

CUMBERLAND COUNTY BOARD OF COMMISSIONERS
JUNE 20, 2006, 6:00PM
SPECIAL MEETING
HONEYCUTT RECREATION CENTER

PRESENT: Billy R. King, Chairman
Kenneth S. Edge, Vice Chairman
Commissioner Talmage S. Baggett, Jr.
Commissioner J. Breeden Blackwell
Commissioner John T. Henley, Jr.
Commissioner Diane Wheatley
James Martin, County Manager
Grainger Barrett, County Attorney
Marsha Fogle, Clerk to the Board
Mayor Tony Chavonne
Council Member Keith Bates
Council Member Lois Kirby
City of Fayetteville Staff
Representatives from PWC
Representatives from Homebuilders
Representatives from Other Municipalities
Representatives from County Planning Board
Representatives from Fayetteville Planning Board
Tom Cooney, County Public Utilities Director
Representative from School Board
Representatives from Board of Realtors
Glenn Harbeck, Consultant

This joint meeting (Board of Commissioners, Fayetteville City Council, PWC and Stakeholders) was called to discuss coordination of sewer services and land use planning.

Mr. Glenn Harbeck, Consultant, reviewed the Common Objectives for Coordination of Sewer Services and Land Use Planning in the Greater Fayetteville-County Area. These objectives were formulated based on discussions held by this group at two previous meetings.

GENERAL

Objective 1 – Intergovernmental and public-private efforts to coordinate the provision of services and facilitate quality development are good for the area and good for the economy and should be supported at every opportunity.

GROWTH MANAGEMENT

Objective 2 – The sewer system should be designed in accordance with an area-wide plan and strategy for growth. The availability of sewer should be but one factor in developing a growth strategy. The joint 2030 Growth Vision Planning Process provides a vehicle to prepare such a plan.

Objective 3 – The sewer system should not be viewed solely as a benign business enterprise, but also as a powerful growth management tool able to influence the type of community we want and the quality of life in the area.

Objective 4 – Strategic incentives should be employed to encourage development to go where sewer and other urban services are already available – infill sites, sites in or near municipalities, as well as some raw land sites particularly well suited for development.

Objective 5 – Locations especially suited as centers of development (neighborhood centers, area service centers, town centers, regional service centers) should be identified on a growth strategy map. Such mixed use centers provide an overall growth structure upon which sewer services and other infrastructure may be planned and built.

SERVICE AREAS AND DEVELOPMENT DENSITY

Objective 6 – An urban services area should be designated and mapped, but there should be flexibility as to how it is implemented. Development on the ground does not always conform to predetermined lines on a map.

Objective 7 – It is recognized that a designated urban services area will not be developed at a uniform density across the area. Some desirable locations will be developed at higher densities while other areas may be at much lower densities where environmental constraints are in play.

Objective 8 – All areas of higher density development should be served by central water and sewer but not all areas served by central water and sewer should be densely developed. Some land is not suitable for higher density development based on other factors such as wet soils, drainage issues, downstream flooding, etc.

Objective 9 – Development standards should be related primarily to development density rather than the development's location on a map; while development density should generally be in accordance with an area-wide plan, development standards may vary according to the particular development density of a particular site.

SYSTEM DESIGN AND TIMING OF CONSTRUCTION

Objective 10 – The use of facilities with excess capacity should be maximized first. Public investments should not be idle in the ground while services are expanded elsewhere. As a result, system operating costs and costs to the rate payers should be more favorable.

Objective 11 – Lines and pump stations if necessary should be sized in accordance with area-specific plans. Line sizing should be proactive rather than reactive.

Objective 12 – Gravity lines shall generally be preferred over pump stations and force mains. Gravity lines are less expensive to operate and maintain in the long run.

Objective 13 – Areas designated for urban development should have sewer lines installed at the time of development, not after the fact. It is much less expensive and disruptive.

Objective 14 – The phased construction of sewage collection systems and treatment plant expansions should stay ahead of development, but not so far ahead that money is buried in facilities too many years before its use.

Comments and suggestions were made regarding the above objectives. Based on these comments and suggestions Mr. Harbeck will revise the Objectives for further review and offer some recommendations based on the Objectives at the next meeting.

The next meeting will be held August.

MEETING ADJOURNED

Clerk to the Board