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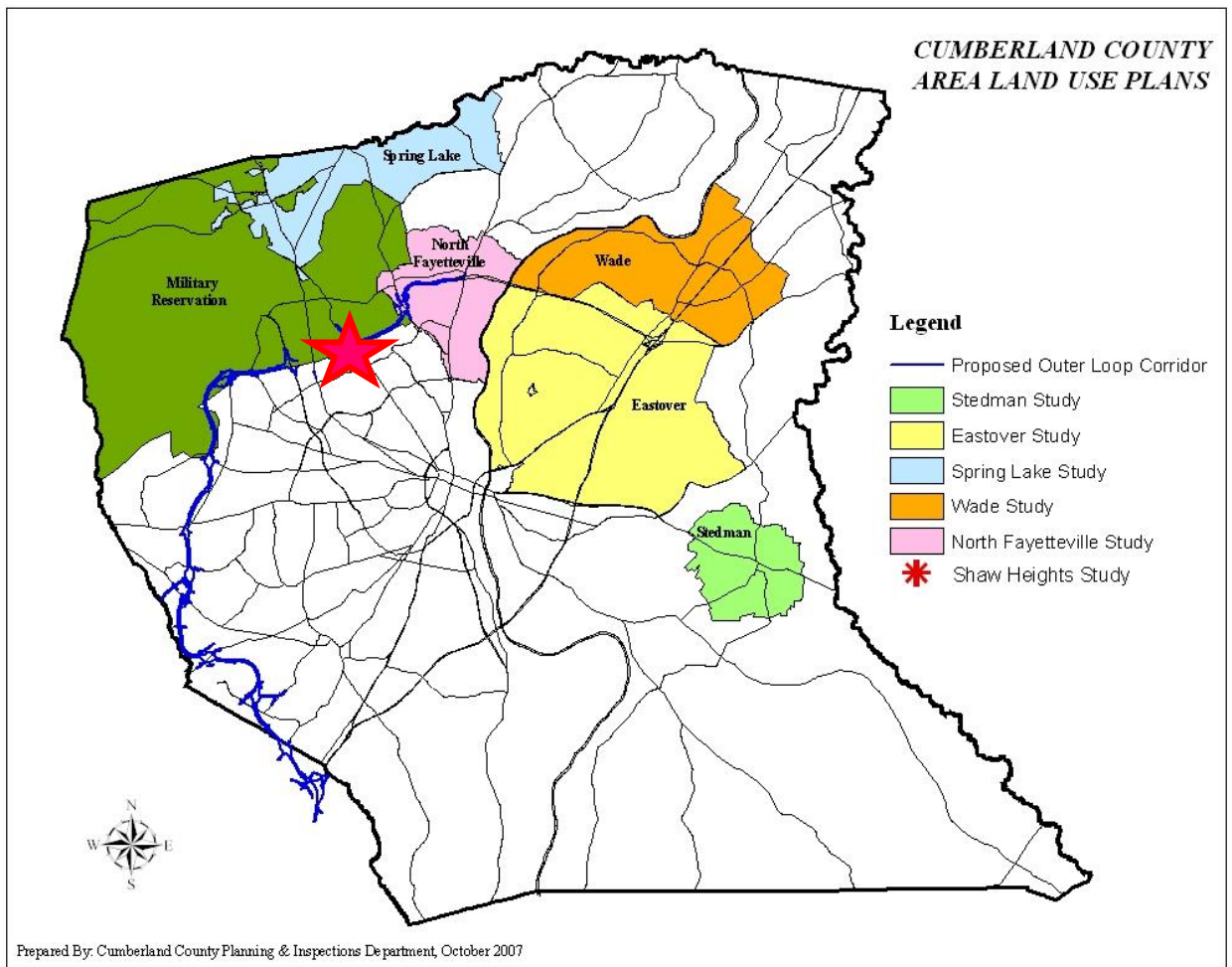
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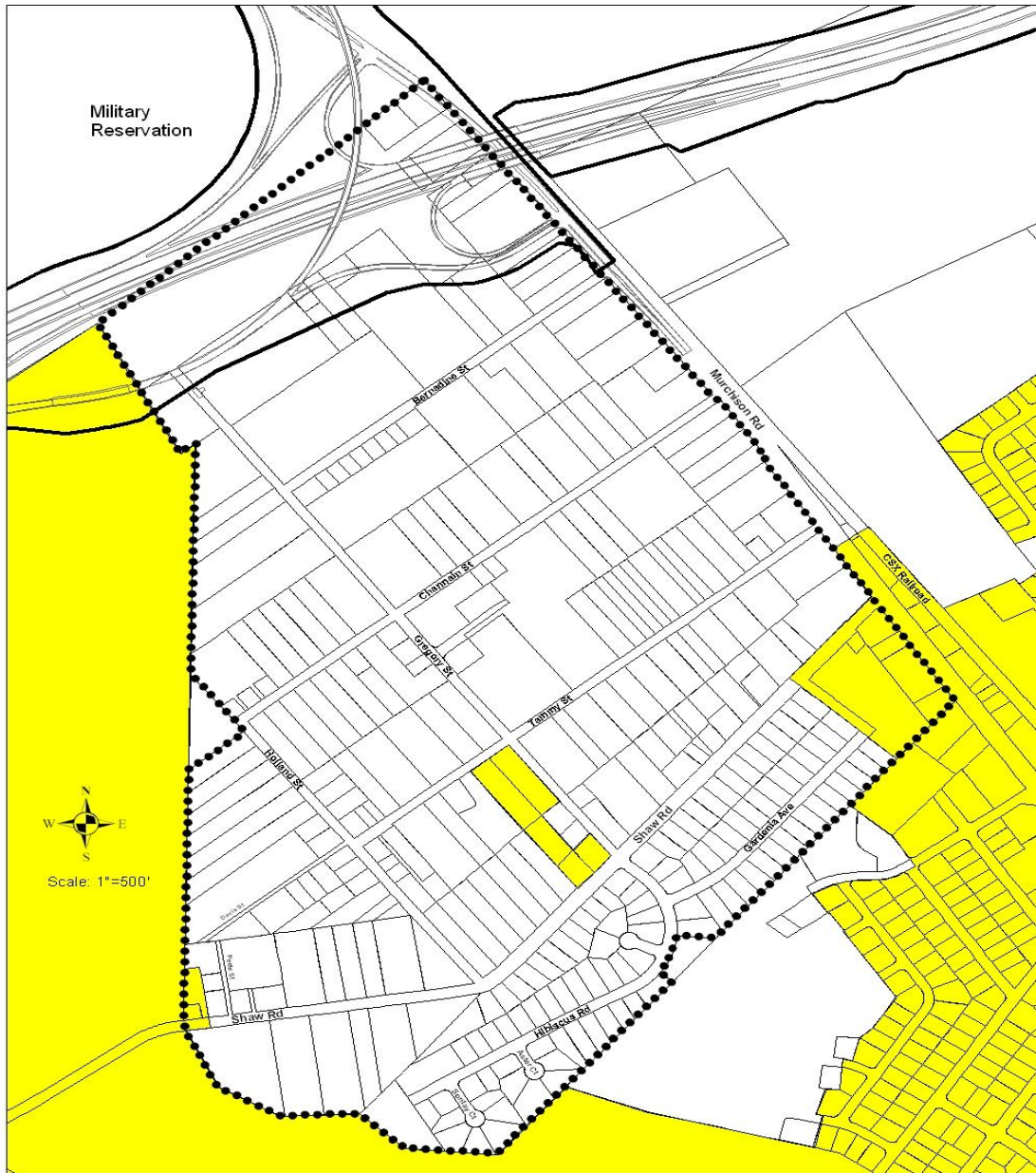
LAND USE PLAN

NOVEMBER 2007

SHAW HEIGHTS LAND USE PLAN



SHAW HEIGHTS LAND USE STUDY



Shaw Heights Land Use Study

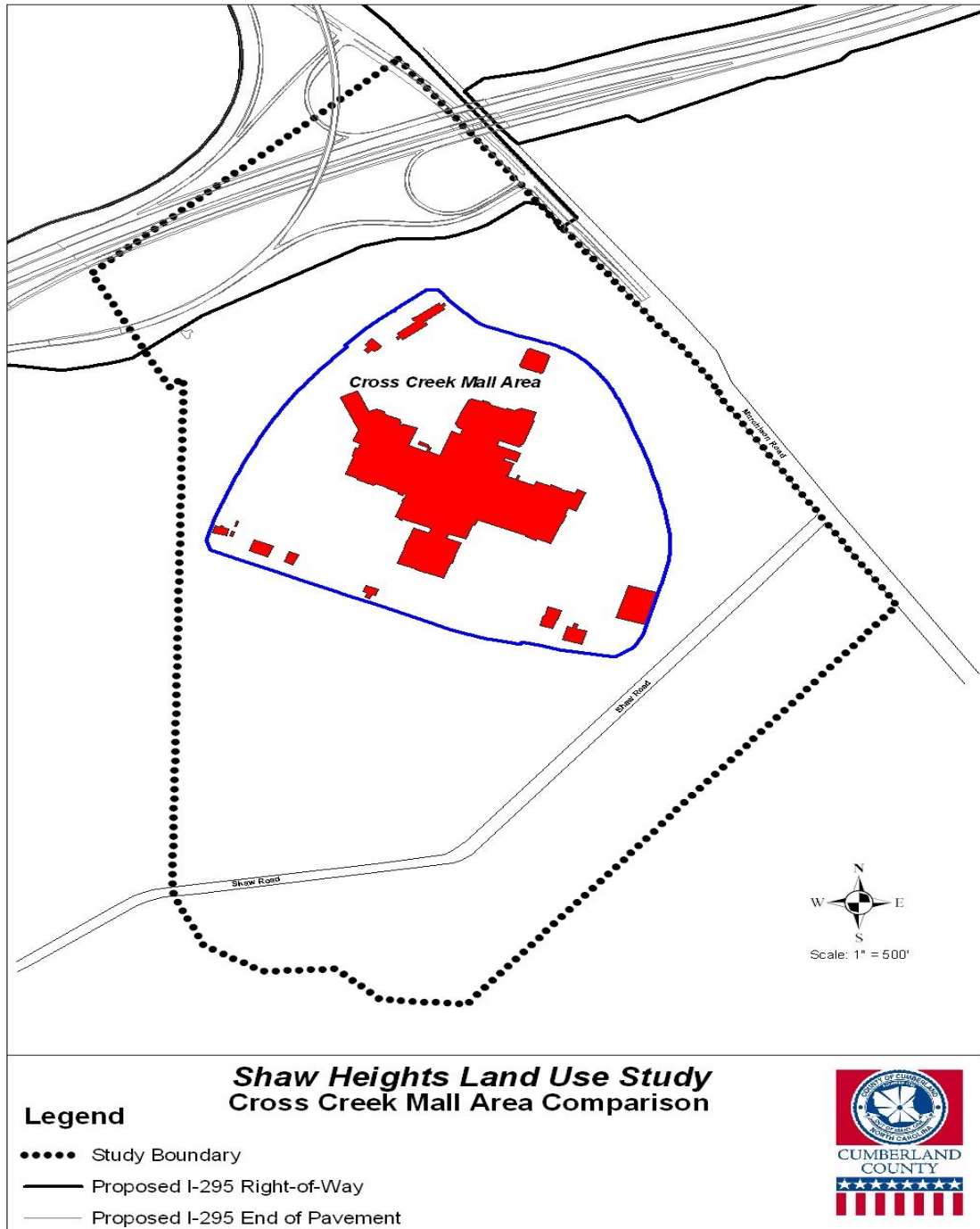
Properties within the City of Fayetteville

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- City of Fayetteville



SHAW HEIGHTS LAND USE STUDY



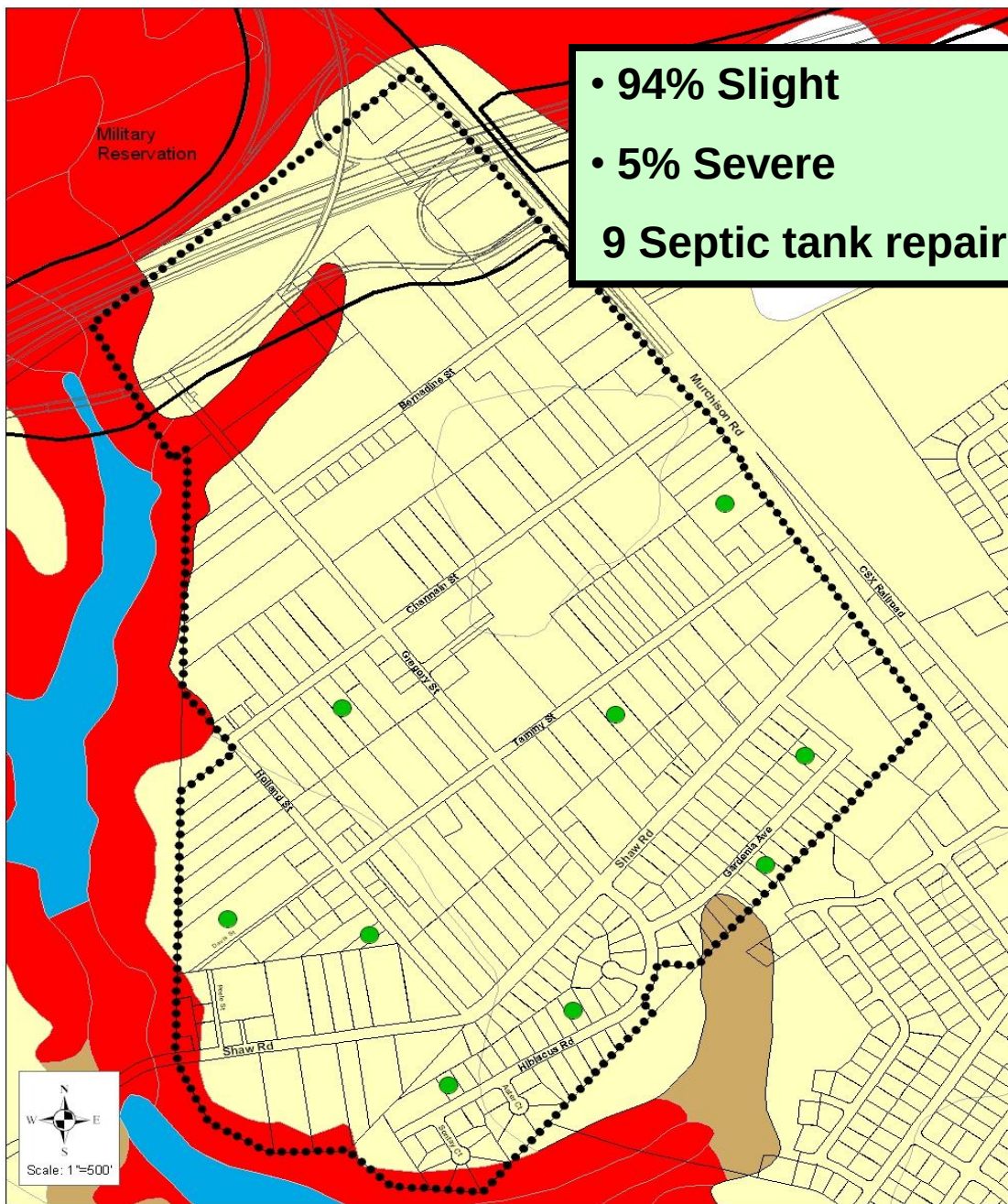
SHAW HEIGHTS LAND USE STUDY

- **Natural and Environmental Factors**
- **Physical and Man Made Factors**
- **Social and Economic Factors**
- **Analysis**
- **Strategic Objectives**
- **Proposed Land Use Plan**

Natural and Environmental Factors



- **Hydrology/Drainage**
- **Wetlands**
- **Septic Tank Suitability**
- **Water Supply Watershed**
- **Vegetative Cover**
- **Slope Analysis**



- 94% Slight
 - 5% Severe
- 9 Septic tank repairs

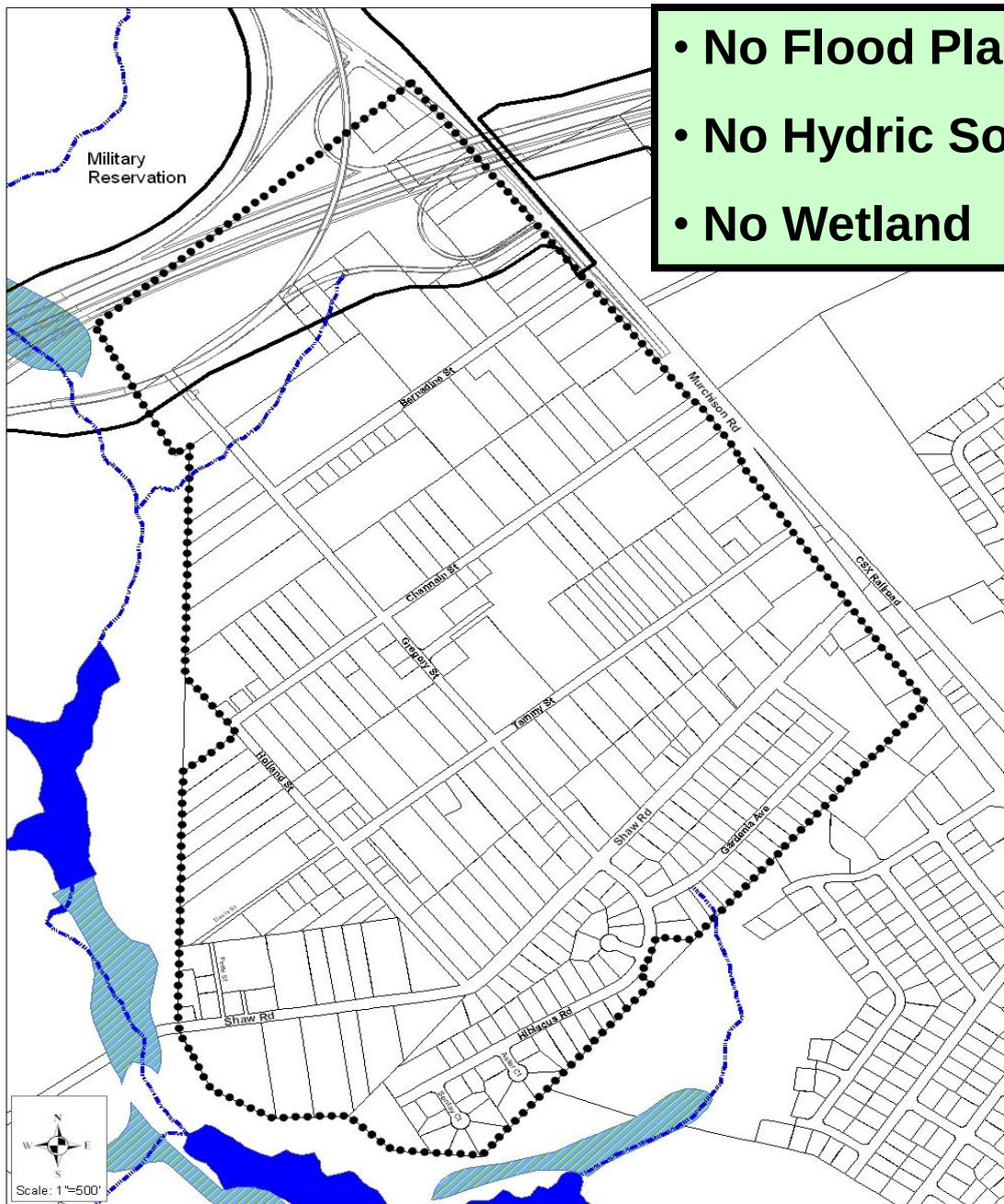
Shaw Heights Land Use Study Septic Tank Suitability

Legend

- | | | |
|----------------------------------|--------------|---------------------|
| ••••• Study Boundary | Moderate | Water Bodies |
| — Proposed I-295 Right-of-Way | Slight | Septic Tank Repairs |
| — Proposed I-295 End of Pavement | Unclassified | |
| Severe | | |



Septic Tank Suitability



- No Flood Plain
- No Hydric Soils
- No Wetland

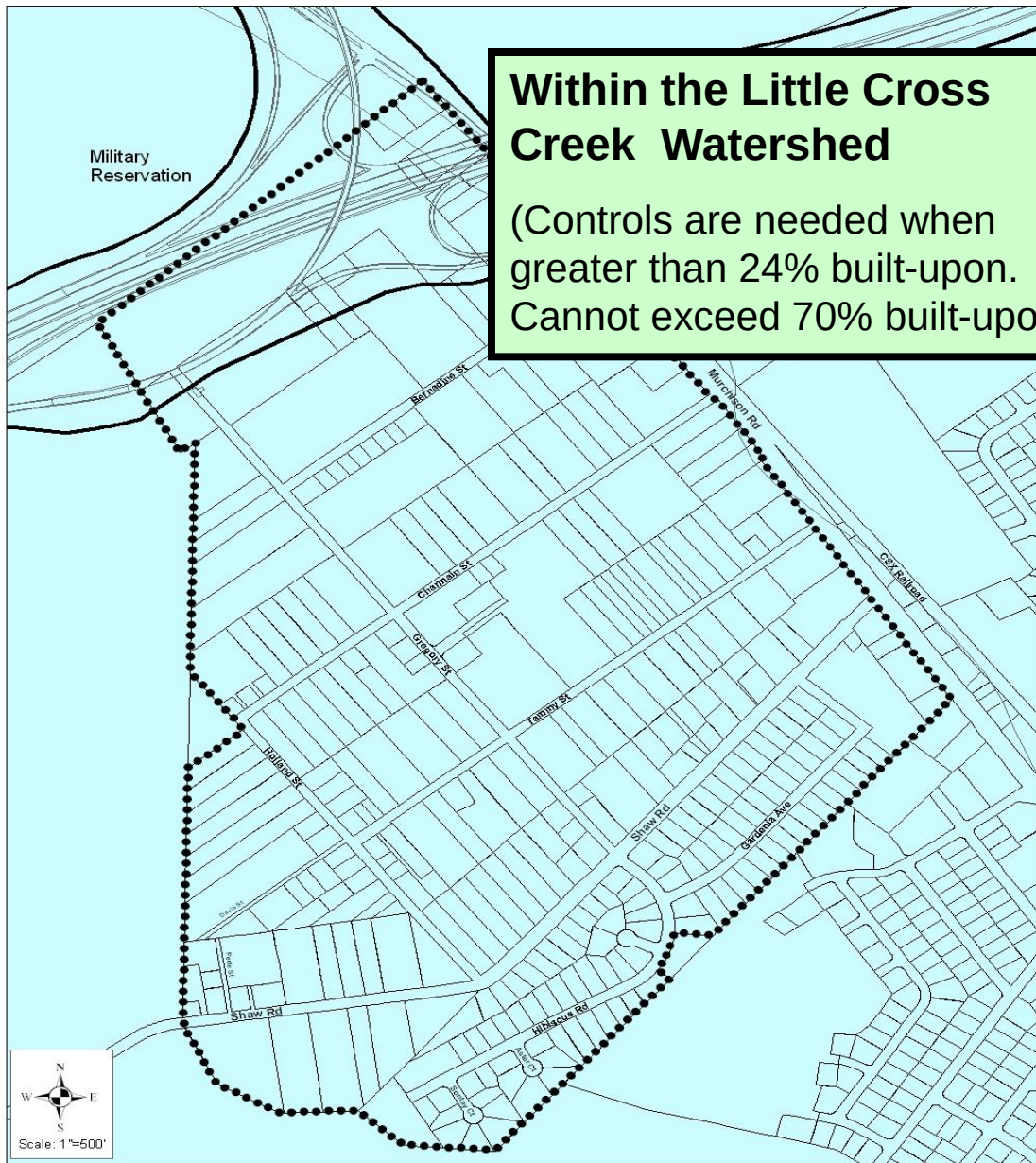
Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Streams, Creeks and Water Bodies
- Hydric Soils

Shaw Heights Land Use Study Hydrology and Hydric Soils



Hydrology/Drainage



Shaw Heights Land Use Study Watershed

Legend

..... Study Boundary

— Proposed I-295 Right-of-Way

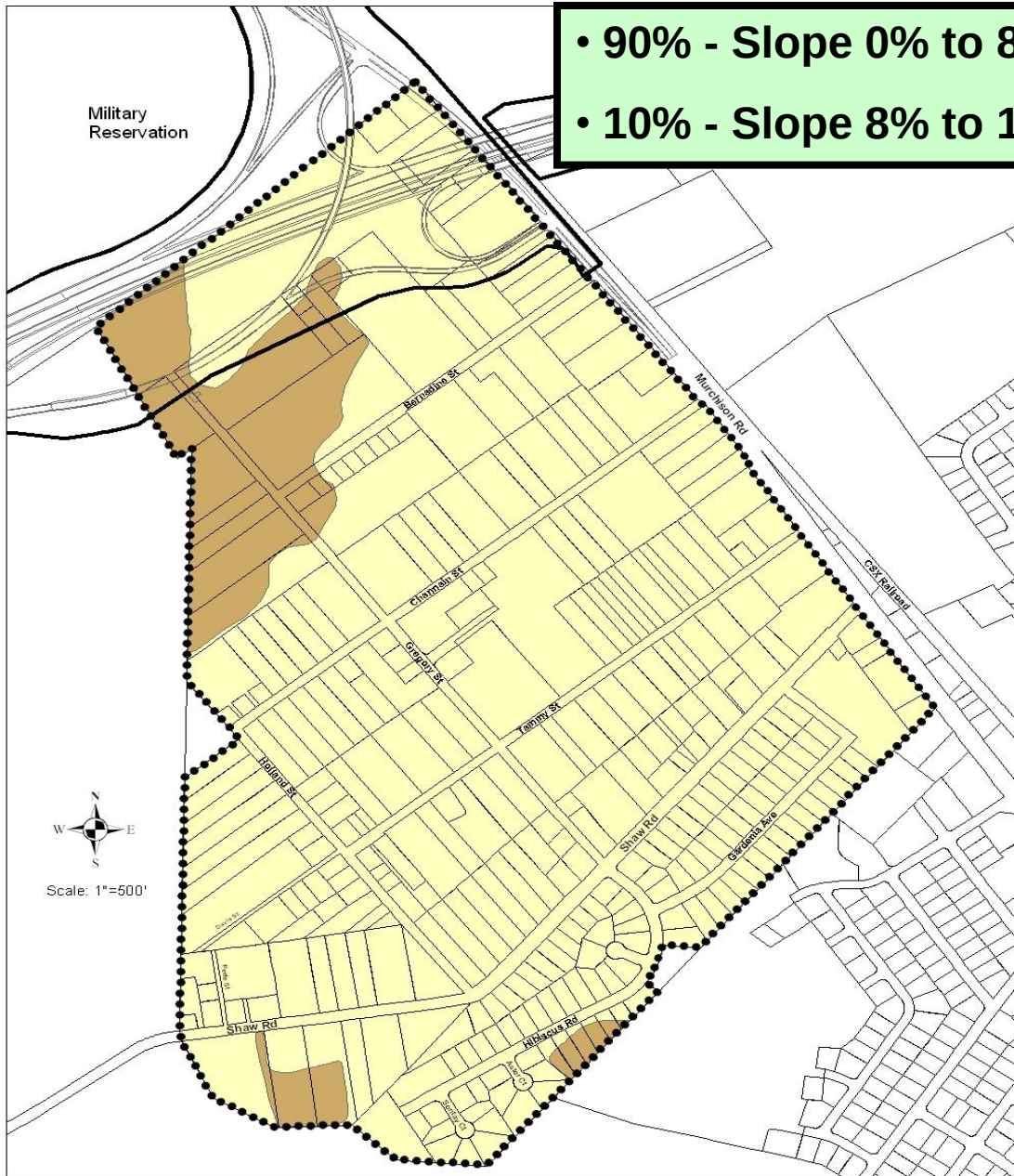
— Proposed I-295 End of Pavement



Watershed-IV - Little Cross Creek



Water Supply Watershed



- 90% - Slope 0% to 8%
- 10% - Slope 8% to 12%

Shaw Heights Land Use Study Slope Percentage

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- 0-8 %
- 8-12 %

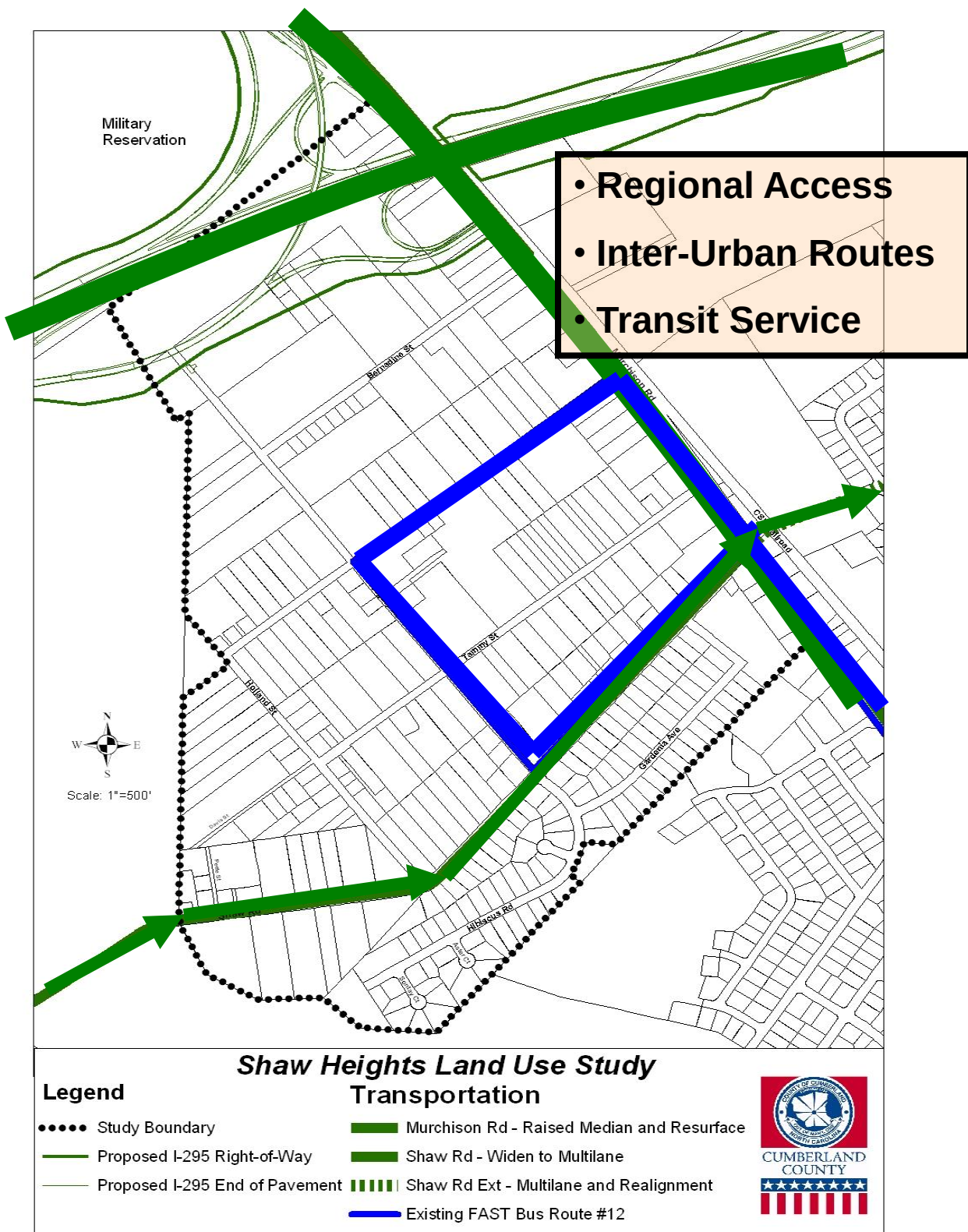


Slope Analysis

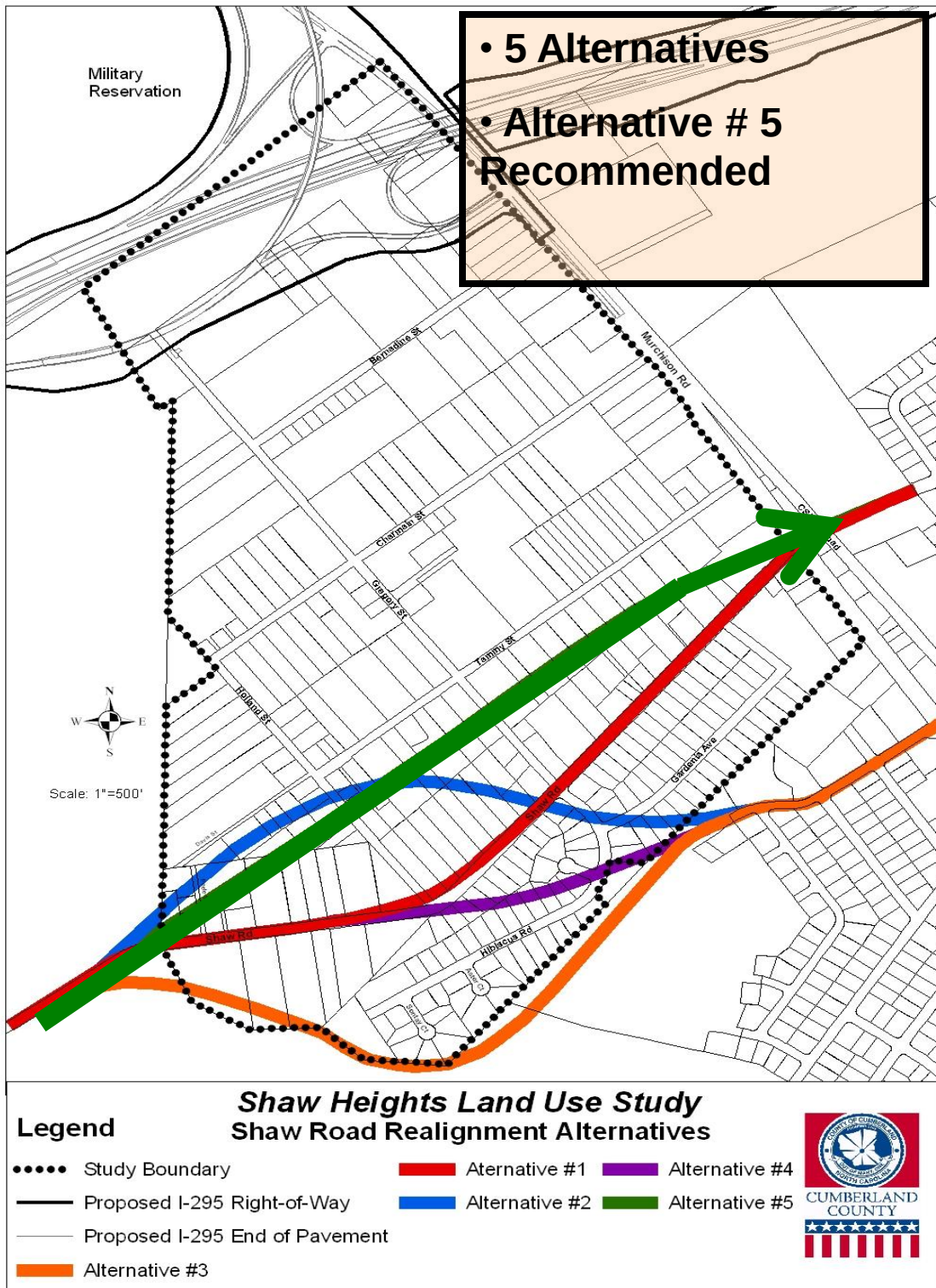
Physical and Man Made Factors



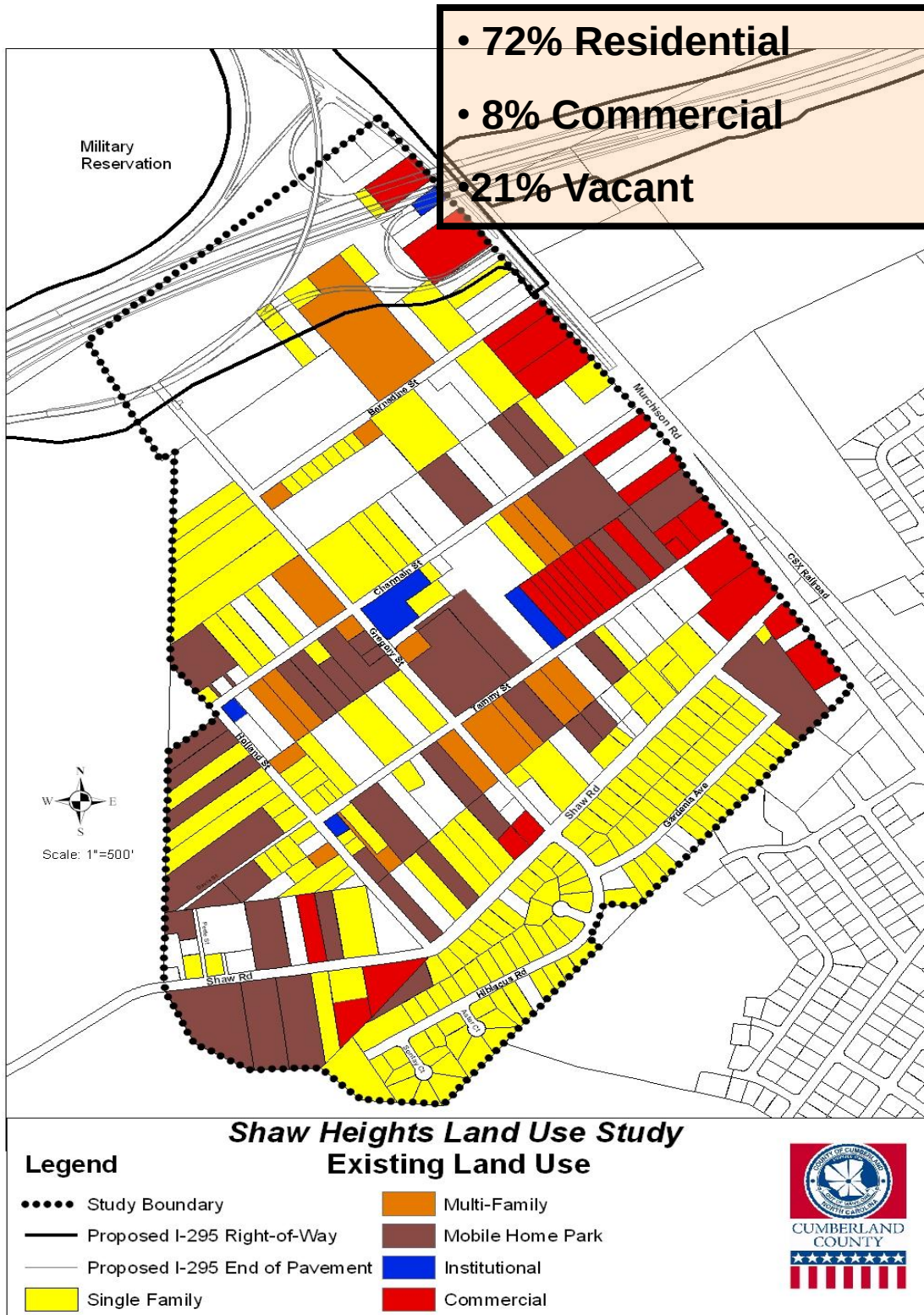
- **Existing Utilities**
- **Transportation**
- **Existing Land Use**
- **Existing Housing Types**
- **Structures Year Built**
- **Existing Zoning**
- **2010 Land Use Plan**
- **Military Impact**
- **Recent Activities**
- **Public Property Ownership**
- **Murchison Road Corridor Study**



Transportation



Shaw Road Realignments

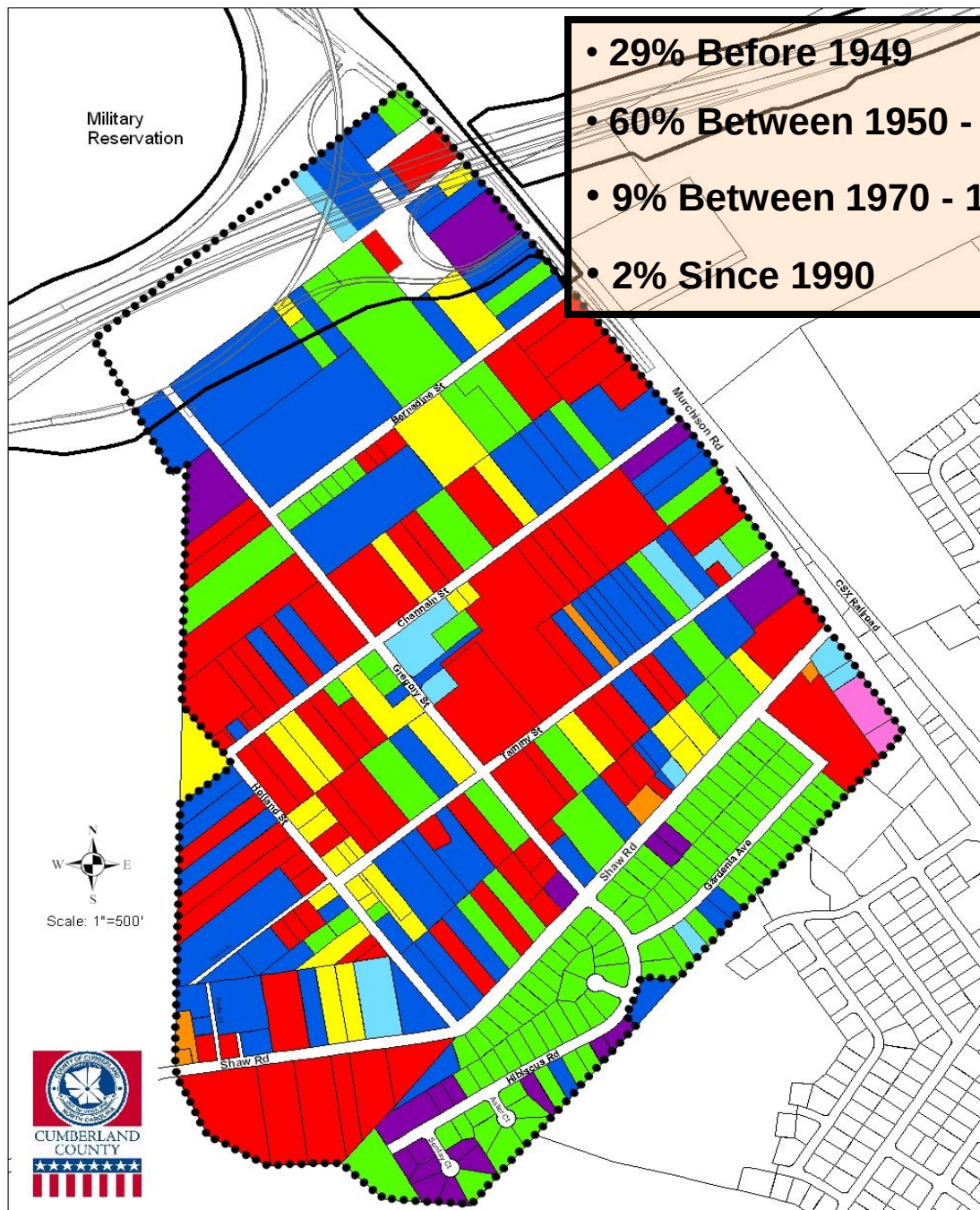


Existing Land Use

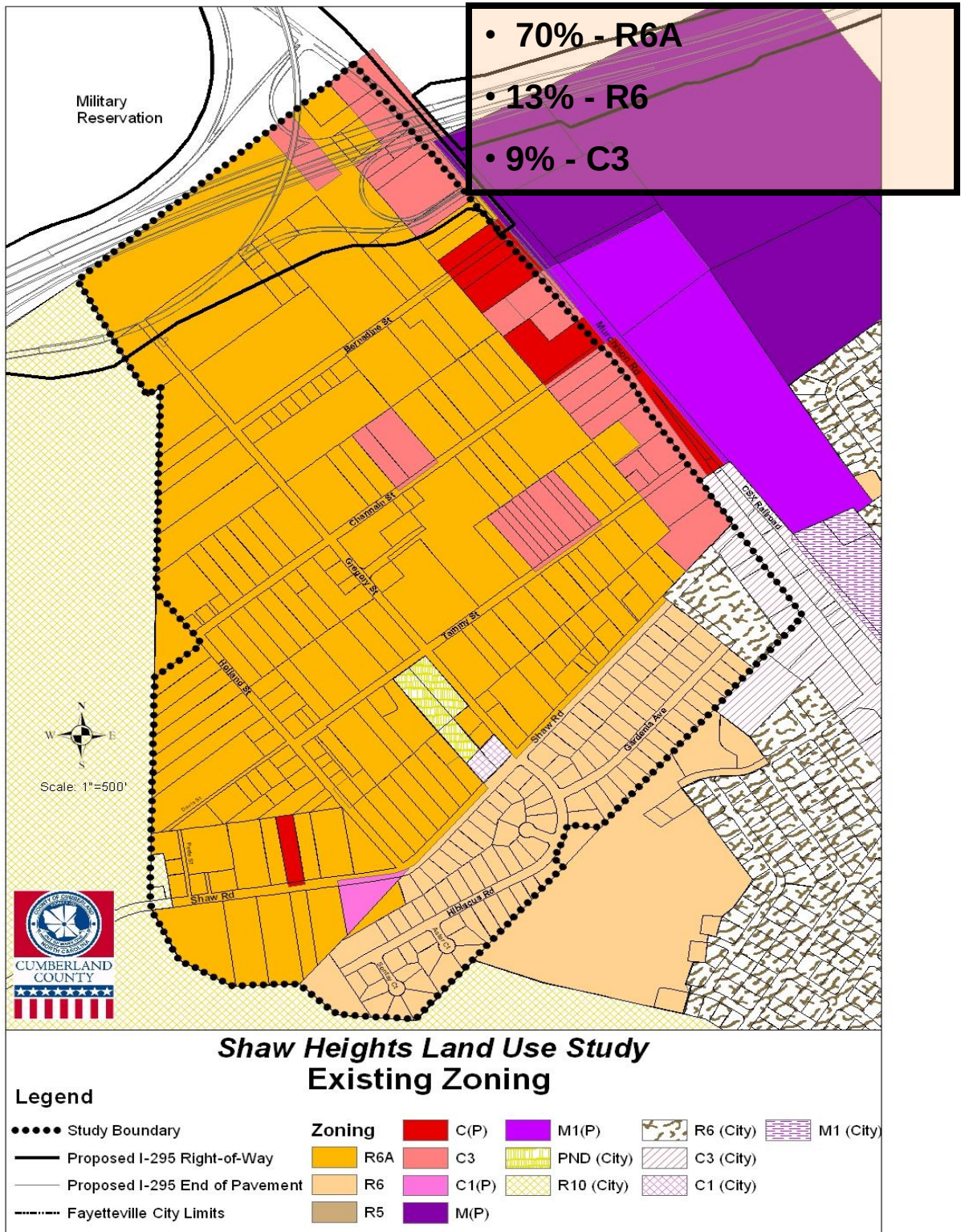
-
- Military Reservation
- 3% Duplexes
 - 20% M-H Parks
 - 3% Apartments
- Barlowe St
Chamberlaine St
Granger St
Kirby St
Shaw Rd
Blakely Rd
- Michelson Rd
C&T Railroad
- Scale: 1"=500'
- CUMBERLAND COUNTY

Legend

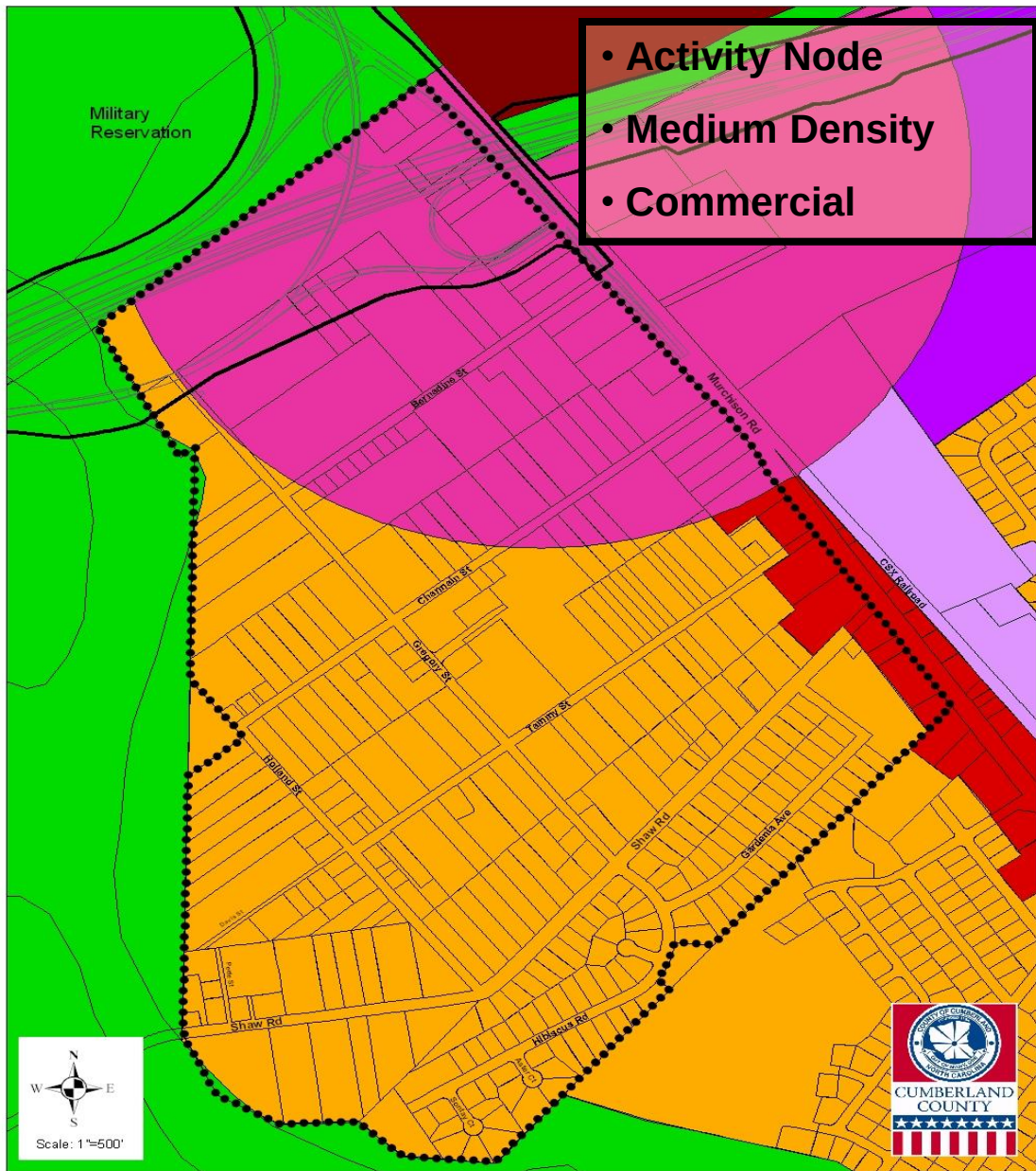
- # Existing Housing Types



Year Built



Existing Zoning



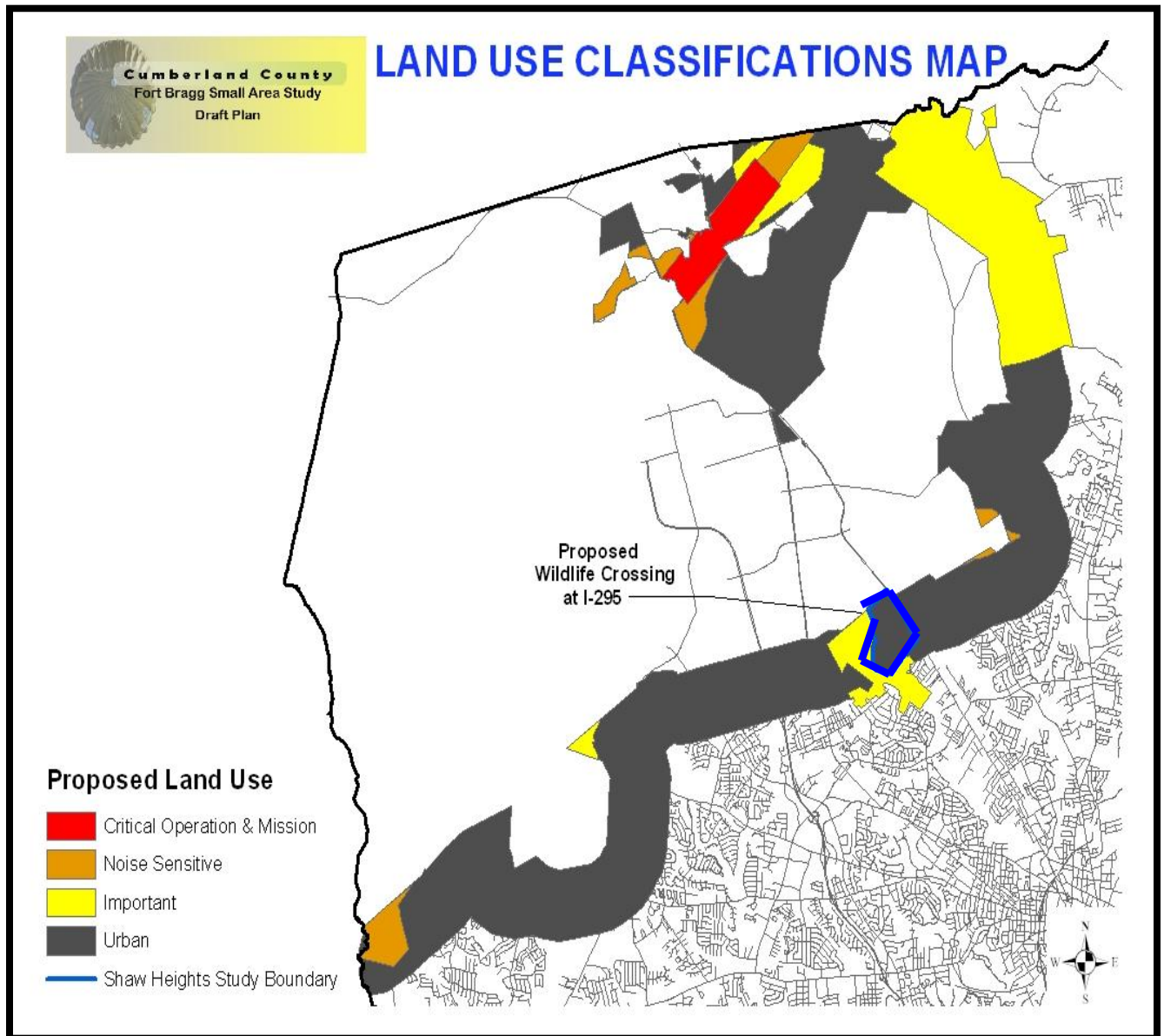
Shaw Heights Land Use Study 2010 Land Use Plan

Legend

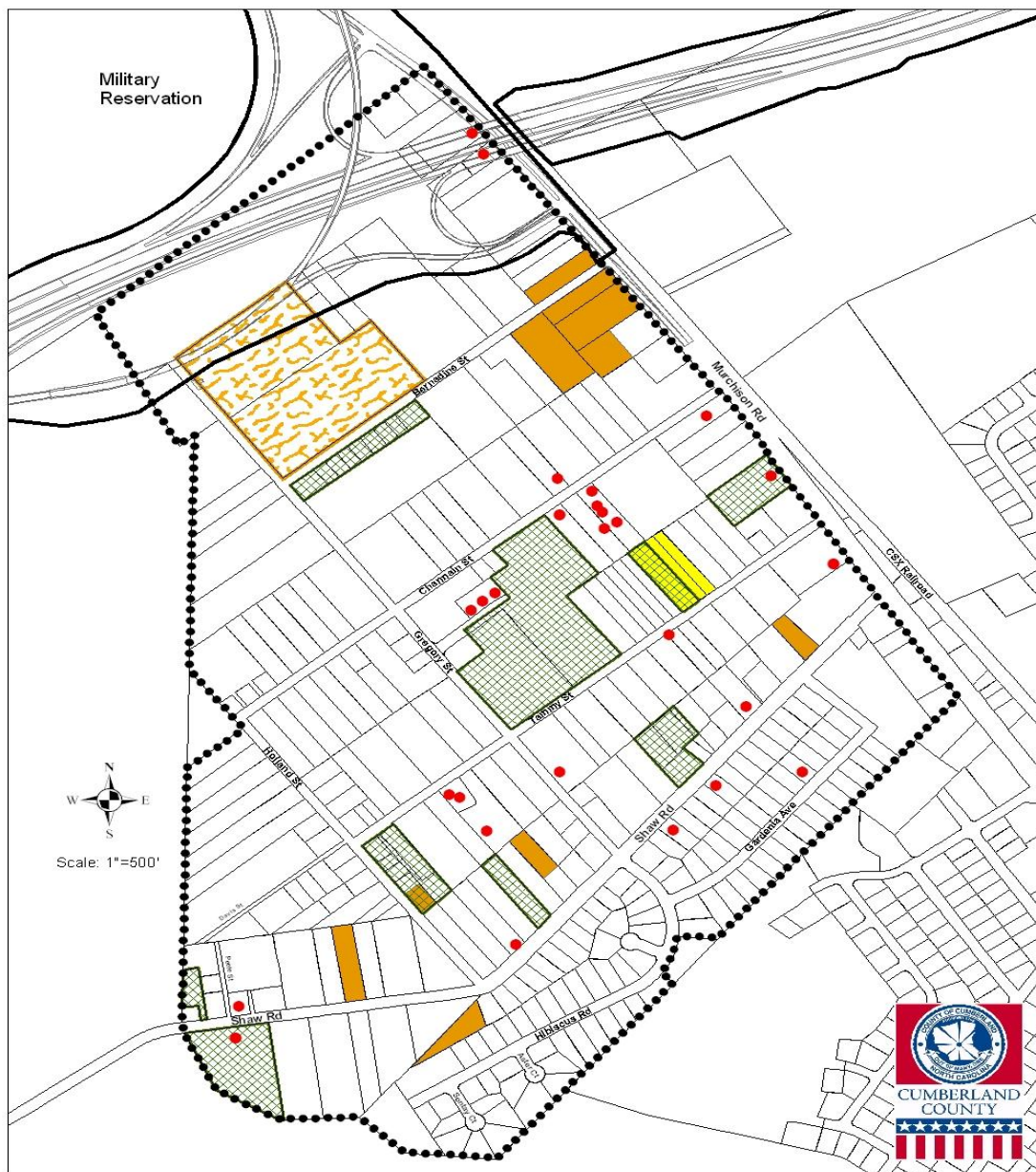
..... Study Boundary	Heavy Commercial	Open Space
— Proposed I-295 Right-of-Way	Activity Node	Airfield Operations-Fort Bragg
— Proposed I-295 End of Pavement	Light Industrial	
Medium Density Residential	Heavy Industrial	

2010 Land Use Plan

- Urban
- Important Land



Fort Bragg Small Area Plan

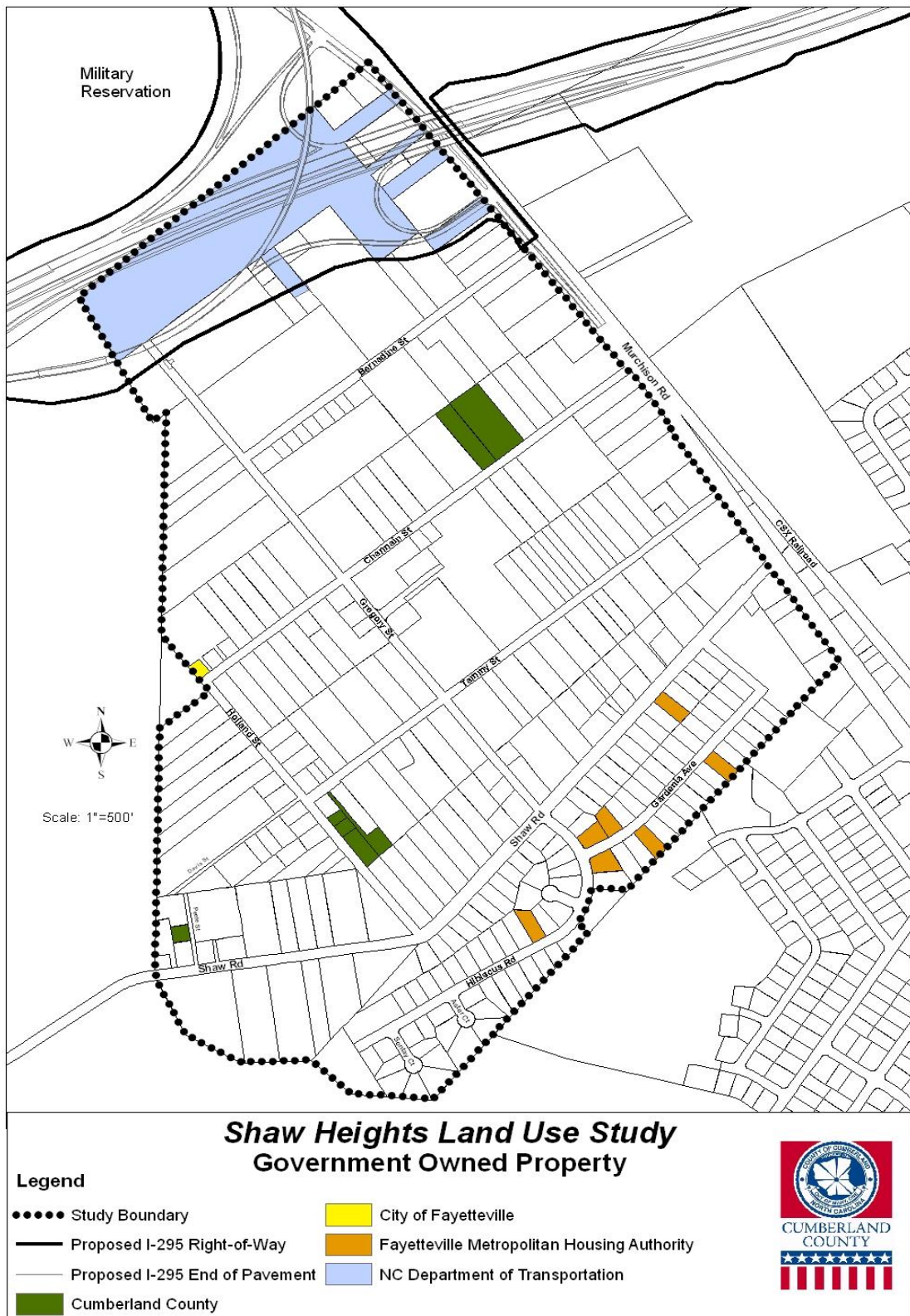


Shaw Heights Land Use Study Zoning/Conditional Use and Plan Review Activity

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Rezoning & Conditional Use Cases - Approved
- Rezoning & Conditional Use Cases - Denied
- Board of Adjustment Case - Denied
- Plan Reviews
- Building Permit

Recent Activities



Government Property

Social and Economic Factors



- **Population Characteristics**
- **Household Types**
- **Housing Occupancy**
- **School Enrollment**
- **Employment Status**
- **Occupation**
- **Income**
- **Poverty Status**
- **Rental information**

Exhibit 1 - Population by Gender

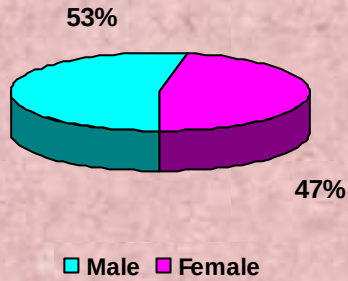


Exhibit 2 - Population by Age

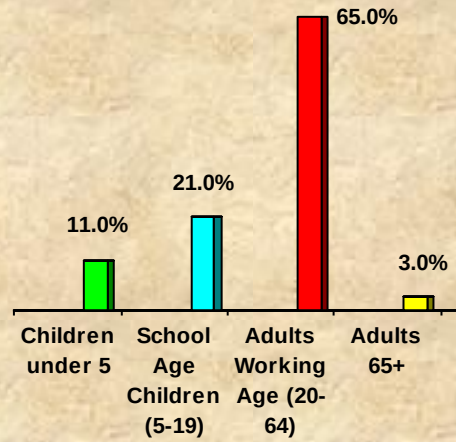


Exhibit 3 - Population by Poverty Level

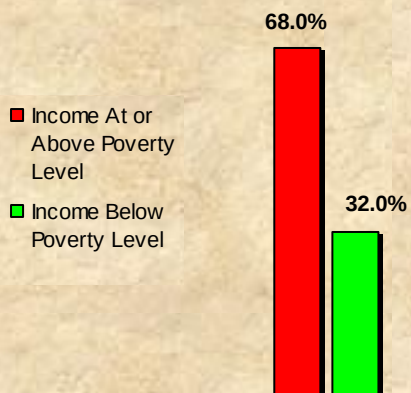
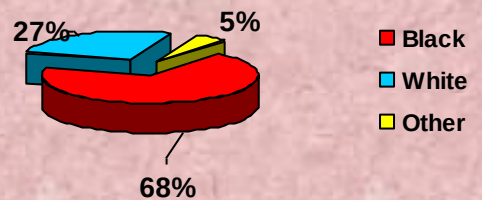


Exhibit 4 - Population by Racial Breakdown



Demographics

Exhibit 5 - Population by Grade Attainment

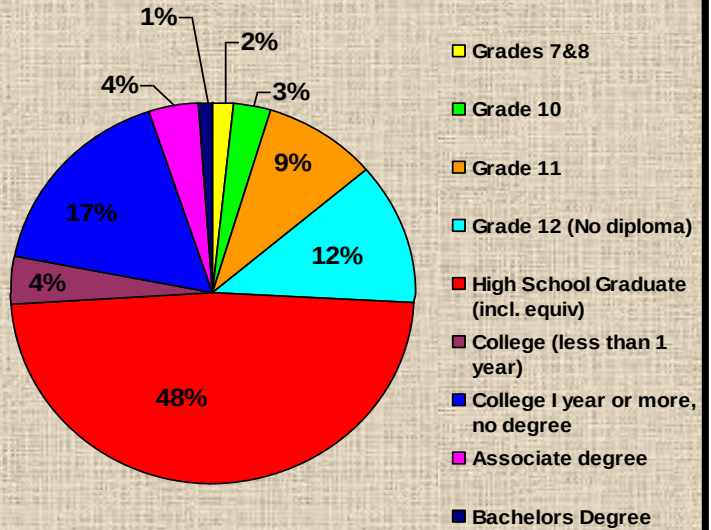


Exhibit 6 - Population by School Enrollment

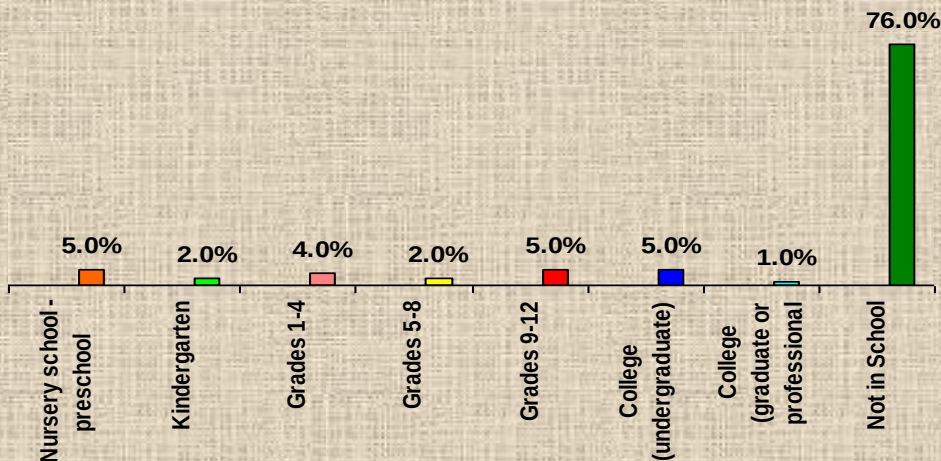
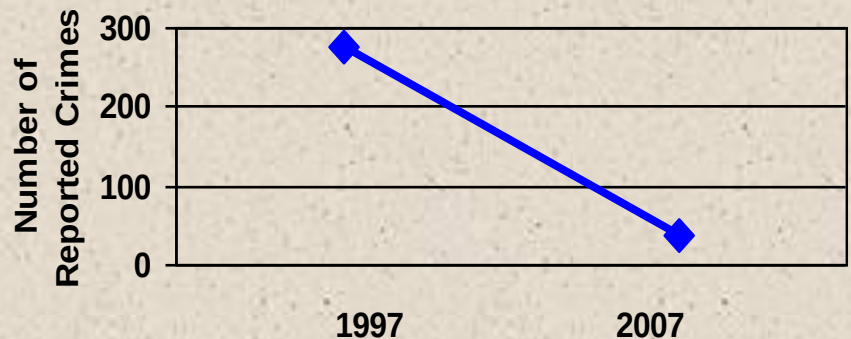


Exhibit 7 - Crime Rate 1997-2007



**Crime Rate
Dropped 87%
Between 1997
and 2007**

Demographics

Exhibit 7 -Housing Data



Exhibit 8 -Housing by Occupancy

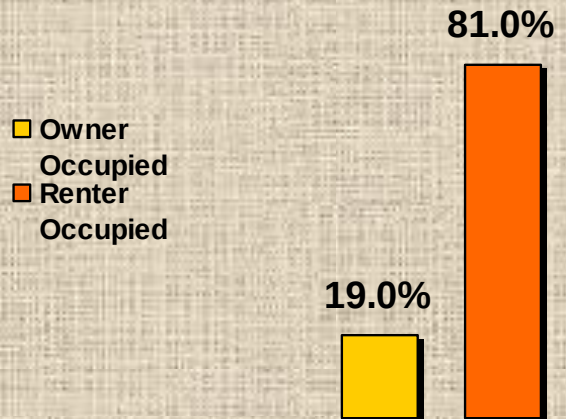


Exhibit 9 - Family Households

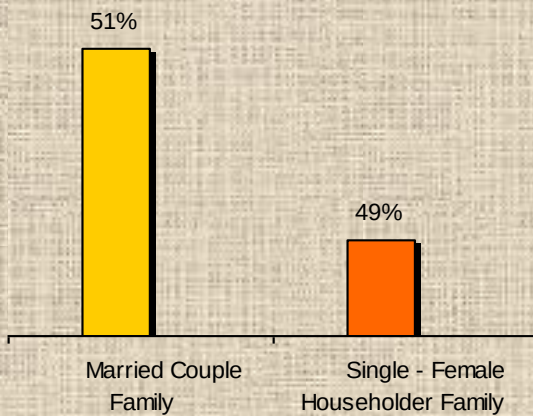
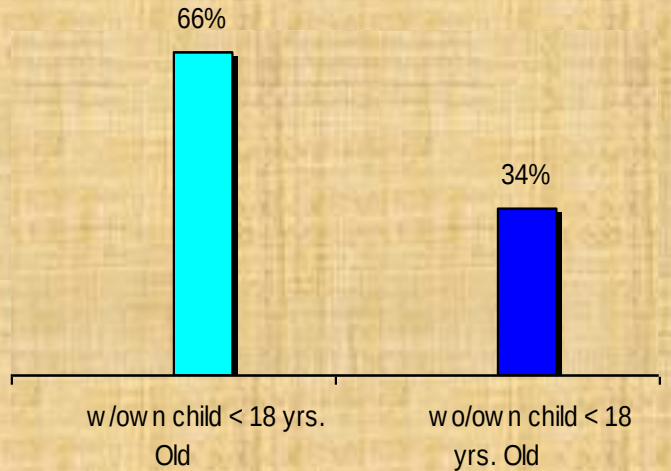
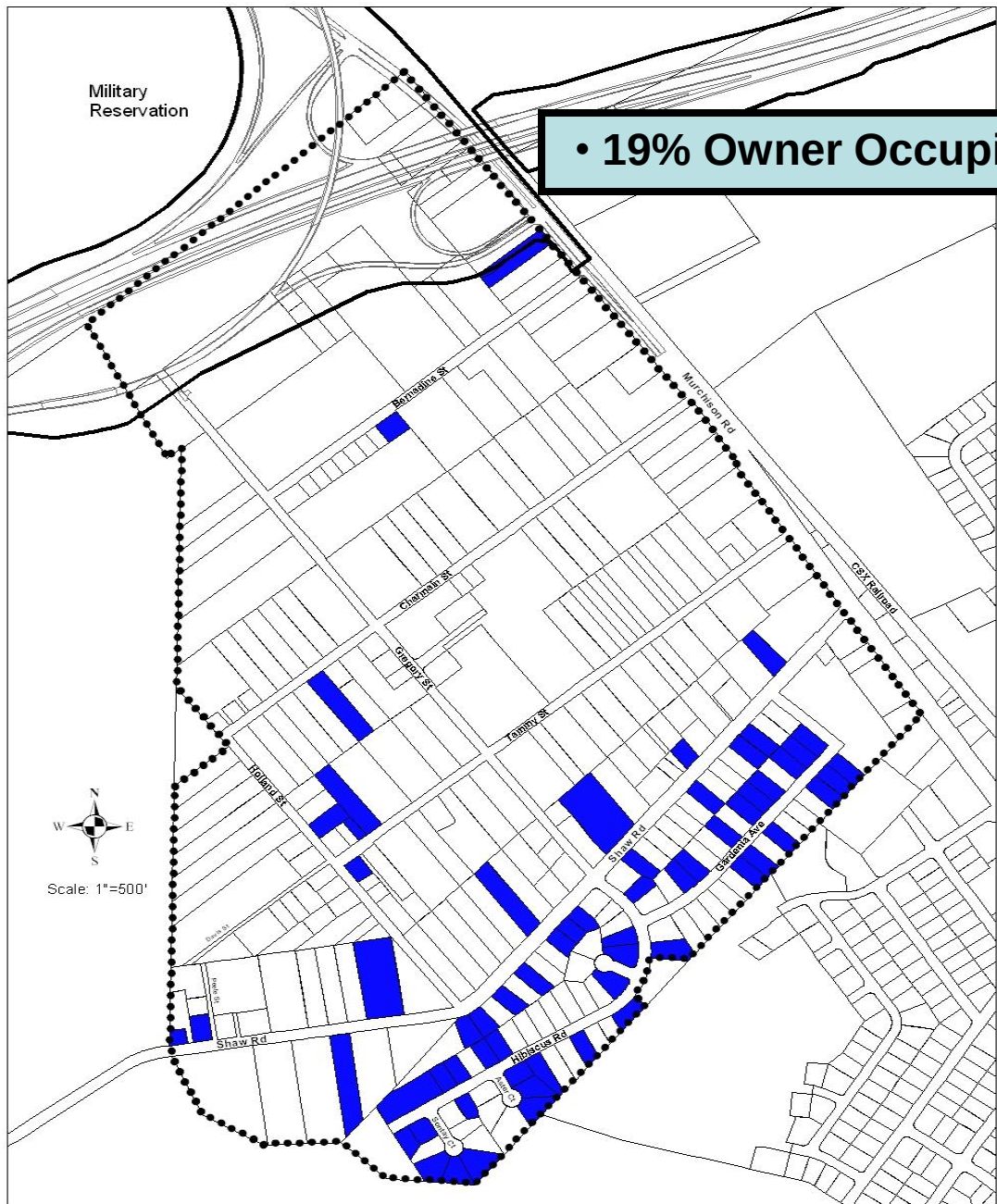


Exhibit 10 - Single-Female Head of Household



Demographics



Legend

••••• Study Boundary

— Proposed I-295 Right-of-Way

— Proposed I-295 End of Pavement

■ Owner Occupied Parcels



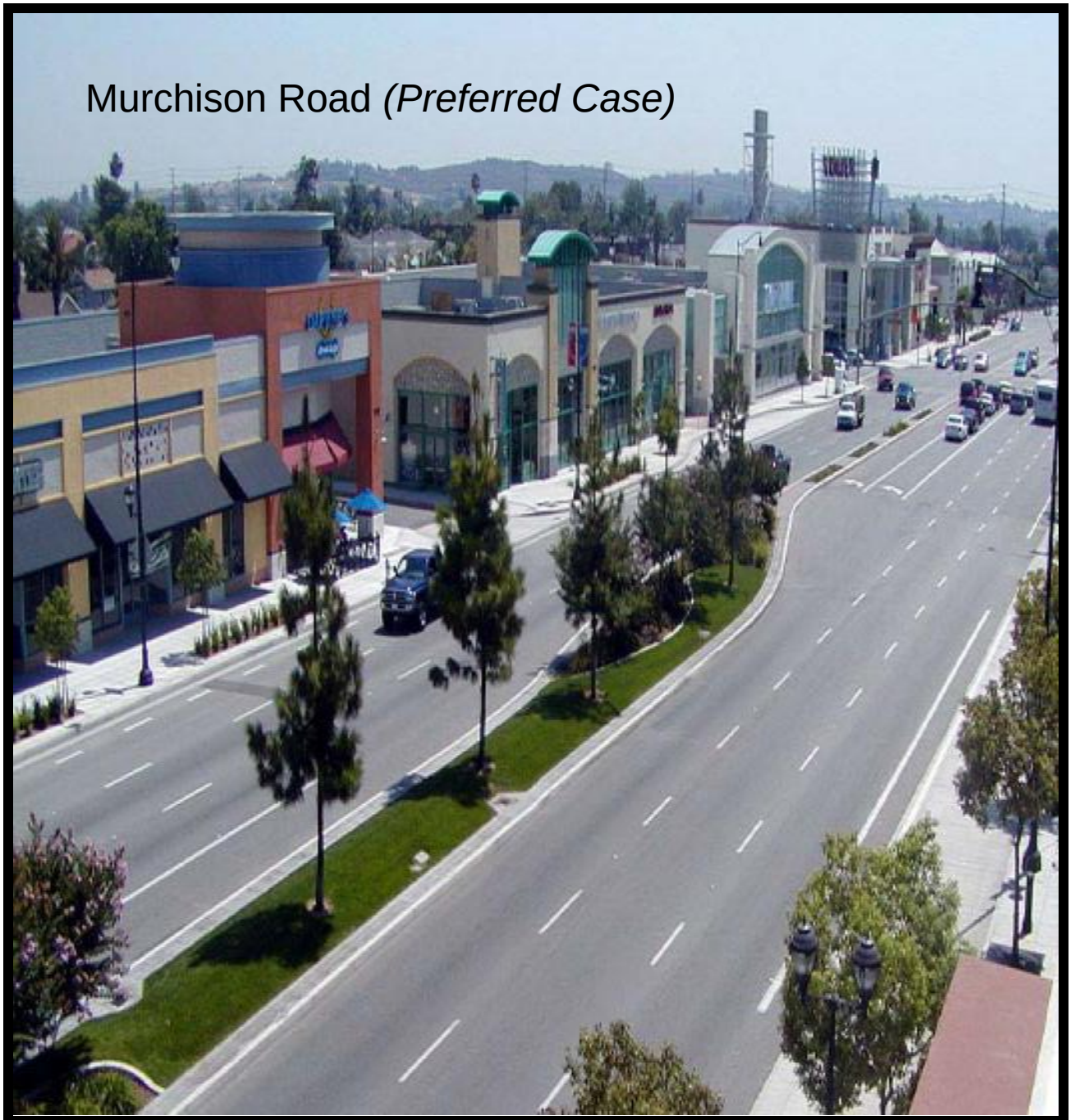
Demographics

AREA SOCIAL PROFILE

- 
- **Between 20 and 60 Years Old**
 - **African American**
 - **High School Graduate**
 - **At or Above the Poverty Level**
 - **Renter**

Demographics

Murchison Road Study



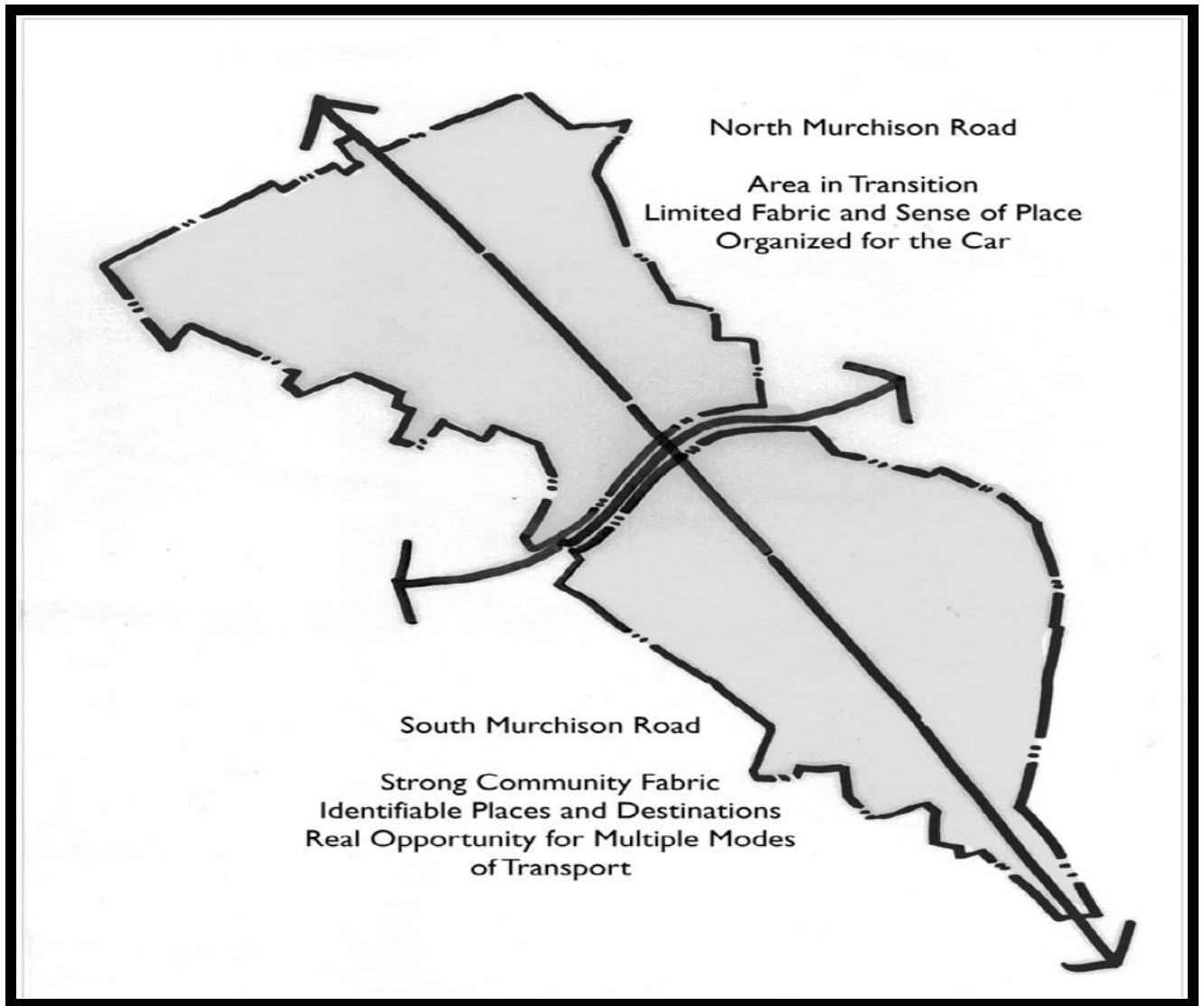
* Slide from Murchison Road Corridor Study

City of Fayetteville



Murchison Road Study

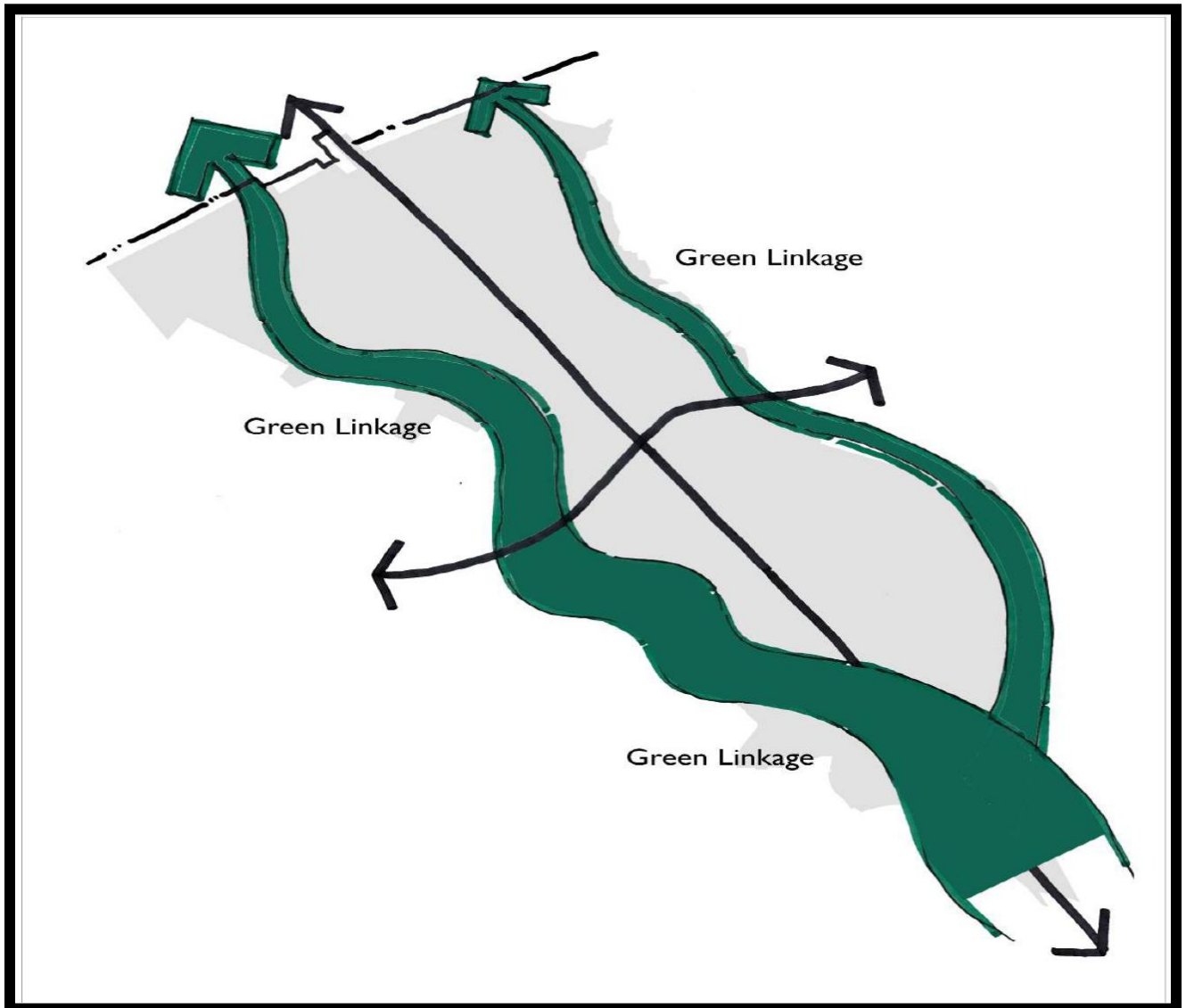
Framework- Two Murchison Roads



* Murchison Road Corridor Study -City of Fayetteville

Murchison Road Study

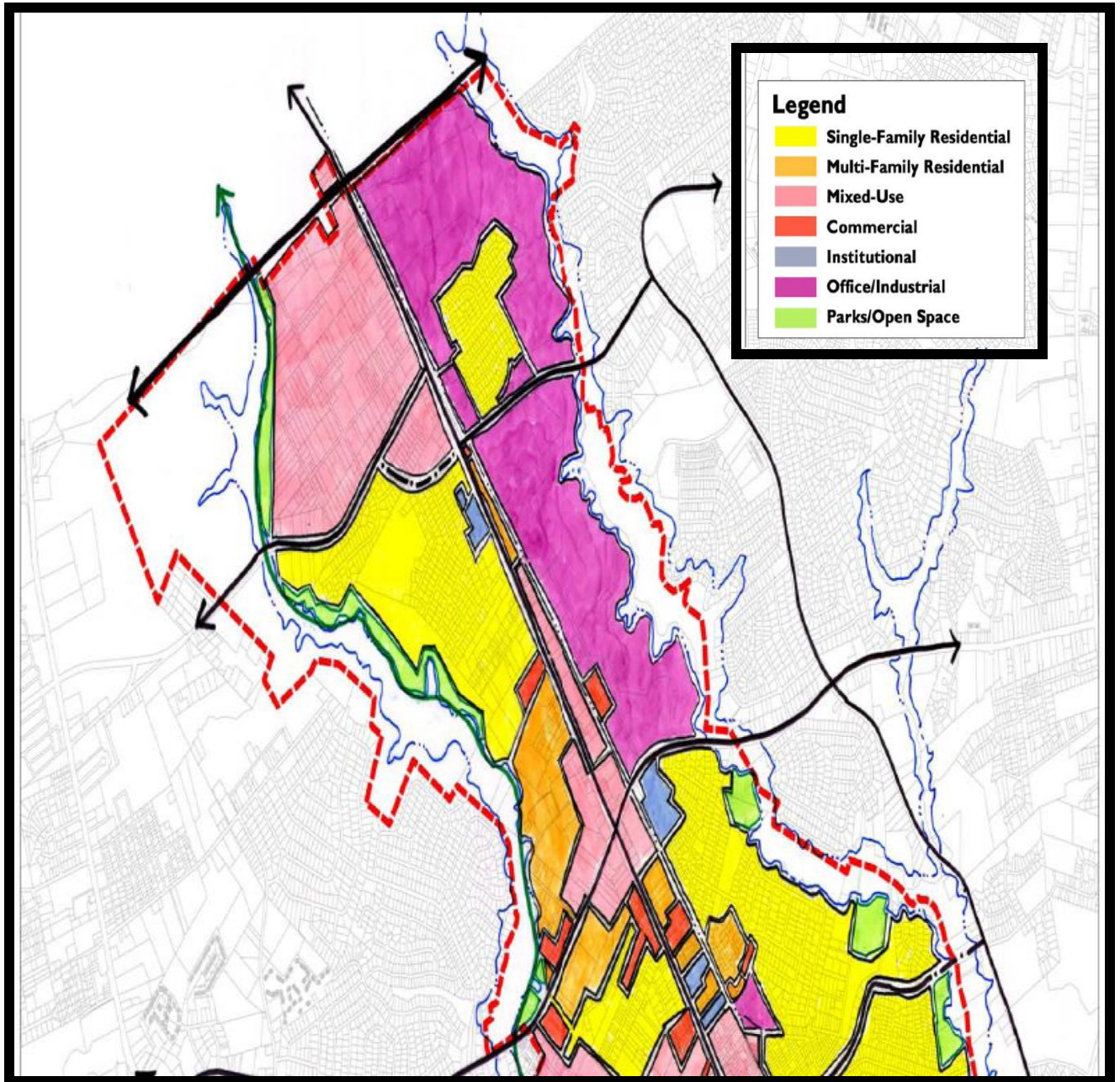
Framework- Green Linkages



* Murchison Road Corridor Study -City of Fayetteville

Murchison Road Study

Land Use Concept



* Murchison Road Corridor Study -City of Fayetteville

FINDINGS

- Declining Population
- Aging Population
- Require Pubic Sewer for Development
- Not impacted by Military Operations
- No Woodpecker Restrictions
- Good Road Access
- Few Environmental Issues
- Declining Crime Rate (87%)
- Future Community Gateway
- Parcel Assemblage Required

Analysis



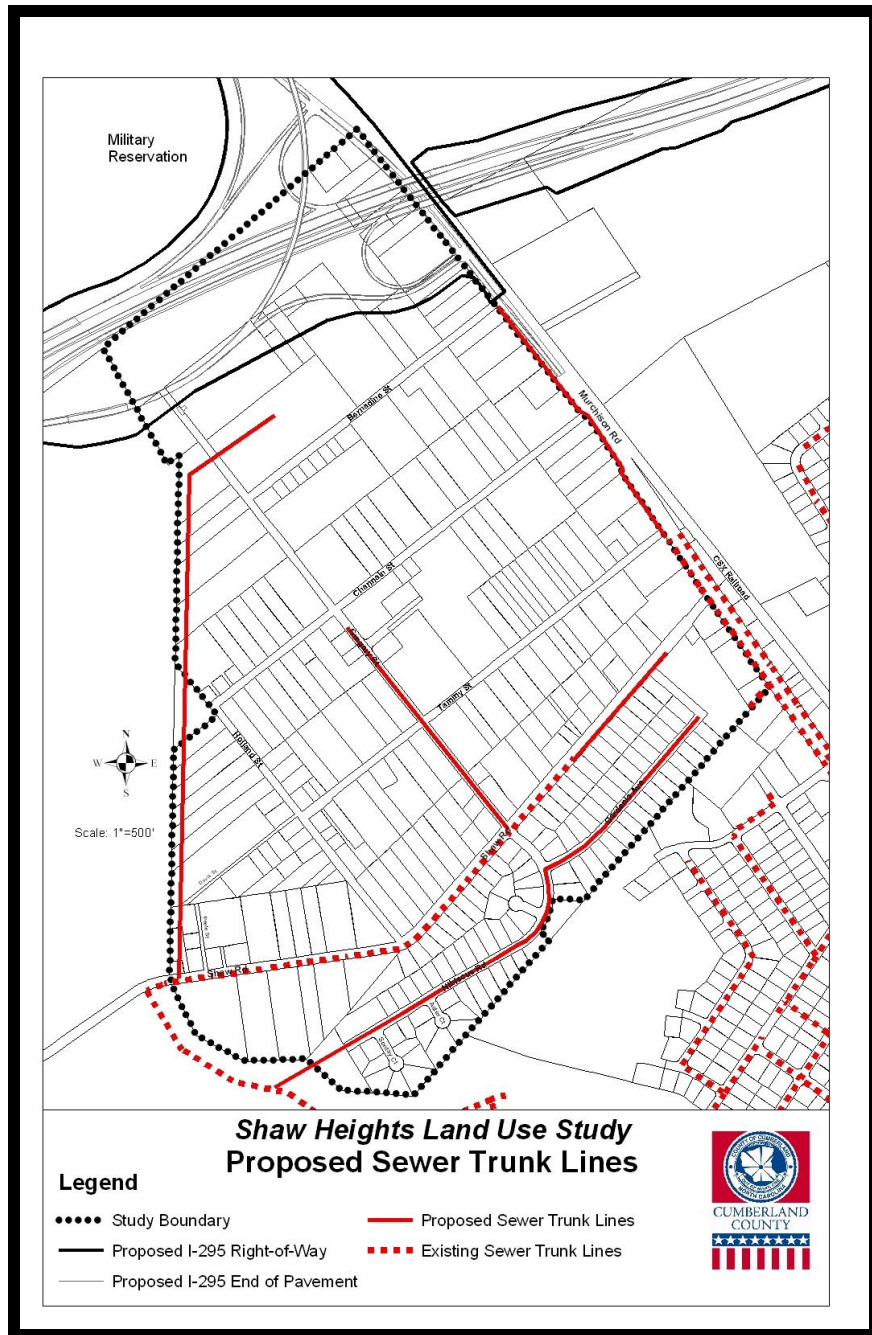
Recommendations

Strategic Objectives

- **Provide sewer trunk lines to the Area**
- **Preserve the Julie Heights Neighborhood**
- **Provide park and recreation facilities in the Area**
- **Promote pedestrian friendly transportation and development**
- **Provide areas and incentives for new residential development**
- **Provide commercial areas to serve the immediate neighborhood and the region**
- **Locate Shaw Road to have the least impact on the existing and proposed residential areas**
- **Design a street system that prevents cut through traffic**
- **Provide natural buffers between incompatible uses**
- **Encourage quality development to enhance it as a major community gateway**
- **Create an entity to be a catalyst for the aggregation of land parcels for new and redevelopment**

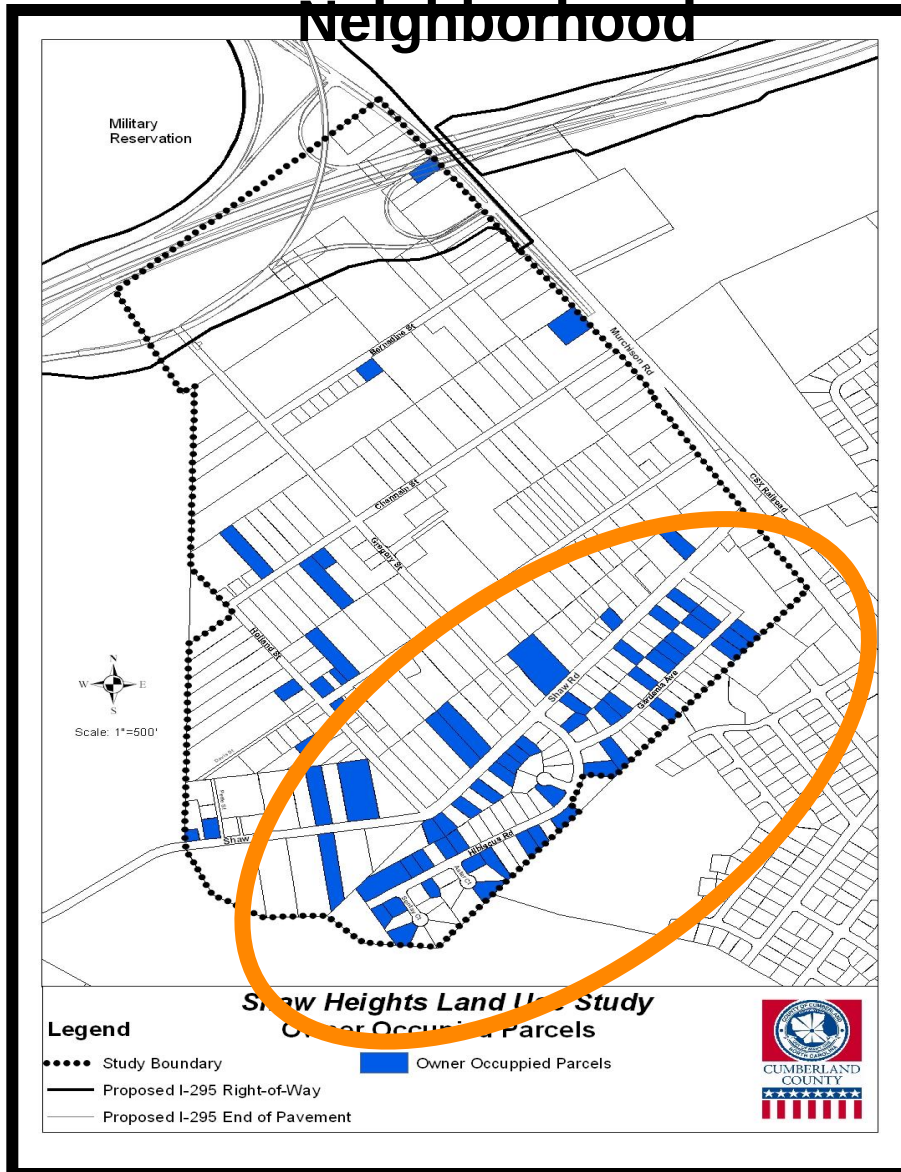
Recommendations

✚ Provide sewer trunk lines to the Area



Recommendations

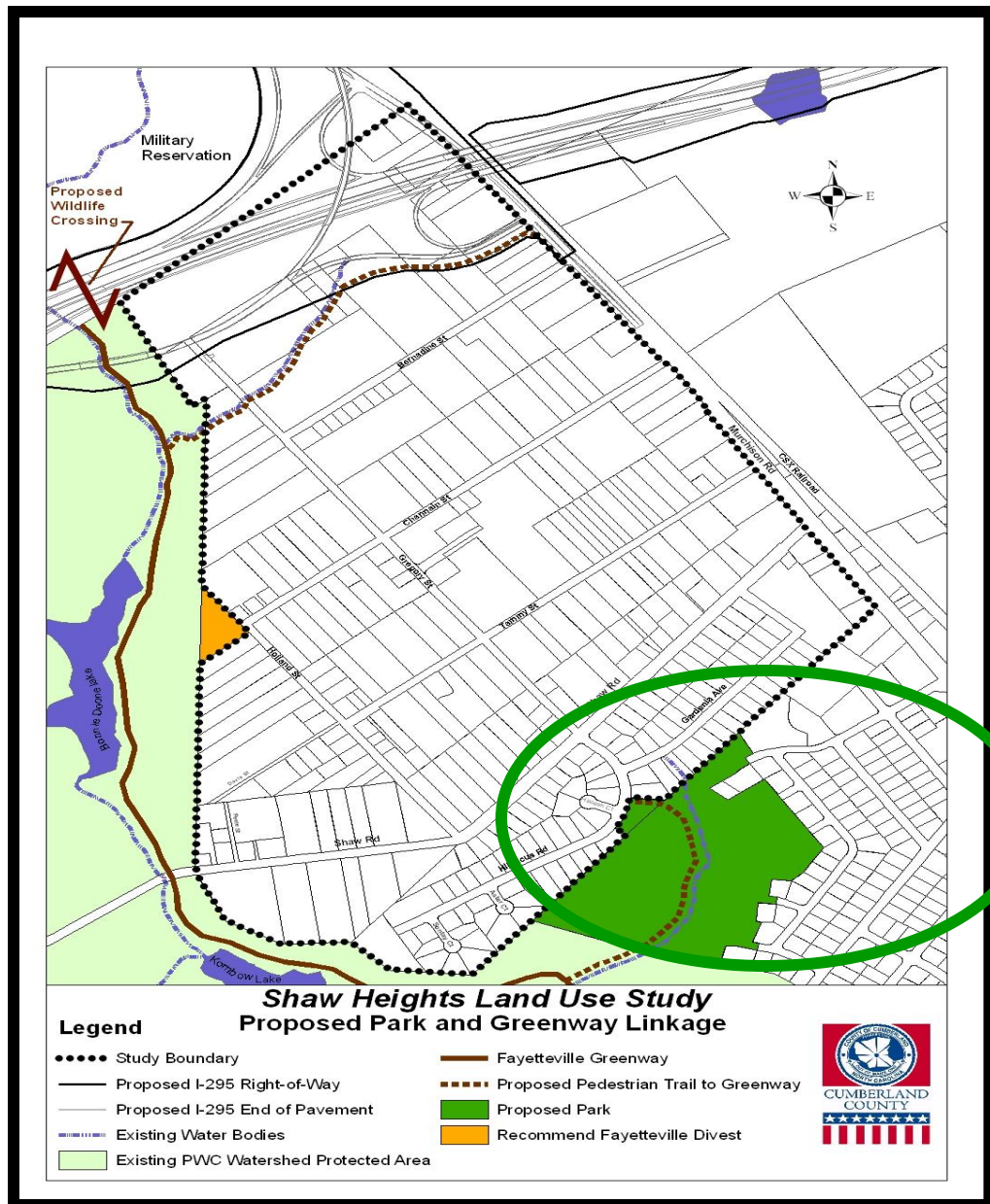
✚ Preserve the Julie Heights Neighborhood



- Low Interest Loans & Grants
- Enforce Minimum Housing Standards
- Target Area for home ownership programs
- Step up police protection
- Keep the upgraded Shaw Road thoroughfare from impacting the neighborhood

Recommendations

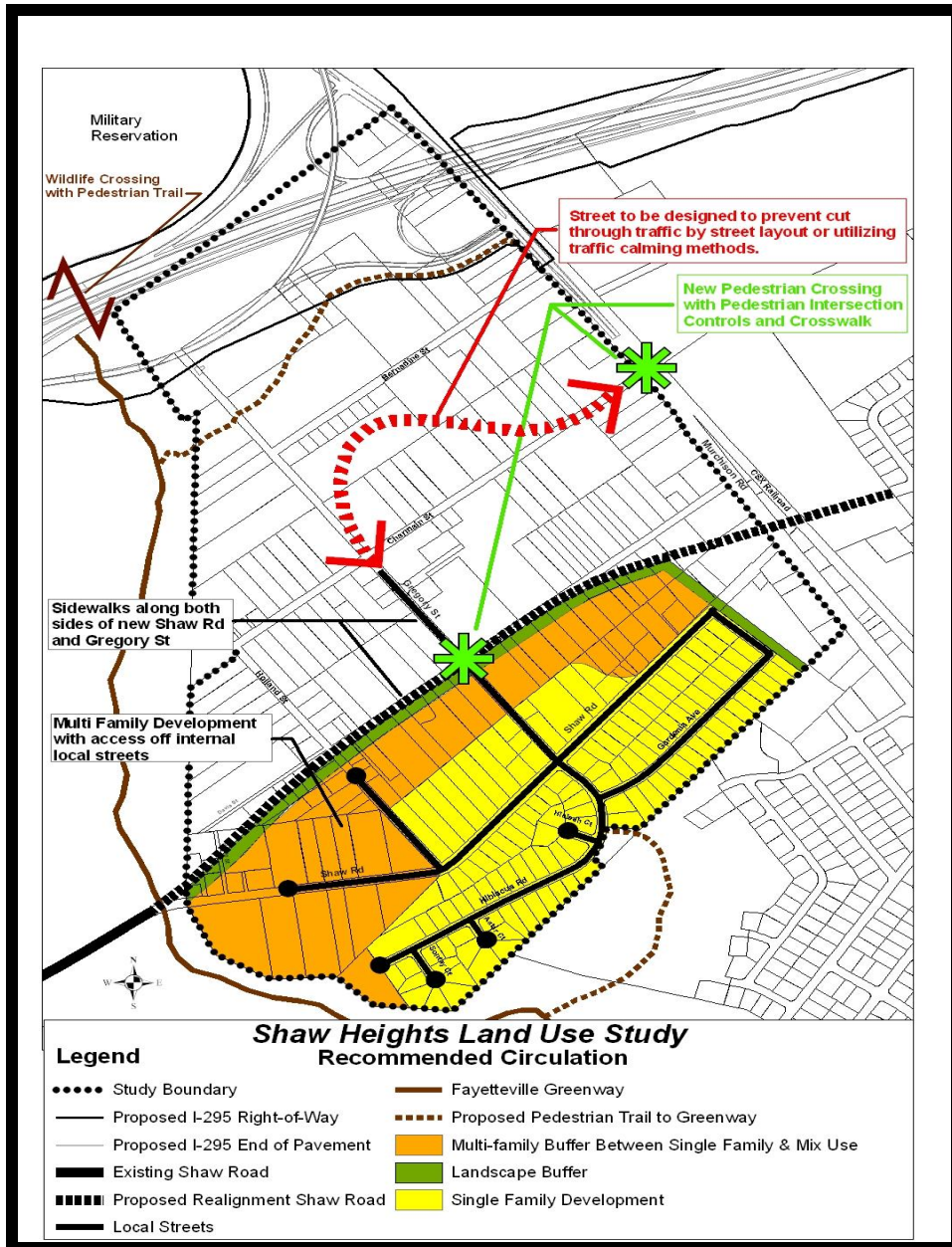
Provide Park and Recreation Facilities in the Area



- Fayetteville/Cumberland County Parks & Recreation Department –Community Park

Recommendations

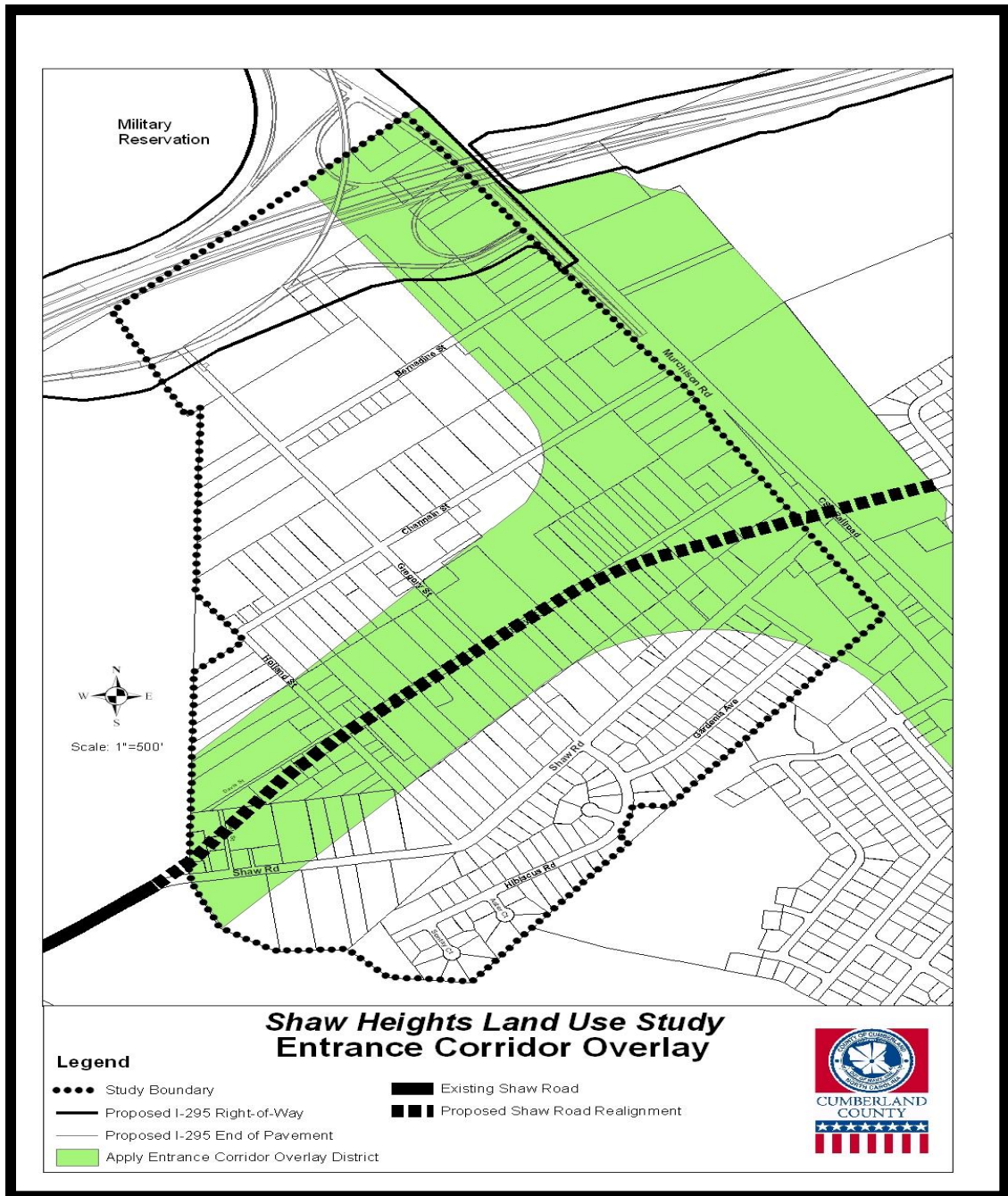
Promote Pedestrian Friendly Development



- Signalized intersections & pedestrian crosswalks
- Sidewalks Installation
- Buffering residential area
- Design street system to eliminate cut through traffic (round - a - bouts, street intersections, four way stops, low speed limit, etc)

Recommendations

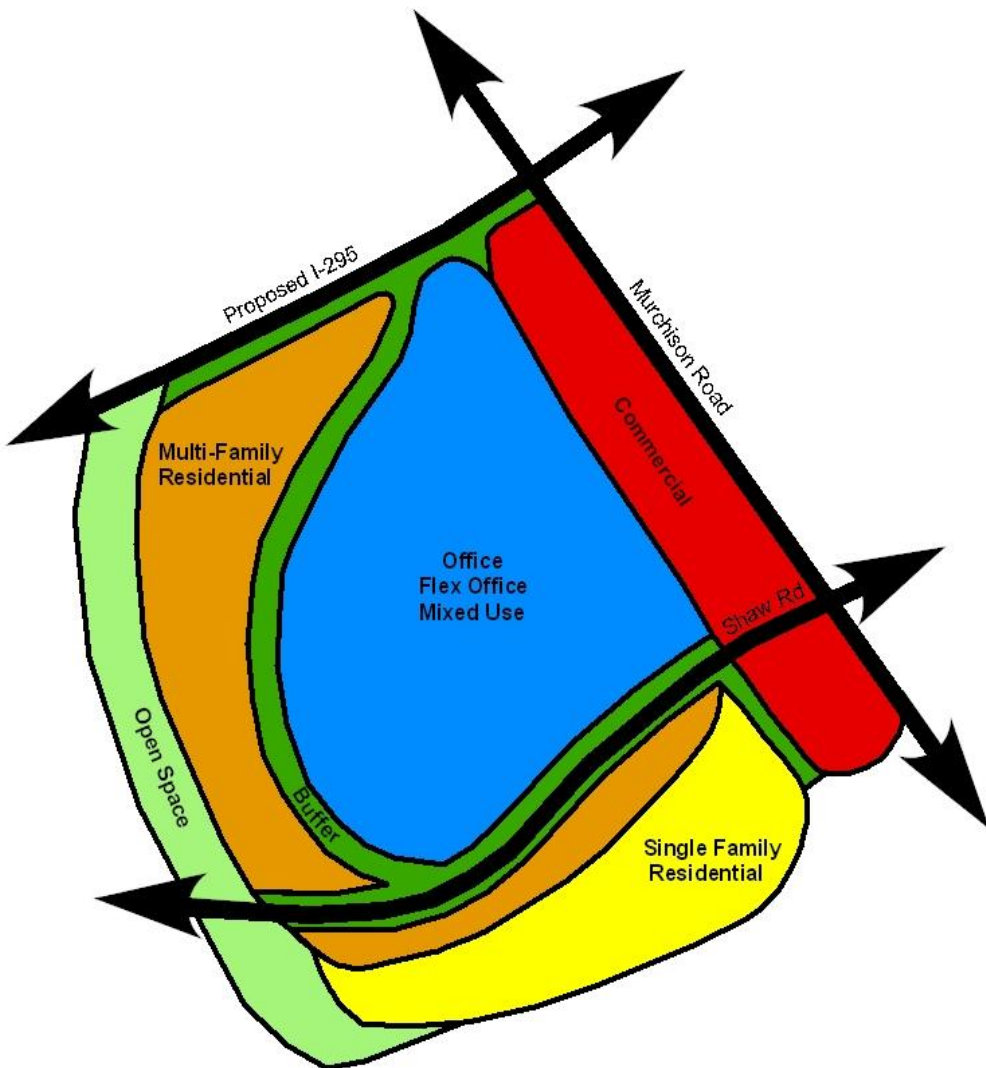
Create Entrance Corridor Overlay District



- Joint Appearance Commission
- Fayetteville Planning Department
- County Planning & Inspections Department

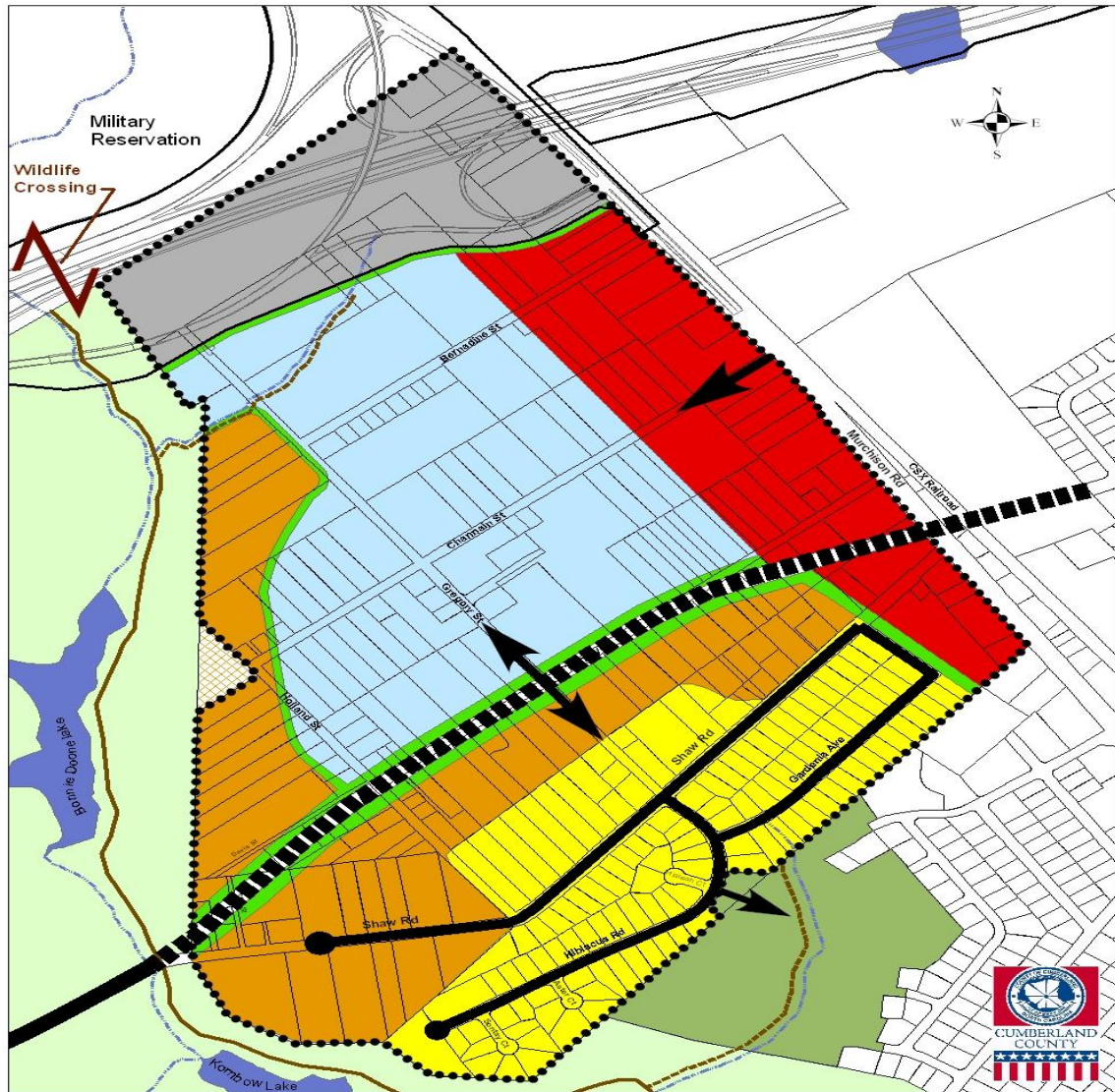
Recommendations

Prototypical Land Use Relationships



Recommendations

PROPOSED LAND USE PLAN



Recommendations

PROPOSED LAND USE PLAN

Recommended Typical Collector Street Cross-Section



Recommendations

SHAW HEIGHTS LAND USE PLAN

**Prepared by the Comprehensive Planning
Section - Cumberland County Planning and
Inspections Department**

June 2008