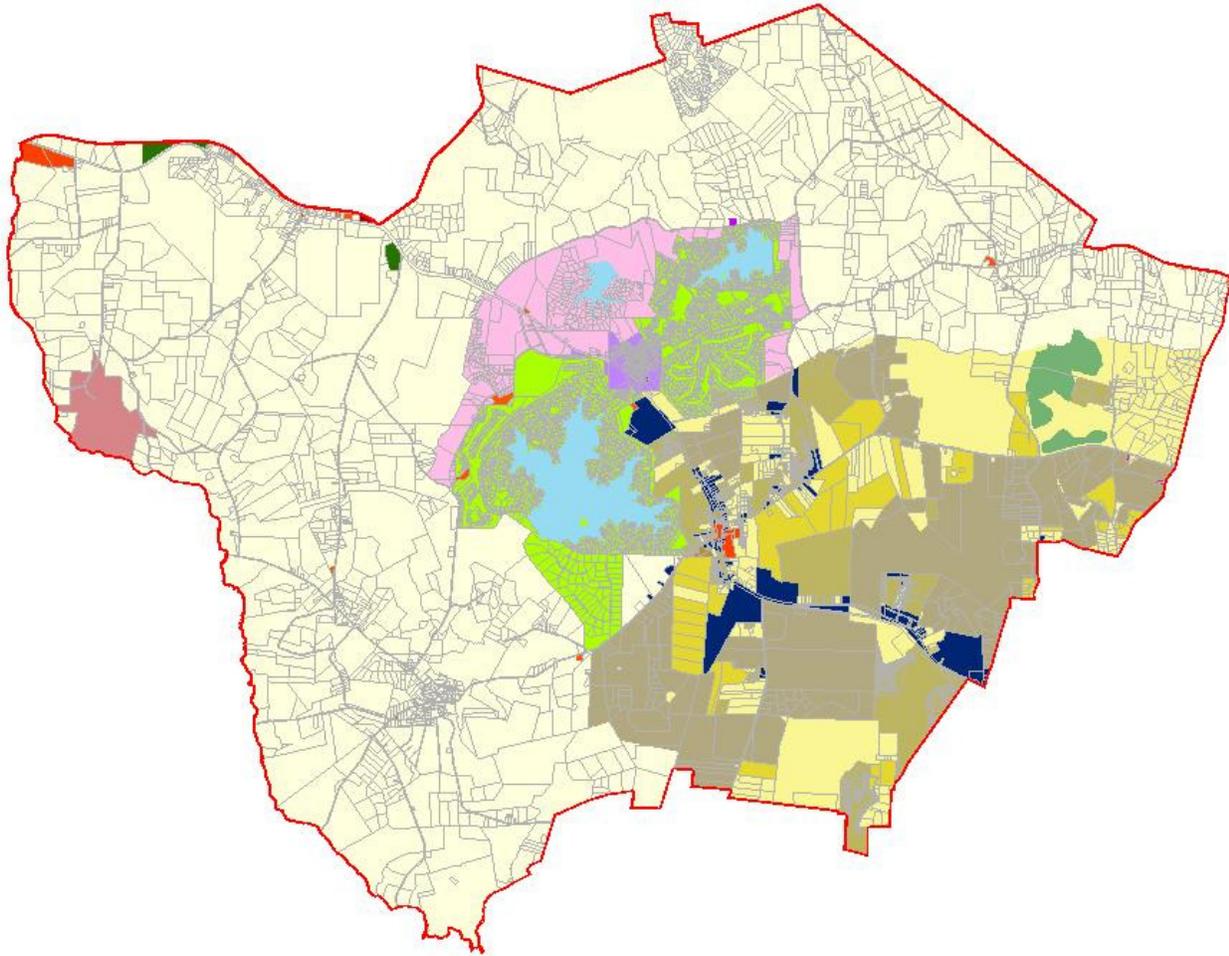
Zoning is a tool for land use management that divides communities into districts with requirements specific to that district. This authority is granted by the North Carolina Legislature and provides for allowed uses, addresses the intensity or density of development and includes bulk requirements such as lot coverage, height limitations, minimum lot sizes and setbacks. Zoning ordinances are written to be specific to each regulatory jurisdiction, municipal or county and addresses the needs of that community. The predominant Zoning District in unincorporated Moore County is Rural Agriculture. The

Tax Class Code	Number of Properties in Area “A”	% of Total Parcels
Farm Improved	259	3.4%
Farm Vacant	518	6.7%
Farm Auxiliary*	40	0.5%
Residential Improved	3384	43.9%
Residential Vacant	2791	36.2%
Residential Auxiliary*	96	1.2%
Commercial Improved	171	2.2%
Commercial Vacant	231	3%
Commercial Auxiliary*	8	.1%
Industrial Improved	4	.05%
Exempt or Utility Sites	122	1.6%

*Auxiliary Buildings are those that are associated with a principal use on another property. For example, the principal use of the property is a residence, but the adjoining property contains the auxiliary (accessory) use of a garage.

designated zoning districts increase in intensity of uses and density of development as one moves closer to the urban cores in the towns. Transitional zoning occurred along NC Hwy 73 and Beulah Hill Church Roads to direct urban densities and activities to the south towards the urban cores.

More stringent standards are needed if this corridor is to continue to serve as the natural transition between rural and urban development, particularly for Planned Unit Developments and major subdivisions.

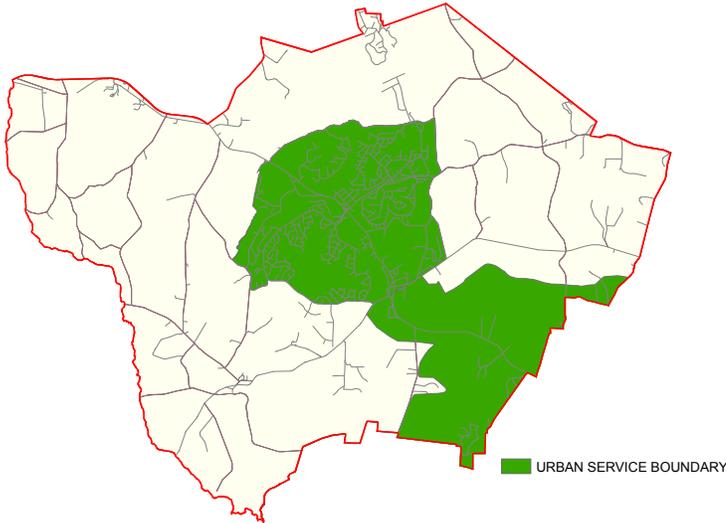


Moore County Zoning Districts:

RA - Rural Agricultural	GC-SL - Gated Community Seven Lakes	RA-USB - Rural Agricultural Urban Service Boundary
RA-5 - Residential and Agricultural	I-1 - Light Industrial	RB - Rural Business
RA-2 - Residential and Agricultural	I-2 - Heavy Commercial	RB-CUD - Rural Business Conditional Use District
RA-40 - Residential and Agricultural	O-P - Office and Professional	VB - Village Business
RA-30 - Residential and Agricultural	P-C - Public and Conservation	VB-CUD - Village Business Conditional Use District
RA-20 - Residential and Agricultural	R-MH - Mobile Home	PUD/CUD - Planned Unit Development - Conditional Use District
B-1 - Neighborhood Business	RA-CUD - Rural Agricultural Conditional Use District	
B-2 - Highway Commercial	RA-2-CUD - Residential and Agricultural Conditional Use District	

Urban Service Boundaries

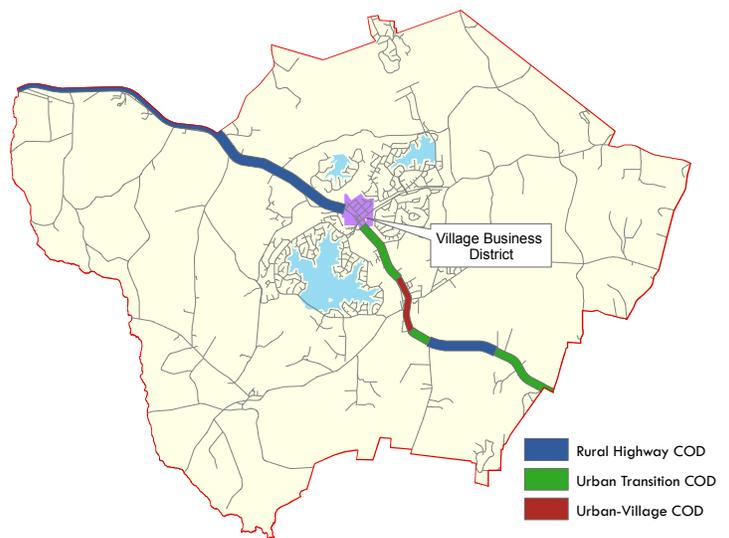
The Moore County Land Use Plan designated Urban Service Boundaries to designate areas adjacent to the eleven municipalities within which urban services could be provided over the next 10-15 year period. The boundaries also designate areas capable of accepting urban-type development as



well as areas slated for low density development. In Area "A", the Urban Service Boundary (USB) encapsulates the higher densities and village business district of the Seven Lakes area as well as the Business Districts adjacent to NC Hwy 211. Development pressure is also being experienced within the remainder of the USB. Potential developments in this area could spur the expansion of water lines which may also have the effect of attracting additional development. The Urban Service Boundary needs to be refined for Area "A" to ensure that the intent of the boundaries remains sound and to ensure that urban-type densities do not occur in Area "A" where they are not suitable solely because water lines will have been extended.

Highway Corridor Overlay Districts

Highway Corridor Overlay Districts are special zoning districts established within the Zoning Ordinance in which standards apply in addition to those standards of the base zoning district. The additional standards relate to landscaping, lighting, and setbacks (see Article X of the Moore County Zoning Ordinance for specific requirements). The NC Hwy 211 Overlay extends from the Montgomery County line to the north side of the Village Business District and then from the south side of the Village Business District to the Pinehurst and Taylortown jurisdictions. It only applies to nonresidential uses and reduced and exempt standards are available for existing sites undergoing transformation. Three types of corridors are designated - rural, urban transition, and urban village - recognizing that uses become more intense as urban areas are approached and that requirements need to be adjusted accordingly. Currently, the Village Business District is an anomaly in that the overlay district does not apply nor do any buffer, lighting and sidewalk standards which could unify and connect the uses in the district.



Natural Features

Overview

The influence of modern civilization has been pervasive. There are no communities in North Carolina that exist in a completely natural state. Direct disturbances include farming, logging and grazing, and indirect disturbances are typified by the introduction of exotic species, blocking of natural fire spread, and modification of the natural flow of water. Moore County has not escaped these influences. By protecting examples of all the natural community types, the majority of plant, animal and fungi species can be protected without laborious individual attention. This includes both species too common and those too poorly known to warrant or receive specific attention. In this way species-specific action can then be focused on the rare species that occur in only a



fraction of the community types that are their habitat. Natural communities are of great value. Like species, they have an intrinsic value as natural systems, as well as an aesthetic value to human beings. They also contain valuable scientific resources in the form of information about interactions among populations, the structures and relationships they produce, and the ecosystem functions that arise from them. Without recognizing the need for the protection the communities will be lost forever.

Small Area “A” is composed of the following natural community types:

Xeric Sandhill Scrub – a longleaf pine overstory, turkey oak understory and Carolina wiregrass ground cover.

Pine/Scrub Oak Sandhill – a longleaf pine overstory, mixed scrub oak understory and a diverse ground cover dominated by Carolina wiregrass.

Mesic Pine Savanna - slightly moister soils support longleaf pine canopy with a sweetgum and other hardwood understory. Loblolly pine often mixed with longleaf pine occurs on many old field sites.

Streamhead Pocosin – Dense thickets of shrubs and vines with an understory of pond pine, occasionally mixed with loblolly pine, tulip poplar, swamp black gum and red maple. Ground cover generally feterbush, sweet gallberry, titi, switch cane and laurel-leaved greenbrier.

Sandhill Seeps – Wetlands that occur along topographic breaks on hillsides. Vegetation is similar to that of Streamhead Pocosin.

Coastal Plain Small Stream Swamp/Blackwater – Occurs along small to medium sized streams with swamp gum, red maple and pond cypress.

Ruderal Habitats – Highly disturbed occurring along open roadsides, lawns, golf courses, etc. Range from open grassy expanses to shady shrub-tree thickets.

Local Species of Flora and Fauna

Excerpt taken from Environmental Education Learning Experience, Weymouth Woods – Sandhills Nature Preserve, Member of North Carolina State Park System.

Longleaf pine forests are plant communities that adapted long ago to periodic burning, and their survival depends upon fire. The original forests were maintained by natural fires that usually were caused by lightning. As settlement and land development increased, the longleaf forests became increasingly fragmented. This fragmentation, coupled with the firefighting practices of the 20th century, prohibited natural fires from running their course.

Prescribed fires maintain the longleaf pine community. These fires remove or control competing hardwoods, provide open areas where longleaf seedlings can germinate and grow, and return nutrients to the soil.

[Moore County has] a rich diversity of small plants ranging from lichens, mushrooms, mosses and ferns to grasses, wildflowers and woody shrubs nestles beneath the forest understory. Species include Indian pipe, dwarf locust, trailing arbutus, birdfoot violet, wild azaleas, dwarf iris, pine barrens gentian, wild orchids and asters. One of the most interesting plants is the insectivorous purple pitcher plant.

[Numerous bird] species associated with mature

longleaf pine forests, including red-cockaded woodpeckers, pine warblers, Bachmans sparrow and brown-headed nuthatches, are commonly seen during all seasons.

Among amphibians are slimy salamanders and many species of frogs and toads, including the rare pine barrens tree frog. Because of its specific habitat requirements, this rare tree frog lives only in southern New Jersey, southeastern North Carolina and several other locations in the southeast United States. Reptiles characteristic of the Sandhills also find homes in the park. Scarlet and hognose snakes, skinks, six-lined racerunners and fence lizards thrive.

Most of the mammals are secretive or nocturnal, so they are seldom encountered. Fox squirrels, however, are occasionally seen scampering across trails. A relative of the more common gray squirrel, the fox squirrel is larger and has variable amounts of black on its head, body and tail. The range of this mammal is more restricted than that of its cousin's,



but the mature stands of longleaf pine are one of the fox squirrel's strongholds. The white-tailed deer is the largest mammal seen in the preserve. Other animals encountered include the raccoon, gray fox, bat, opossum and cottontail rabbit.

The range and population of the red-cockaded woodpecker have been reduced in recent years, primarily due to the loss of habitat. Growth of the hardwood understory above 15 feet can inhibit the excavation of cavities at otherwise suitable sites, and colonies may be abandoned when the understory grows this tall. Prescribed burning helps to maintain a suitable habitat for this endangered woodpecker as fire removes ground litter and undesirable undergrowth.

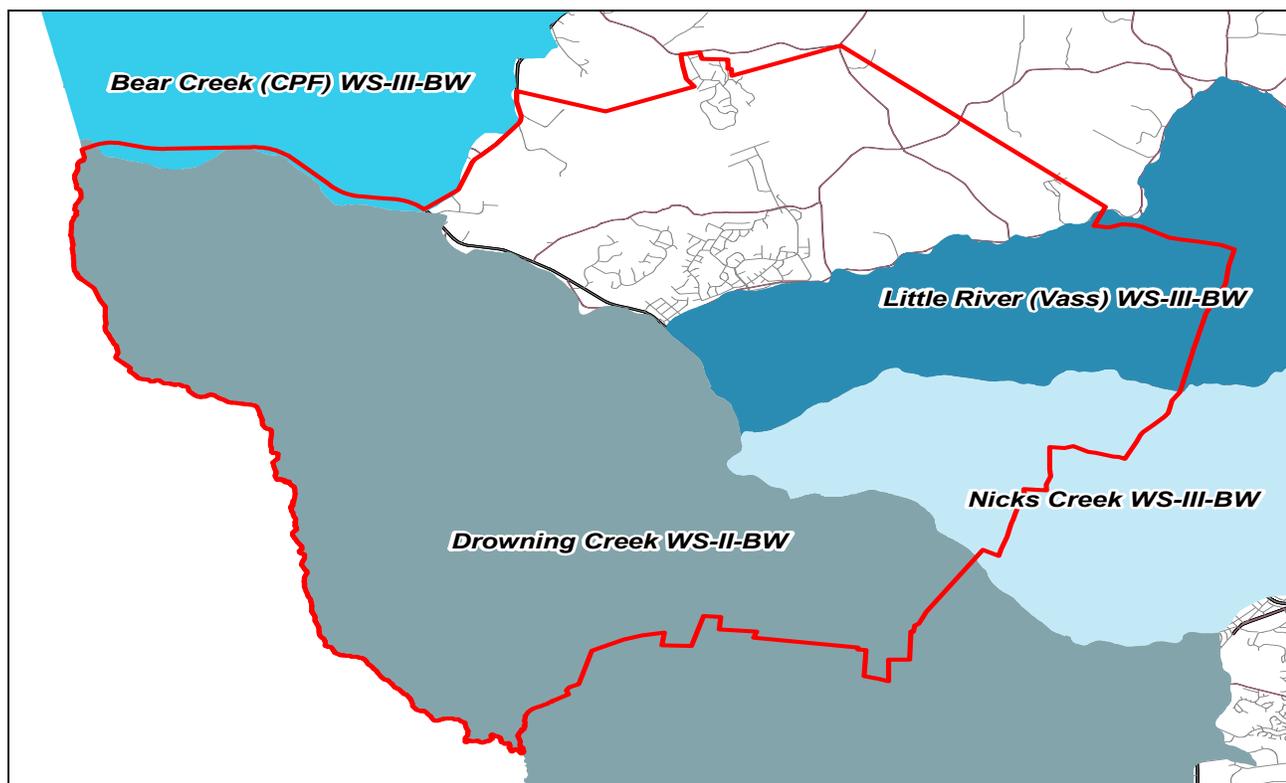
Hydrography and Water Quality

Area “A” rests on the divide of three principal water supply Watershed Protection Areas: Little River Vass, Nick’s Creek and Drowning Creek. The headwaters of McClendon’s Creek, Big Juniper Creek, Little River, and Nick’s Creek within the Cape Fear River systems are all found in this area. Lake Auman and Jackson Creek serve as principal tributaries to Drowning Creek within the Lumber River system. Drowning Creek serves as the southwestern county border. NC Hwy 211, NC Hwy 73 and Seven Lakes Drive were constructed along the basin divides. Thus, the center of Area “A” sits at the “top of the hill.”

One way the State of North Carolina classifies water quality is by use support ratings for: aquatic life, fish consumption, primary and secondary recreation, and water supply. Waters are deemed “supporting,” “partially supporting,” “impaired,” or “not rated.” Not all stream systems

in the watersheds have been rated. All waters south and east of I-85 in both the Lumber River and Cape Fear River systems are considered impaired for fish consumption due to elevated methyl mercury levels in the environment. The causes of this impairment are both natural and manmade but are typically due to atmospheric deposition. Mercury bio-magnifies in fish tissues and in the food chain. Therefore, the state issues guidelines for the types of fish to eat and consumption levels. This issue is under further study at the state level.

The Lumber River subbasins that have been sampled are all considered supporting for aquatic life, recreation and water supply. The Cape Fear systems that have been sampled ranged from partially supporting (McLendon’s Creek) to supporting and of excellent quality (Little River and Big Juniper Creek). Although McLendon’s Creek is deemed partially supporting due to agricultural impacts, all of these systems are facing potential



degradation due to the rapidly urbanizing landscape in the headwaters. In particular, the North Carolina Department of Environment and Natural Resources considers the Lumber River subbasin as high quality waters that are “threatened by development pressure.” Local governments with jurisdiction in the watershed are “encouraged to implement a more protective local water supply watershed ordinance more than the state’s minimal requirements.” Additional urban stream protection can be accomplished through several techniques: managing impervious cover, watershed-based zoning, cluster developments, enhanced stream buffers, residential street design and parking lot best management practices.

Floodplain

Moore County participates in the National Flood Insurance Program which allows for flood insurance to be made available to the residents of Moore County. Floodplain maps reflect non-encroachment or floodway zones (high velocity flood zones) as well as base flood elevations (typically referred to as a one hundred year event).

All development in Area “A” located within a designated regulatory floodplain must build to an reference elevation that is above flood level. This is demonstrated through an elevation certificate prepared by a licensed surveyor.

The most recent set of flood maps, effective October 2006, reflect regulatory floodplain where floodplain has not been designated in the past. Most notable are the lakes at Seven Lakes West and North. Many of these designated areas place the floodplain at “edge of water” or what is known as “normal pool”.

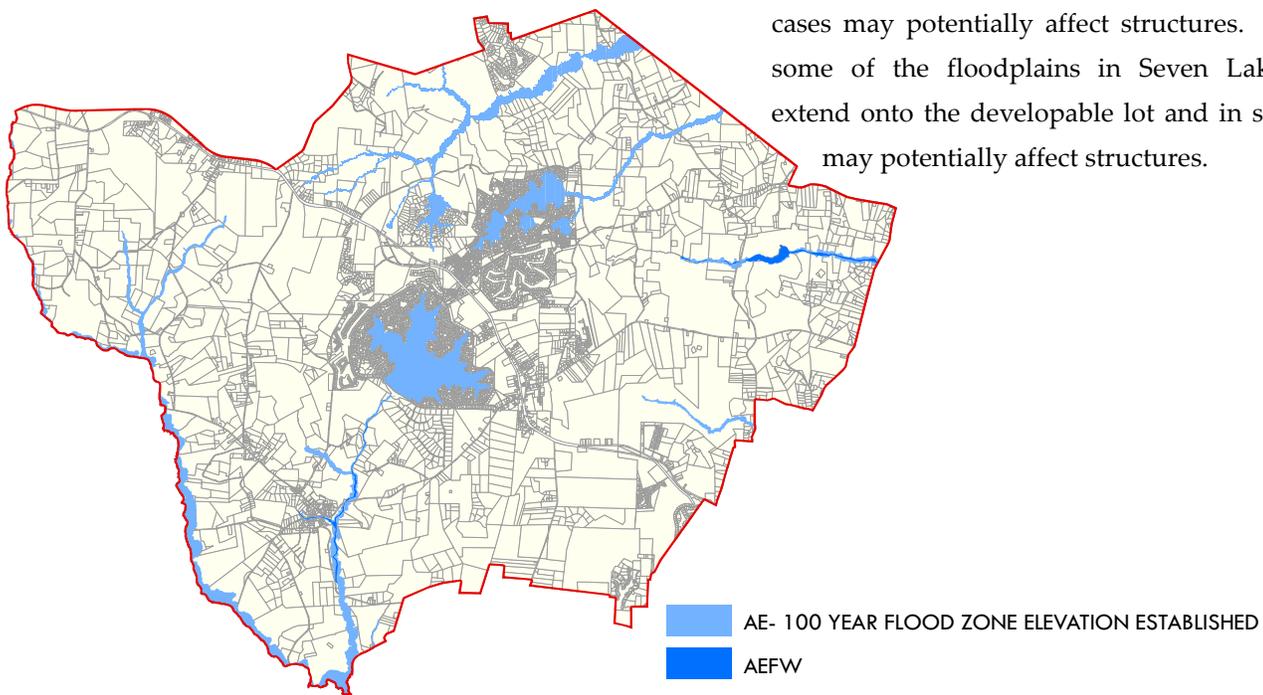
However, some of the floodplains in Seven Lakes North extend onto the developable lot and in some cases may potentially affect structures. However, some of the floodplains in Seven Lakes North extend onto the developable lot and in some cases may potentially affect structures.

Floodplain Definitions

Non-encroachment – the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot as designated in the Flood Insurance Study report.

Floodway zone – The channel of a river or other water course and that portion of the adjacent floodplain that must remain open to permit passage of the base flood.

Base Flood – The flood having a 1% chance of being equaled or exceeded in any given year. Also referred to as the 100-year flood.

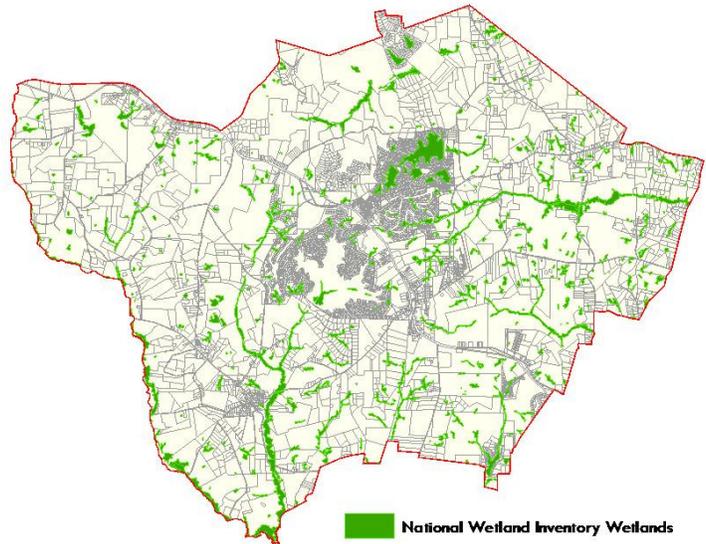


Wetlands

Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Wetlands provide a variety of important functions in the environment. Numerous species of birds, mammals, reptiles, amphibians, fish, and crustaceans, some of them rare or endangered, depend upon wetlands habitats. These ecosystems may also contain unique plant species that cannot survive outside such areas. Wetlands may serve as a source of flood control by attenuating or storing storm and flood waters. They also can function as a source of water reclamation, accumulation of sediment discharge, and groundwater recharge. Wetlands have many diverse economic and recreational functions. The National Wetland Inventory is a service provided by the US Fish and Wildlife Service that identifies potential wetlands at a national scale. It does not always include every wetland present on the ground, but is a good indicator in identifying potential locations. The map below identifies 655 features containing 3, 251 acres of wetlands within Area "A". Of interest is the fact that some lakes were created after the wetland analysis was performed, such as Lake Auman and the lake at McLendon Hills. Therefore, some wetland features have been incorporated into resulting water bodies. Wetlands are ecosystems that have both aquatic and terrestrial characteristics.

Soils

The floodplains and wetlands typically contain those soils characterized as frequently flooded soils. They include: Bibb, Chewacla, Congaree, and Wehadkee. Other soils with a perched high water table may also support wetland characteristics.



This may occur in as many as thirteen additional soil types. These wetlands may be isolated from waterbodies or serve as the headwaters of some of the riverine systems. The US Department of Agriculture defines prime farmlands as "soils that are best suited to food, feed, forage, fiber and oilseed crops." Moore County has thirteen (13) prime farmland soils.

Soil Types in Area "A"

Bibb: Consists of very deep, poorly drained, moderately permeable soils that formed in stratified loamy and sandy alluvium. They are commonly flooded and water runs off the surface very slowly.

Chewacla: Southern piedmont location, pasture, cropland, some forest, fine-loamy and mixed. Where cultivated--corn, small grain. Loblolly pines are in some areas that are not subject to frequent flooding.

Congaree: Consists of deep, well to moderately well drained, moderately permeable loamy soils that formed in fluvial sediments. Most areas have been cleared and are used for growing corn, small grain, vegetables, pasture, and hay. Native vegetation is oak, hickory, gum, poplar, and loblolly pine.

Wehadkee: Consists of very deep, poorly drained and very poorly drained soils on flood plains along streams that drain from the mountains and piedmont. Wehadkee soils formed in loamy sediments washed from soils that formed from schist, gneiss, granite, phyllite, and other metamorphic and igneous rocks. Most of the area is in forest; chiefly water tolerant hardwoods such as sweetgum, blackgum, water oak, willow, oak, poplar, hickories, beech, and elm. Drained areas are used for pasture, corn, and hay.

Working Farms and Forests

The Voluntary Agricultural District Program provides for the nomination and selection of properties that meet the following objectives:

- Increase identity and pride in the agricultural community and its way of life
- Encourage the economic and financial health of agriculture
- Increase protection from non farm development and other negative impacts on properly managed farm properties.

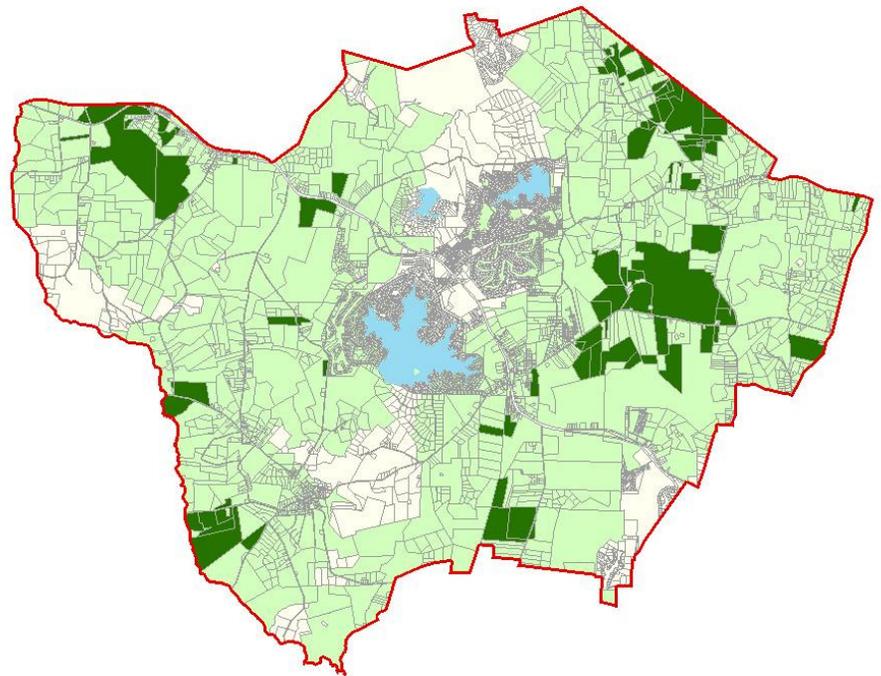
The Voluntary Farmland Protection Program Ordinance established the Voluntary Agricultural District Program to promote agricultural values and the general welfare of the county and more specifically, increase identity and pride in the agricultural community and its way of life; encourage the economic and financial health of agriculture; and increase protection from non-farm development and other negative impacts on properly managed farm and properties.

Farmer Benefits

- Informs new landowners of farm presence and potential of dust, noise and smells associated with agriculture possibly reducing conflicts between neighbors.
- Preserves the agricultural, rural, and small town environment of Moore County by encouraging growth inside areas that wish to host it and encouraging continued farm, forest, and recreational uses outside the boundaries of these areas.

Public Benefits

- Preserves open space in the County of Moore.



- Voluntary Agricultural District
- Parcels within 1 mile of a Voluntary Agricultural District

- Provides economic diversity in the county.
- Increases opportunities to produce locally grown agricultural commodities.

Restrictions

- Prohibits non-farm use or development of land for 10 years.
- Maximum creation of three lots within the enrollment period.
- The property owner may at any time voluntarily revoke agreement by submitting a written notice to the Voluntary Agricultural District Advisory Board.

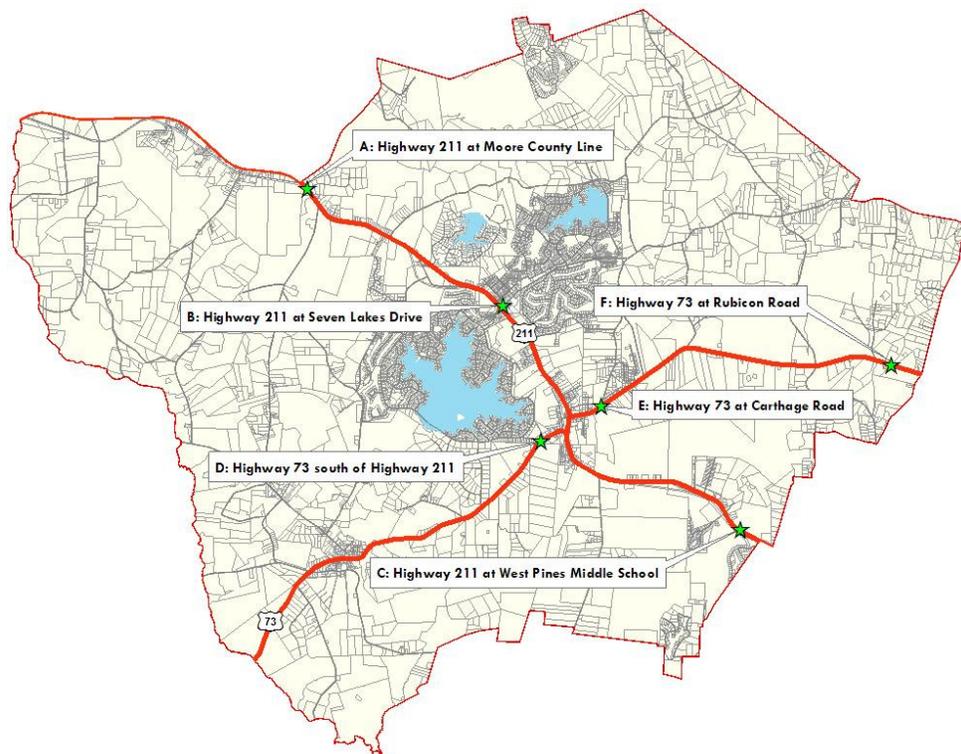
Agritourism – Any activity carried out on a farm or ranch that allows members of the general public for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity.

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Infrastructure

Transportation

Growth in Area “A” has resulted in impacts to the transportation network. This is evidenced by the planned expansion of NC Hwy 211, discussion regarding a western connector around Pinehurst, and impacts at the traffic circle in Pinehurst. As growth continues, improvements in the transportation network must occur or alternatives must be considered to keep the trips on the local road network. This would necessitate the provision of work and retail opportunities closer to home.

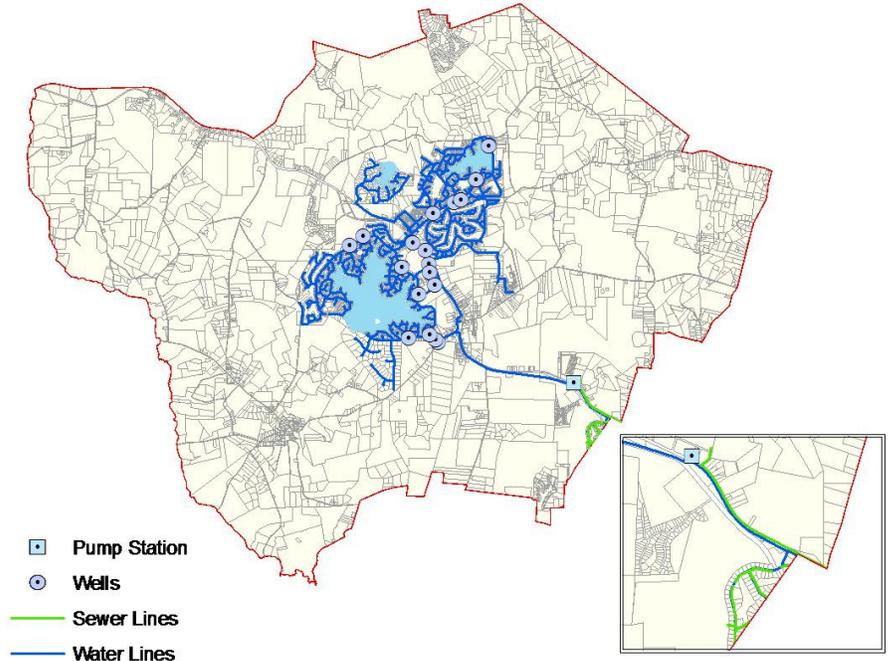


Highway 211 Traffic Counts			Highway 73 Traffic Counts				
Year	A	B	C	Year	D	E	F
2001	6,500	10,000	11,000	2001	1800	1,500	1,900
2003	6,500	11,000	10,000	2003	NA	1,500	2,000
2004	7,400	12,000	11,000	2004	1800	1,700	2,300
2005	7,400	13,000	12,000	2005	NA	2,000	2,600

Utilities

Sewer service is minimally provided in Area “A” in a small portion of Pinewild and to a lift station on NC Hwy 211. The lack of sewer and line capacity in the Village Business District and along NC Hwy 211 limits the development of significant commercial enterprises such as restaurants. Many lots are too small to support septic systems necessary for activities with high wastewater flows. Water capacity is limited with the system unable to meet demand during peak conditions. The following table provides a snap shot through 2017 of projected consumption of capacity from development of existing lots within Seven Lakes as well as 10 years of development in subdivisions proposed for conceptual review. The project capacity takes into account the planned interconnection of the storage tanks and a new pump station but does not yet address the development of new sources of water. It also does not accommodate peak use conditions.

This means that peak flows could not be accommodated within the 10 year build out. New sources of water should be developed to achieve the necessary capacity to meet growing demand. Water conservation objectives must be met and conservation tools should be creatively developed and applied.



Year	Projected Daily Capacity (without Montgomery County)	Projected New Customers Seven Lakes Development Only	Projected New Customers with 10 year build out of Seven Lakes and Proposed Development	Projected Daily Non Peak Demand residential (ERU of 2.5) to support year's growth	Balance available for other uses under average use by proposed new development
2007	947,520				470,912
2008	1,278,720	118 homes	208	52,000 gallons/day	755,808
2009	755,508	119 homes	269	67,250 gallons/day	688,558
2010	688,558	123 homes	273	68,250 gallons/day	620,308
2011	620,308	127 homes	277	69,250 gallons/day	551,058
2012	551,058	131 homes	281	70,250 gallons/day	480,808
2013	480,808	135 homes	285	71,250 gallons/day	409,558
2014	409,558	140 homes	290	72,250 gallons/day	337,308
2015	337,308	144 homes	294	73,500 gallons/day	263,808
2016	263,808	149 homes	299	74,250 gallons/day	189,558
2017	189,558	26 homes (built out)	176	44,000 gallons/day	145,558

Schools

A new elementary school, to address the current overcrowding at West End Elementary School and Pinehurst Elementary School, is a top priority in Phase I of the Facilities Master Plan of Moore County Schools. Currently, West End School has 573 students with a capacity for 502. Pinehurst Elementary School has 650 students with a capacity for 487. There are ten mobile units located on the campus at Pinehurst Elementary and four mobile classroom units on the West End campus. Based on Moore County Schools' population project study, growth is expected to continue to increase in the Area "A" attendance area.

A new elementary school is slated for construction in Area "A" beginning in 2008. This new facility will reduce the student population at Pinehurst Elementary and West End Elementary while providing for future growth in Area "A".

No other school expansions are planned for the Pinecrest High School attendance area during Phase I of the Facilities Master Plan. Expected future growth in this attendance area, which includes West End and Seven Lakes, is to be addressed during Phase III of the Facilities Master Plan (2014 - 2018). A new middle school and a new elementary school are scheduled during Phase III, but no locations have been established. As the time for implementation of Phase III approaches and the population projections are updated, locations will be determined that best accommodates actual and projected growth patterns.

Area “A” Subcommittees

Preservation and Conservation Subcommittee

The Preservation and Conservation subcommittee was charged with identifying those attributes most important to conserve/preserve in Small Area “A” of Moore County and proposing strategies for accomplishing the adopted goals and objectives. Those goals are: conservation of water courses and wetlands; creation/preservation of open space in residential and commercial development projects; preservation of working farms and forests; adherence to sustainable growth principles; promotion of rural economic development; identification, preservation, and promotion of significant cultural resources.

In light of the inevitable growth that is occurring in Small Area “A”, this subcommittee found that careful, thoughtful, planning principles must be established to help guide land use over the next 20-25 years. These include but are not limited to: conservation design four step analysis; neighborhood and rural interconnectivity; important viewshed protection; native botanicals buffers; revitalization; planning for all utilities and infrastructure; smart building practices; and best management practices for forestry and farms. The subcommittee studied these issues thoroughly and made the following recommendations:

1. Protect Wetlands

Investigate creating Moore County standards that exceed the Army Corps of Engineers for building in or near wetlands (riparian buffer)

2. Create Open Space in Both Commercial and Residential Development Projects

Require sidewalks, bike paths, greenways, interconnectivity, and buffering of recreational areas

3. Protect Water Courses

Investigate the use of Best Management Practices for protection of water courses

4. Protect Farmland

Recommend Moore County move to the Enhanced Voluntary Agricultural District Program because of its added controls and incentives

5. Protect Working Forests

Write standards using language from BMP “NC Forestry Service”, mandate their identification (i.e. require “farm/forest exempt use permit”), create a GIS layer to use during planning/permitting, investigate incentives to working forests

6. Promote Economic Development

Promote agri-tourism and heritage tourism and its supporting interests – hotels, bed & breakfasts, restaurants, museums, etc), traditional pottery, commercial nodes

Conservation/ Preservation 8 Principles We Can't Live Without

1. Conserve wetlands
2. Create open space in both commercial and residential developments projects
3. Conserve water courses
4. Preserve farmland
5. Preserve working forests
6. Promote economic development
7. Sustainable growth
8. Manage Cultural Resources

7. Ensure Sustainable Growth

Increase setbacks along Highway 211 for future widening, consider incentives for Smart Building Practices, consider incentives for conservation design, investigate ways to make areas pedestrian friendly, consider a tree preservation ordinance in all development (single family residential through industrial)

8. Manage Cultural Resources

Historic District, Historic Preservation Commission, consider impacts during permit and development review process.

Growth Management Subcommittee

The Growth Management Subcommittee met several times and toured Small Area “A” and came up with the following recommendations:

- Recommend that the Moore County Planning Department work closely with other agencies such as the North Carolina Department of Environment and Natural Resources (DENR), the Sandhills Area Land Trust, the Moore County Agricultural Advisory Board and other farmland preservation groups in order to protect and promote the following areas:
 - Forest/Farmland Property
 - Natural Areas and Open Lands
 - Historic Areas
- Recommend that we encourage small home business where appropriate and industry in areas that are suited for that use.
- Recommend that we discourage business zoning in areas that are not suited for that use.

The Growth Management Subcommittee recommends that the best way to achieve these goals is through an Adequate Public Facilities Ordinance (APFO). We defined affected facilities as water, sewer, drainage, solid waste disposal, transportation, schools, and parks.

Infrastructure Subcommittee

The Infrastructure Committee discussed basic infrastructure needed to sustain existing and future growth in Area “A”. Most prominent in our discussions was the hope that growth does not occur

while roads, schools, water and wastewater capabilities lag behind. The Adequate Public Facilities Ordinance, discussed in conjunction with other committees seemed to be the best vehicle to assure basic services to new residents. Although most supported the provision of sewer service to urbanized areas of Area “A,” the current cost/benefits do not seem to support such a program at this time, and it was determined that many septic systems would need to experience failure to justify the expenditure. We discussed that future dense development should only occur with access to public sewer. Transportation issues included support for the widening of NC 211 and the use of existing roadways for expansion rather than cut paths through undeveloped properties. The subcommittee also supports the proposed safety improvements to the grade crossing at NC 211 and Lakeway Drive.

Water quality and quantity were also top priorities; the committee recommended county leaders secure water sources from outside Moore County if necessary to avoid insufficient supplies experienced in 2002 and 2007.

The subcommittee also addressed infrastructure through economic opportunities such as the improvement and expansion of the existing Village Business District as a deterrent to prevent sprawling commercial development and the continued permitting of traditional and non-traditional home occupations in rural areas.

Implementation Plan

Creating a functional implementation strategy is a critical element of any long-range planning process. In order to achieve the *Objectives* within the Area “A” Plan, careful consideration must be given to implementing the various *Strategies* attached to each *Objective*. Typically there are a number of agencies involved to assist with the creation of policies and ordinances to assist the community with achieving the *Strategies* and *Objectives*.

In order to organize an approach to accomplishing Plan implementation, a matrix has been created to: list each *Objective* with accompanying *Strategies*; indicate how the *Strategies* can be achieved through the creation of policy and/or ordinance; identify if the *Strategy* affects just Area “A,” and/or countywide; and identify the different agencies that may have a pivotal role during the process. This matrix will be utilized by the staff, the Planning Board, and the Board of Commissioners to prioritize the various strategies, identify the necessary resources to accomplish the prioritized efforts, and ultimately integrate Area “A” *Strategies* into an annual plan of work for the Planning Department.

As growth and development occurs within Area “A” during the coming years, it will be necessary to make periodic revisions to keep the Plan up-to-date. A comprehensive periodic review every 3-5 years by Planning staff, Planning Board members, and the County Commissioners will ensure that the document remains a valuable reference tool and guide for growth in the community. Furthermore, an annual review should be conducted and formally reported in an effort to provide feedback regarding the overall performance of the plan. The annual review will evaluate to what degree each *Goal, Objective* and *Strategy* has been implemented, and will identify and prioritize the remaining tasks for inclusion in future annual work plans for the Planning Department.

Goal 1: Sustainable Growth

Sustainable Growth is defined as “growth that meets the needs of the current generation without jeopardizing the needs of future generations.” In order to ensure that Area “A” resources meet the needs of the future, some connection must be made between growth and the provision of infrastructure (water, sewer, roads, schools, recreation, waste disposal, etc.)

Objective 1: Design a tool that ensures growth does not outpace infrastructure needed to serve it and the existing community.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Develop a test model for each facility and require its use in reviewing all major subdivision proposals.	County-wide	Policy	Planning, Public Works, Moore County Schools, Parks and Recreation
Strategy 2: Adopt an Adequate Public Facilities Ordinance (APFO) based on the test models created for each facility.	County-wide	Zoning Ordinance, Subdivision Regulations	Planning, Public Works, Moore County Schools, Parks and Recreation

Objective 2: Link land use, transportation and utility planning as growth occurs.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Assign joint responsibility for planning to both the Public Utilities and Planning Departments.	County-wide	Policy	Planning, Public Works
Strategy 2: Adopt a Future Land Use Map that favors commercial and industrial development in optimum locations while avoiding sprawl.	AREA A	Policy	Planning
Strategy 3: Amend Highway Corridor Overlay District (HCOD) requirements to protect valued viewsheds.	County-wide	Zoning Ordinance	Planning

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 4: Investigate “smart building practices.” Appoint a committee to study what incentives the County (and State and Federal Agencies) can offer for smart growth and conservation design practices.	County-wide	Policy	Administration, Tax, Planning, Cooperative Extension, Financial Services, Public Works

Objective 3: Conserve the communities’ valuable resources.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Increase setbacks along NC 211 Highway to allow for future widening.	AREA A	Zoning Ordinance	Planning
Strategy 2: Investigate application of pedestrian thoroughfares on all commercial projects.	County-wide	Zoning Ordinance	Planning
Strategy 3: Consider all development types to retain/ provide a significant amount of tree canopy coverage per parcel.	County-wide	Zoning Ordinance, Subdivision Regulations	Planning
Strategy 4: Adopt a list of approved native vegetation.	County-wide (area specific)	Zoning Ordinance, Subdivision Regulations	Planning, Cooperative Extension
Strategy 5: Buffers and landscaping should meet definition of native vegetation.	County-wide (area specific)	Zoning Ordinance, Subdivision Regulations	Planning

Goal 2: Protect Water Supplies

Fast paced growth in Area “A” has resulted in water shortages and the desire for public wastewater services to reduce the numbers of septic systems. A county-wide water study has recommended supplies from Montgomery County and the Town of Robbins. Should development occur at anticipated rates, alternatives to individual septic systems must be carefully considered.

Objective 1: Clean and plentiful water supply. Prevent or reduce the amount of pollution generated by non-point sources to a level compatible with water quality goals.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Support recommendations of McGill County-wide Water Study; specifically the provision of water from Montgomery County and the Town of Robbins. Encourage the development of local water resources and not be dependent on other towns or counties.	County-wide	Policy	Public Works
Strategy 2: Obtain “water quality study” and establish water quality goals based on its findings.	County-wide	Policy	Environmental Health, Public Works
Strategy 3: Adopt an ordinance calling for all land uses (residential, commercial, and industrial) and working farms and working forests to follow “Best Management Practices” in order to reach established water quality goals.	County-wide	Policy, Zoning Ordinance	Planning, Soil and Water, Cooperative Extension, Public Works
Strategy 4: Investigate the protection of wetlands by limiting the amount that may be counted towards meeting open space requirements	County-wide	Zoning Ordinance, Subdivision Regulations	Planning

Objective 2: Adequate wastewater disposal.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Study the feasibility and long-term safety of decentralized sewer unit packages as an alternative for Small Area "A" to manage growth while protecting the environment.	County-wide	Policy	Public Works
Strategy 2: Ensure that centralized septic drain fields are allowed and monitored in Neighborhood Conservation Subdivisions and Planned Unit Developments.	County-wide	Zoning Ordinance, Subdivision Regulations	Environmental Health, Planning
Strategy 3: Provide education on the proper maintenance of individual wastewater disposal systems.	County-wide	Policy	Environmental Health

Objective 3: Water Conservation.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Recommend Moore Public Utilities implement a water rate schedule that encourages conservation.	County-wide	Policy	Public Works
Strategy 2: Provide incentives for low-flow fixtures (water closet, faucet aerator, showerhead, flow restrictors, rain sensors, etc).	County-wide	Policy	Planning, Tax, Public Works
Strategy 3: Educate and inform citizens of benefits of xeriscaping/ xerascaping – plant highest water consuming vegetation closest to living area, place less water consumptive landscape further away, limit turf areas, use drip irrigation systems when irrigation is necessary, plant water efficient plants.	County-wide	Policy	Planning, Cooperative Extension

Objective 3: Water Conservation.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 4: Encourage use of greywater for landscape maintenance (irrigation). Consider dual system wastewater treatment in new development projects proposing their own systems.	County-wide	Policy, Zoning Ordinance, Subdivision Regulations	Planning, Public Works, Environmental Health
Strategy 5: Investigate ordinances to protect water supply by restricting use of private non-agricultural irrigation wells in developments served by public water.	County-wide	Zoning Ordinance, Subdivision Regulations	Planning, Public Works, Environmental Health

Goal 3: Sustainable Economic Development

We want Small Area “A” to prosper economically with the Seven Lakes Business District being a logical location for future concentrated business and economic development. Infrastructure, particularly roads and wastewater disposal, needs to be improved in order to attract development to meet the needs of this growing area.

Objective 1: A bright future for commerce in Area “A”.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Through the Village of Tomorrow effort, revitalize the Seven Lakes Village Business District with building and landscaping standards, sign requirements and appropriate changes in land uses.	AREA A	Village of Tomorrow	
Strategy 2: Work with Moore County Economic Development to develop sustainable growth in the Village Business District.	AREA A	Policy	Partners in Progress
Strategy 3: Work with North Carolina Department of Transportation to transfer ownership and maintenance of 2.5 miles of road network within the Village Business District.	AREA A	Private Agreement	

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 4: Permit mixed use, hotels, bed & breakfasts, restaurants and museums in more zoning districts	County-wide	Zoning Ordinance	Planning, Environmental Health
Strategy 5: Establish a Traditional Pottery Overlay District beginning in Small Area "A"	County-wide	Zoning Ordinance	Planning
Strategy 6: Identify and pursue opportunities for economic development/redevelopment in "downtown" Jackson Springs, West End and Eagle Springs.	AREA A	Policy	Planning, Chamber of Commerce, Partners in Progress
Strategy 7: Encourage use of Home Occupation and Home Occupation of a Commercial and Industrial Nature.	County-wide	Policy	Planning
Strategy 8: Find a way to address derelict properties to provide a vibrant and attractive community.	County-wide	Policy, Nuisance ordinance	Legal, Planning, Tax

Objective 2: Opportunities for Agri-tourism and Heritage Tourism.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Prepare inventories of sites with potential for cultural and heritage tourism.	County-wide	Policy	Planning, Historical Societies
Strategy 2: Identify farms with interest in Agri-Tourism.	County-wide	Policy	Planning, Cooperative Extension, Soil and Water
Strategy 3: Establish Historic Preservation Districts to protect cultural and heritage sites.	County-wide	Policy, Zoning Ordinance	Planning
Strategy 4: Continue working with Convention and Visitors Bureau in support of Agri-tourism and Heritage Tourism.	County-wide	Policy	

Goal 4: Preserve the Natural Environment

Although Area “A” is currently the fastest growing area in Moore County, abundant farm and forest land surrounds developed areas and wetlands exist in some areas. Forestry and farming not only provide income, but also ensure that natural habitat continue to thrive. The following objectives and strategies provide incentives for preserving the natural environment while also allowing for development.

Objective 1: Protect open space, working forests and working farms.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Investigate requiring greater amounts of open space than has been past practice for major subdivisions and planned unit developments by amending current ordinances.	County-wide	Zoning Ordinance, Subdivision Regulations	Planning
Strategy 2: Develop and Adopt an Open Space Master Plan. The Open Space Master Plan provides the framework by which Moore County may pursue more specific actions to preserve environmentally sensitive lands and open space.	County-wide	Policy	Planning, Parks and Recreation
Strategy 3: Investigate the use of Best Management Practices for the protection of water courses.	County-wide	Zoning Ordinance, Subdivision Regulations	Planning
Strategy 4: Develop stormwater management policy that retains water on site and allows infiltration to recharge aquifer.	County-wide	Policy	Planning, Public Works
Strategy 5: Provide education on the Voluntary Agricultural District Protection program and the NC Forestry Service’s best management practices through seminars, workshops, coordination with local farm/forestry groups.	County-wide	Policy	Planning, Cooperative Extension, Soil and Water

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 6: Utilize current aerial imagery to identify working lands and record them in a map layer for planning purposes, with regular updates to realtors to ensure prospective buyers are aware of farming activities.	County-wide	Policy	Planning, GIS, Cooperative Extension, Soil and Water, Farm Service Agency
Strategy 7: Investigate increasing the buffer areas along boundaries of Voluntary Agricultural Districts for major subdivisions and planned unit developments.	County-wide	Zoning Ordinance, Subdivision Regulations	Planning, Soil and Water, Cooperative Extension
Strategy 8: Investigate open space requirements in the B-1, B-2, I-1, I-2, and O-P zoning districts	County-wide	Zoning Ordinance	Planning, Parks and Recreation

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Coordinate with Legal Department and adopt policy that meets all State and Federal regulations for amortization of non-conforming signs that meets all State and Federal regulations.	County-wide	Policy	Planning, Legal
Strategy 2: Conduct a Viewshed Protection Study to evaluate current goals, policies, and protection measures and draft revised policies and ordinances that would effectively preserve the generally natural appearance of existing landscapes and open spaces as seen from designated public roads within the County.	County-wide	Policy	Planning

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 3: Amend zoning ordinance to orient the linear length of building to be perpendicular to road along NC Highway 73, NC Highway 705, NC Highway 211, and Hoffman Road in the B-1, B-2, I-1, I-2 and O-P.	AREA A	Zoning Ordinance	Planning

Objective 3: Adopt local environmental protection standards.

	Area A/County-wide	Ordinance/Policy	Departments
Strategy 1: Inventory significant resources: hydrological, biological, cultural.	County-wide	Policy	Planning, Cooperative Extension, Federal Agencies
	County-wide	Zoning Ordinance, Subdivision Regulations	Planning

Appendix A

Future Land Use Map

The future land use map is a community's visual guide to future planning. The future land use map brings together the goals, objectives and strategies of the small area land use plan such as protect natural resources, encourage economic development, and provide adequate housing and transportation. It is a map of what the community wants to have happen; it is not a prediction. The future land use map is not an official map nor is it a zoning map.

Future land use mapping was done interactively by committee members. They completed diligent review of several components of land use including a land use inventory, review of the current land use map and land use alternatives or scenarios. The map was introduced to the community at large and their inputs and desires modified the map to most accurately represent the community's future vision.

The future land use map is a process of finalizing these activities and compiling the information into a visual format.

Elements to Consider when Developing a Future Land Use Map

- Productive agricultural soils
- Natural limitations for building site development
- Floodplains
- Wetlands and other environmentally sensitive lands
- Boundaries of service areas of public utilities
- Boundaries of service areas of community facilities
- General location of future land uses by net density or other classifications

Description of Future Land Use Map (FLUM) for Small Area A

1. Create an industrial area north of Hwy 211 at County line
2. Change the Eagle Springs area to RA-20 south of Hwy 211 and RA-30 north of Hwy 211
3. Create 2 commercial cores with RB zoning designation
4. Create a low density buffer along the stream corridor (west boundary line of County) with RA-2 or RA-5 districts
5. Carry that low density buffer of RA-2 or RA-5 south of Hwy 211 to protect the viewshed
6. Low density buffer north of the boundary between Small Area A and Foxfire's ETJ with RA-2 or RA-5
7. Accurately represent the small community at Flowers and Mill Rd. with RA-30
8. Accurately represent the community of Jackson Springs with RA-20
9. Create a commercial core within Jackson Springs with RB
10. Change the RA adjacent to the GCSL-West to RA-USB
11. Extend RA-USB north-west of existing RA-USB
12. Carolina Equestrian Village and its community RA-30
13. Remaining area north of Carthage Road RA-2 or RA-5, the areas of existing Voluntary Ag Districts and prime agricultural soils
14. Area between Hwy 73 and Carthage Road RA-5 creates consistency for that area as a whole
15. Zone large area of commercial along Hwy 211 just west of Small Area A's east boundary to RA-2
16. Dense community near Archie Road RA-30, with no commercial at the end of that road
17. Retain a commercial band along the south of Hwy 211 at Hoffman Road, but return the remaining parcel to RA-2
18. Change commercial west of Christopher Lane to RA-USB with the area of the truss plant uniformly zoned I-1 (not B-2 and RB)
19. Place VB across the street from the above noted location
20. Extend VB to across the intersection of Hwy 211 and Dead Man's Curve
21. Extend VB northwest to intersection of Dead Man Curve Road and Hwy 211.
22. Large commercial along Gretchen Rd should be RA-30
23. B-2 at corner of Carthage Road and Love Grove Church Road should be RB to better definition of location and level of services provided
24. Southeast corner of Gretchen Road and Carthage Road should be uniform with remaining and surrounding parcels: RA-5
25. Southeast corner of Hwy 211 and Love Grove Church Road should be B-2

Appendix B

Land Suitability Models

Land suitability analysis is a method for evaluating, classifying and mapping a regional landscape. Suitability represents potential for a type of land use, not actual use or predicted use. The design relies on specification of criteria to apply to the best available geospatial datasets. Before looking at data, the concepts and criteria are developed by project stakeholders within the frame work of answering key questions about sustainable land use. The key questions were:

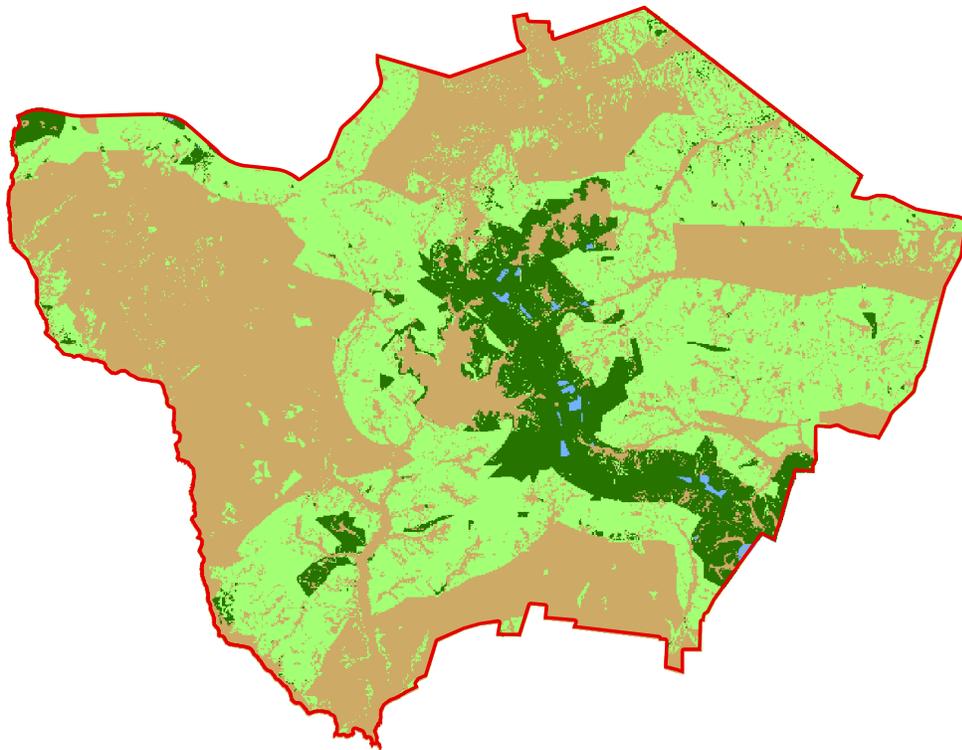
- What makes an area most suitable for each land use type?
- Where are the most Suitable areas?
- How much area?
- Where are the locations that are suitable for more than one land use type?

The stakeholders considered specific land features and qualities (e.g. tree cover, soil type, water features) and locations relative to factors that can be represented on a map (e.g., major roads, streams, public sewer service areas, wildlife habitat, factories, dense settlements), Local experts developed specific criteria (how near is near, how far is far, what are the relative values or ratings based on coincidence and proximity, and what are the relative weights of different factors.

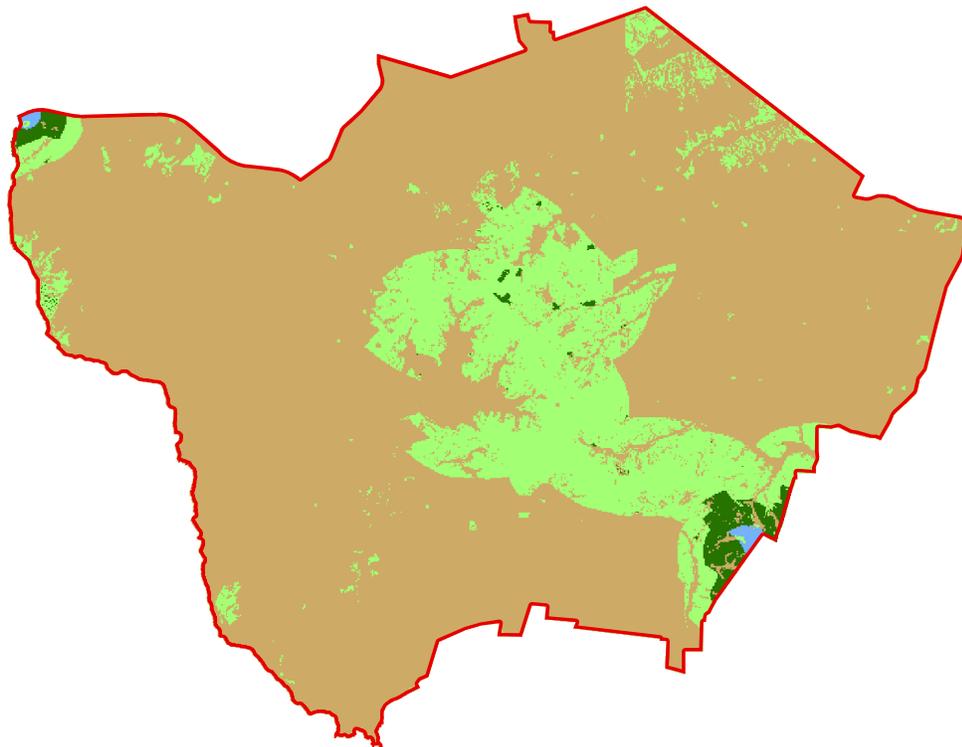
Sustainable Sandhills was awarded a 3-year grant by the USEPA's Collaborative Network for Sustainability program in July 2005. The project goal is to integrate sustainability planning into the day-to-day operations of the governments and communities in the Sandhills. As in much of the Southeastern U.S., robust population growth is significantly impacting the infrastructure and landscape in our region. A coordinated approach to economic development, cultural and natural resource preservation and enhancement is needed to maintain and improve the quality of life in the region.

This project created a set of GIS-based models of land suitability to balance development, conservation and community. The models and resulting maps and tables are intended to enhance each local community's ability to assess the implications of the land use priorities they develop. Thanks to a partnership with the Sandhills GIS Association and the NC Department of Commerce's Division of Community Assistance, Sustainable Sandhills has access to a comprehensive Sandhills GIS database with annually updated and integrated GIS data sets. The resulting output (maps and statistics) are easily accessible, meaningful, reliable and simple enough to guide plans and decisions.

Commercial Suitability



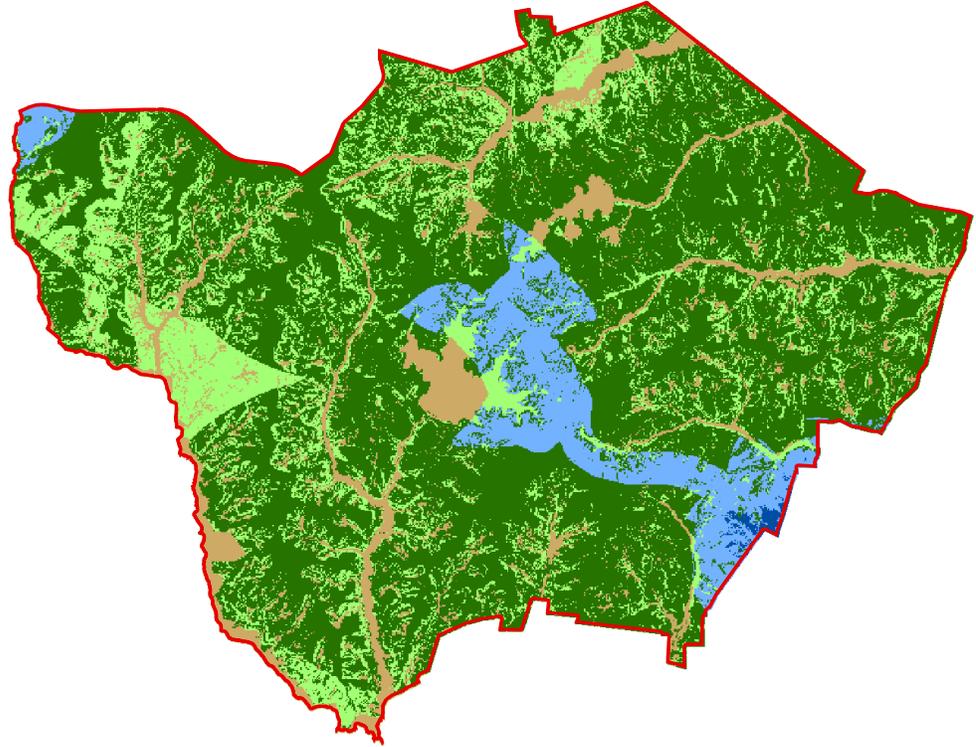
Industrial Suitability



Legend

-  Highest Suitability
-  Very Suitable
-  Suitable
-  Somewhat Suitable
-  Low Suitability

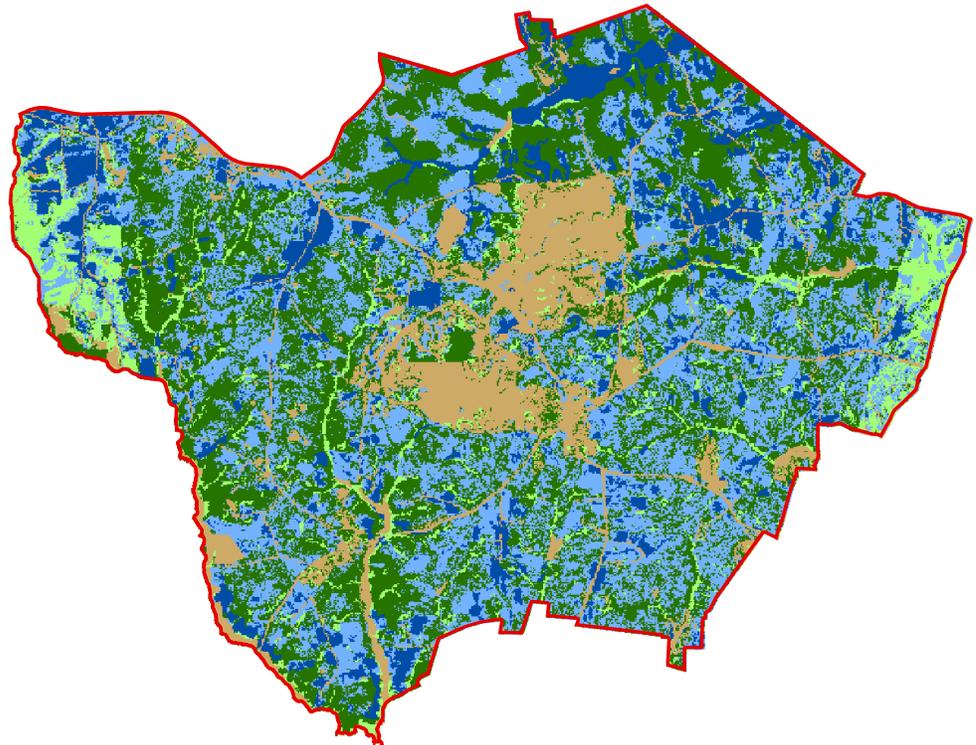
Residential Suitability



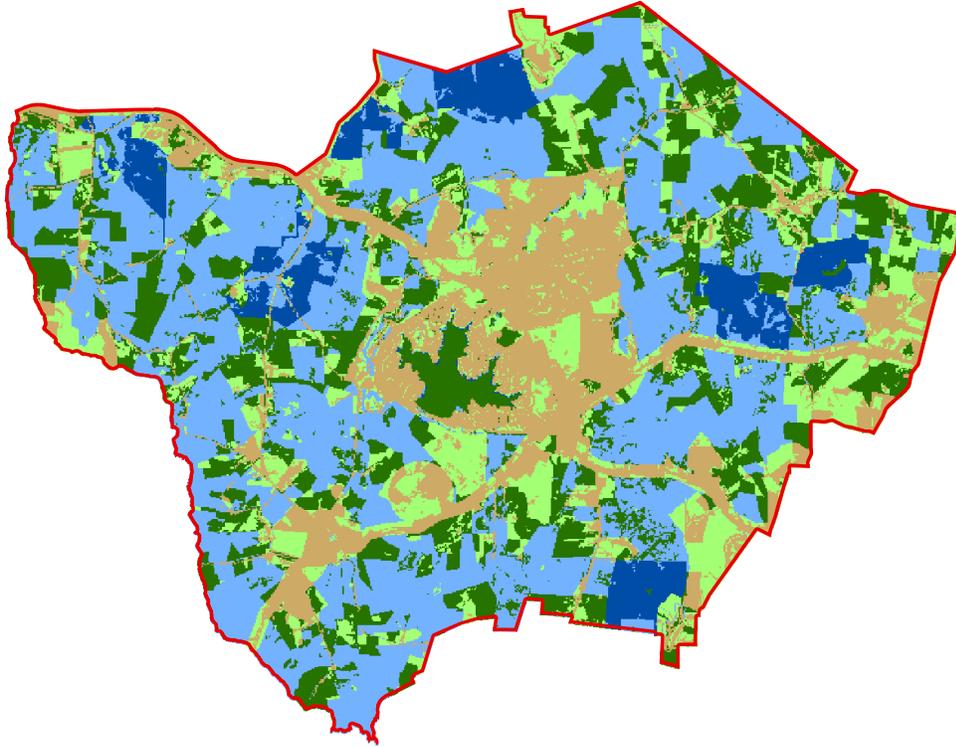
Legend

-  Highest Suitability
-  Very Suitable
-  Suitable
-  Somewhat Suitable
-  Low Suitability

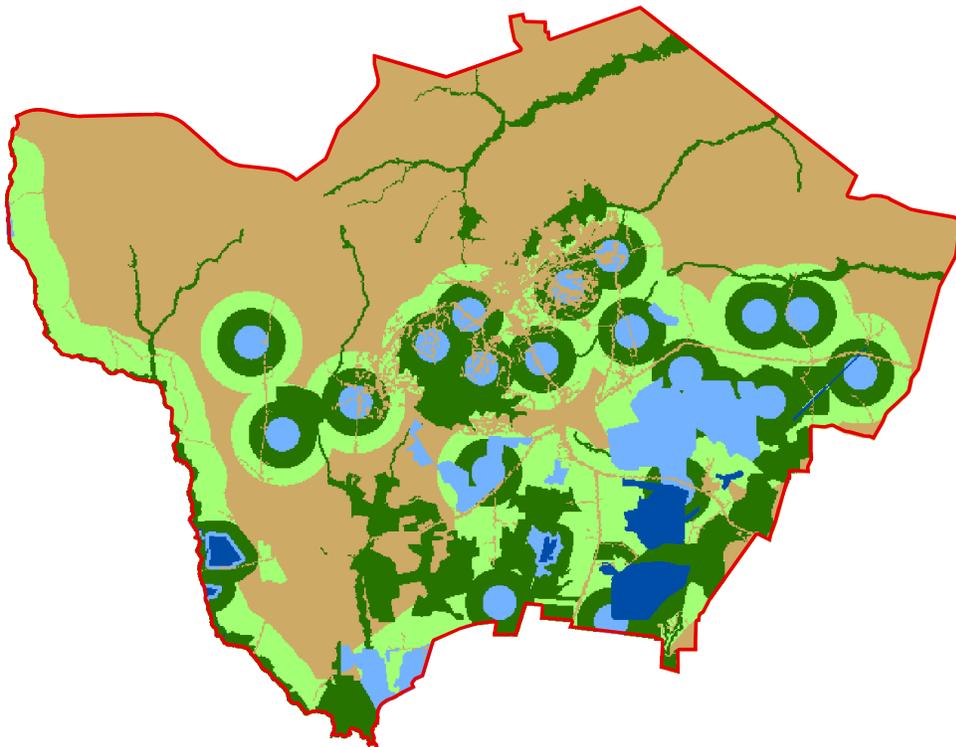
Farmland Suitability



Forestland Suitability



Natural Area Suitability



Legend

-  Highest Suitability
-  Very Suitable
-  Suitable
-  Somewhat Suitable
-  Low Suitability

