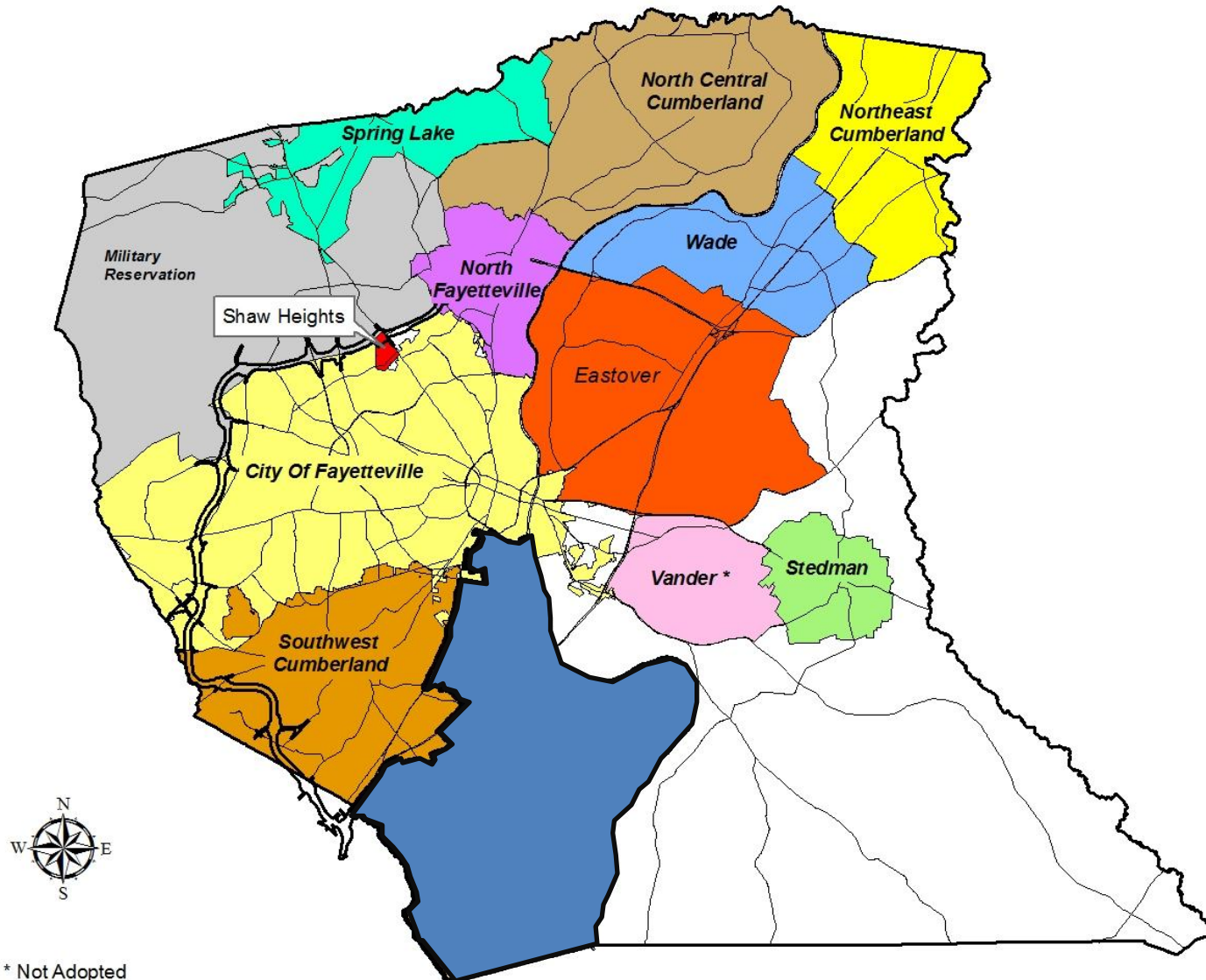


SOUTH CENTRAL LAND USE PLAN



Cumberland County Completed Detailed Area Land Use Plans

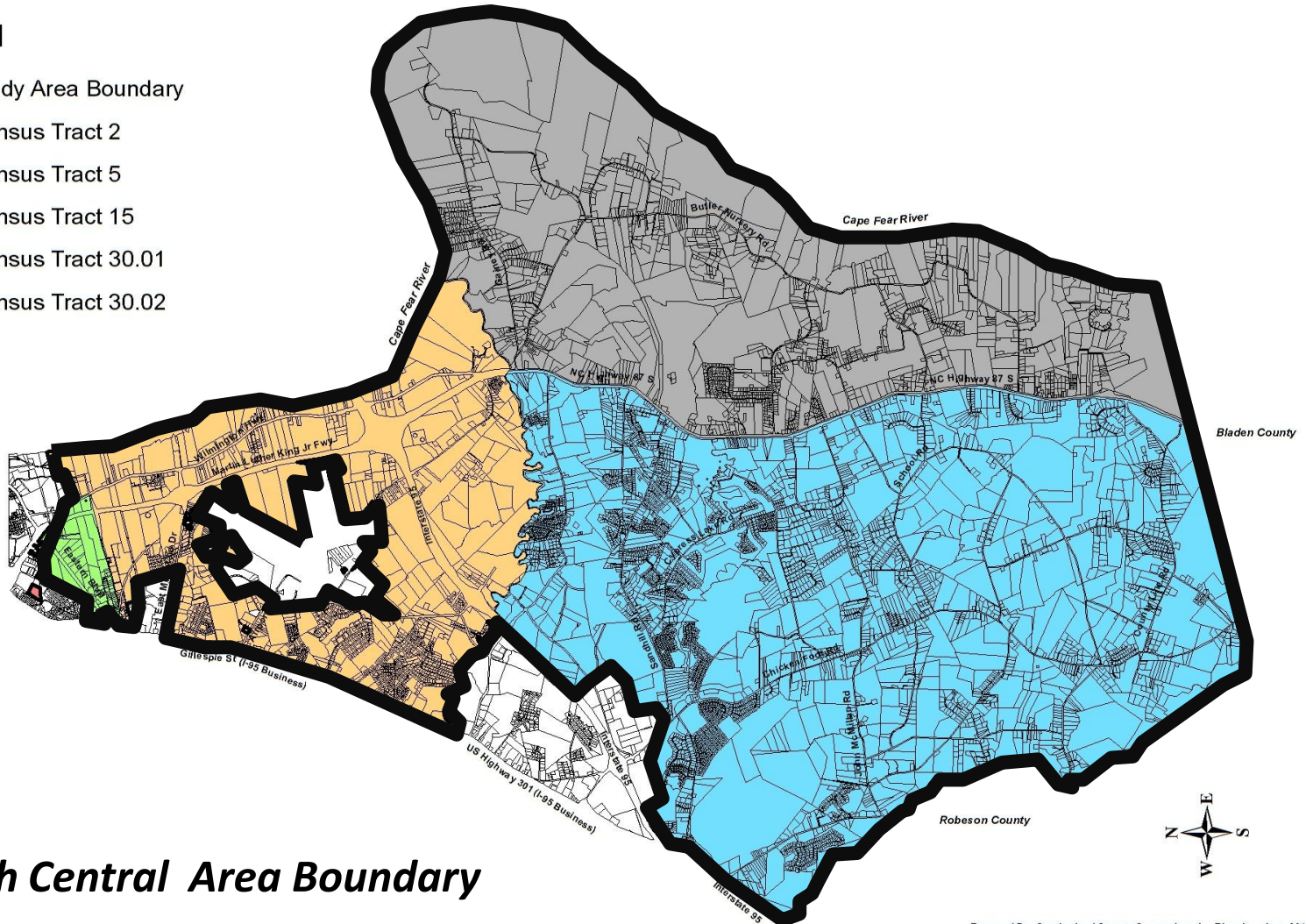


Note: * Not Adopted

STUDY AREA BOUNDARY

Legend

- Study Area Boundary
- Census Tract 2
- Census Tract 5
- Census Tract 15
- Census Tract 30.01
- Census Tract 30.02

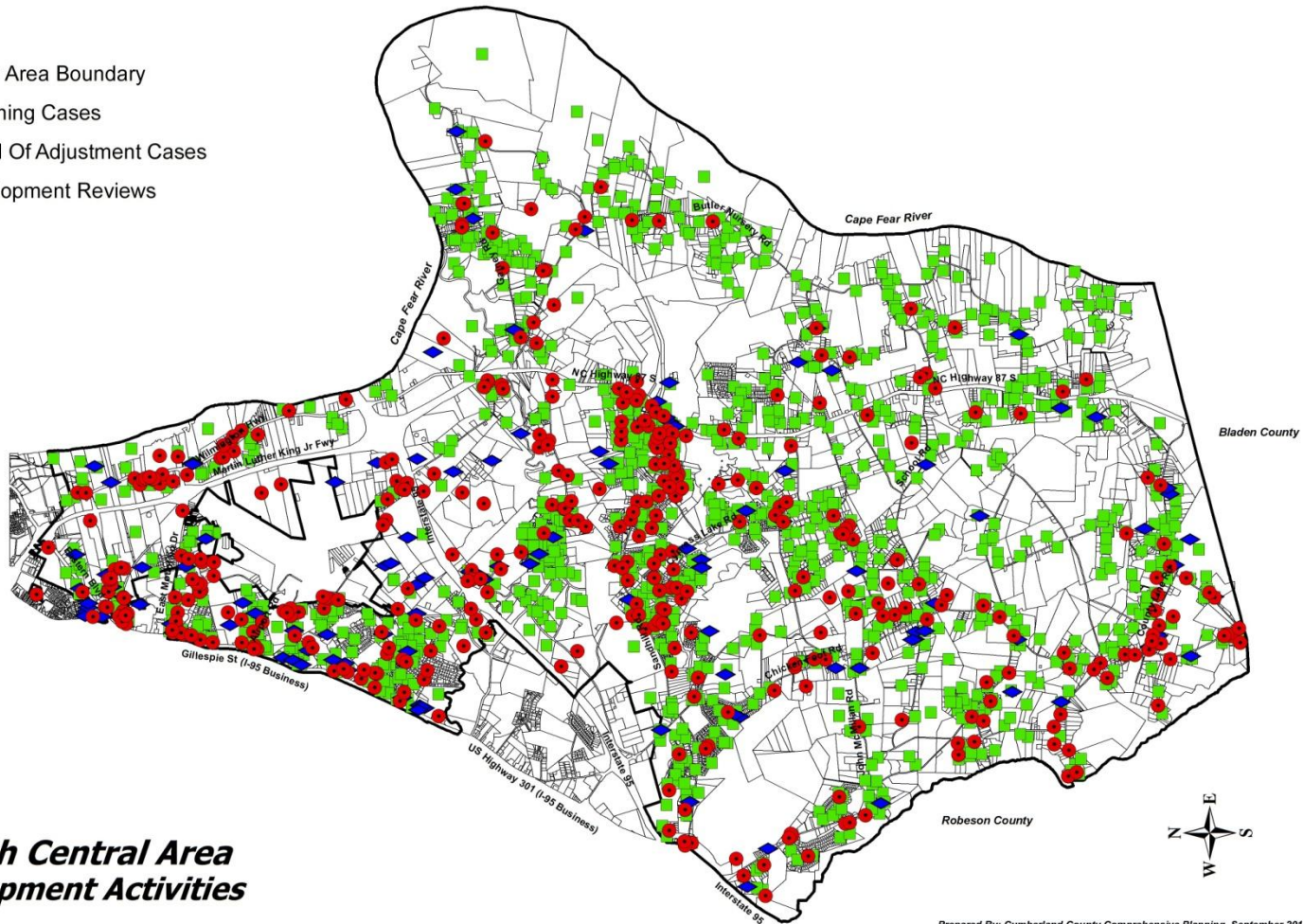


South Central Area Boundary

DEVELOPMENT ACTIVITIES

Legend

- Study Area Boundary
- Rezoning Cases
- ◆ Board Of Adjustment Cases
- Development Reviews



***South Central Area
Development Activities***

Prepared By: Cumberland County Comprehensive Planning, September 2014

PROCESS

ACTIVITY	DATE
Research, Compile, and Analyze Data	April - November 2013
Conduct Vision Session with Area Residents <ul style="list-style-type: none"> • Present data • Gather community issues, needs & desires • Establish Citizen Planning Committee 	September 2013
Develop Draft Plan Facilitated by Staff with the Citizen Planning Committee	October 2013 – August 2014
Present Draft Plan to Area Residents and Get Feedback	October 2014
Planning Committee Review Residents' Comments and Finalize the Draft Plan	November – December 2014
Planning Staff Finalize Draft Plan document	January 2015
Planning Board Public Hearing	February 2015
Governing Board Hold Public Hearing and Adopt the Plan	March 2015

VISION SESSION



Future Vision

- **Controlled Growth**
- **Maintain country atmosphere**
- **Improvements around Crown Coliseum**
- **Incorporated Gray's Creek**
- **Affordable water and sewer**
- **Preservation of wildlife habitats and open space**

Existing Assets

- **Peace and Quiet**
- **Agriculture**
- **School system**
- **Cape Fear River**
- **Community atmosphere**

Liabilities

- **Litter - especially along roads**
- **Animal control**
- **Lack of control of urban and industrial sprawl**
- **Poor private trash service**
- **Lack of police protection**
- **No controls on the type of houses built**

CITIZEN PLANNING COMMITTEE



- All volunteers (53)
- 15 Meetings held
- Over 30 hours developing the plan
- Between 11-27 participants per meeting












A photograph of a swampy forest. In the foreground, a tall, slender cypress tree with a dark trunk and green needles stands on the left. The water is calm, reflecting the sky and the surrounding trees. In the middle ground, a large flock of white birds, possibly egrets or herons, is gathered in the shallow water. The background is filled with a dense forest of tall cypress trees with their characteristic knobby knees. The sky is blue with scattered white clouds.

RECOMMENDATIONS

GOALS & OBJECTIVES

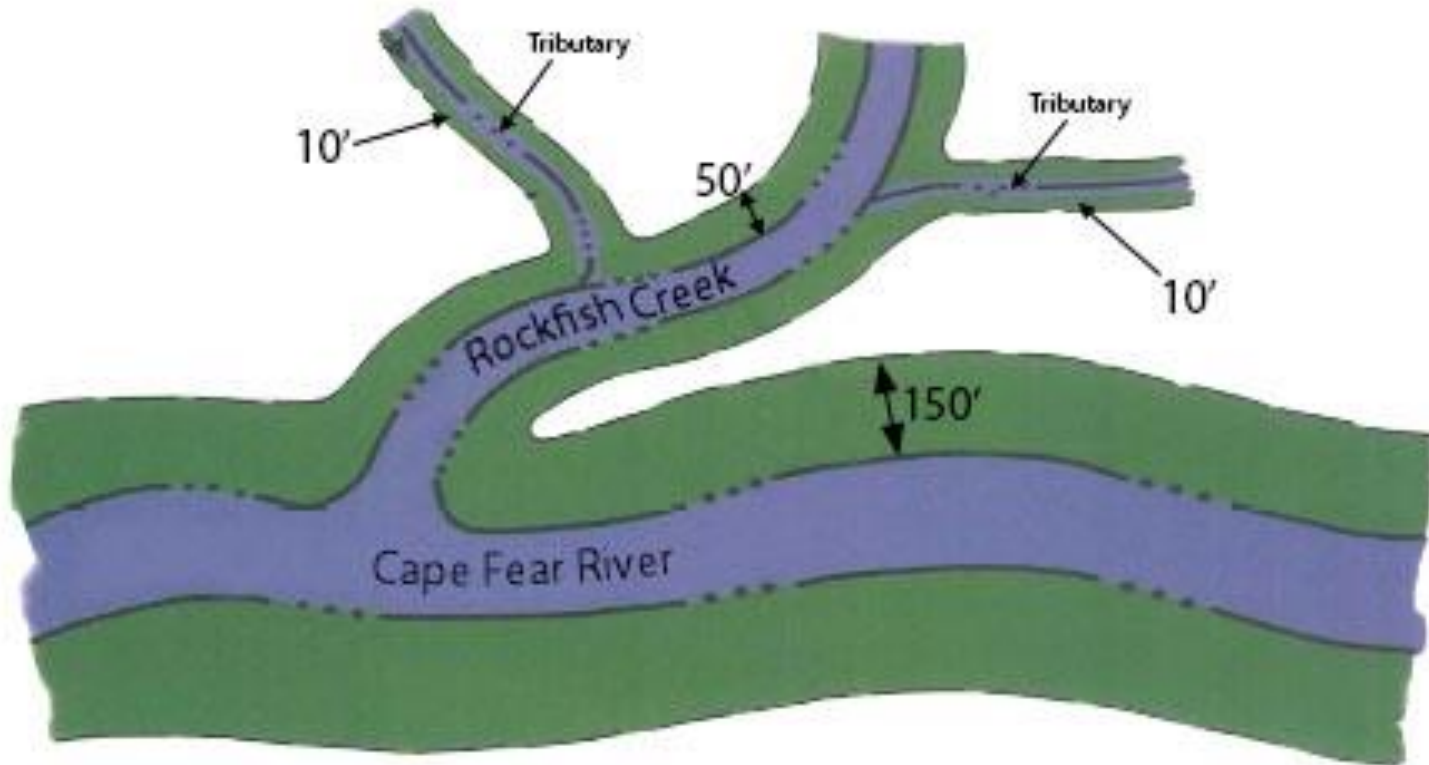
- Residential
- Commercial
- Open Space
- Transportation
- Farmland
- Community Facilities & Services
- Industrial/Manufacturing
- Community Appearance

ENTRANCE CORRIDORS ENHANCEMENT

-  **Chicken Foot Road**
-  **US Highway 301 South/Gillespie Street**
-  **Claude Lee Road**
-  **Owen Drive/Owen Drive Extension**
-  **I- 95**
-  **Doc Bennett Road**
-  **Airport Road**
-  **Wilmington Highway/Old N.C. Highway 87 South**
-  **Martin Luther King Jr Freeway/NC Highway 87 South**

WATERWAYS NATURAL BUFFER PROTECTION

Protect Waterways with
minimum-width Natural Buffers



CO-LOCATE COMMUNITY FACILITIES & SERVICES

- **Law Enforcement**
- **Schools**
- **Recreation Centers**
- **Parks**
- **Walking Trails**
- **Social Services**
- **Medical & Mental Health Services**
- **Libraries**
- **Etc.**

NO NEW BILLBOARDS ON DESIGNATED STREETS

- **Interstate 95**
- **Proposed Coliseum/Downtown Connector Road**
- **U.S. Highway 301 South**
- **Claude Lee Road**
- **Airport Road**
- **Chicken Foot Road**
- **East Mountain Drive**
- **Martin Luther King Jr. Freeway/
NC Highway 87 South**

OTHER RECOMMENDATIONS

- **Concentrate commercial development in nodes at major intersections and interchanges**
- **No new strip commercial development**
- **Encourage the re-use of vacant industrial and commercial buildings**
- **Protect residential areas from industrial and commercial development**
- **Protect farmland, the agricultural interests, and the rural character in the southern portion of the Area**

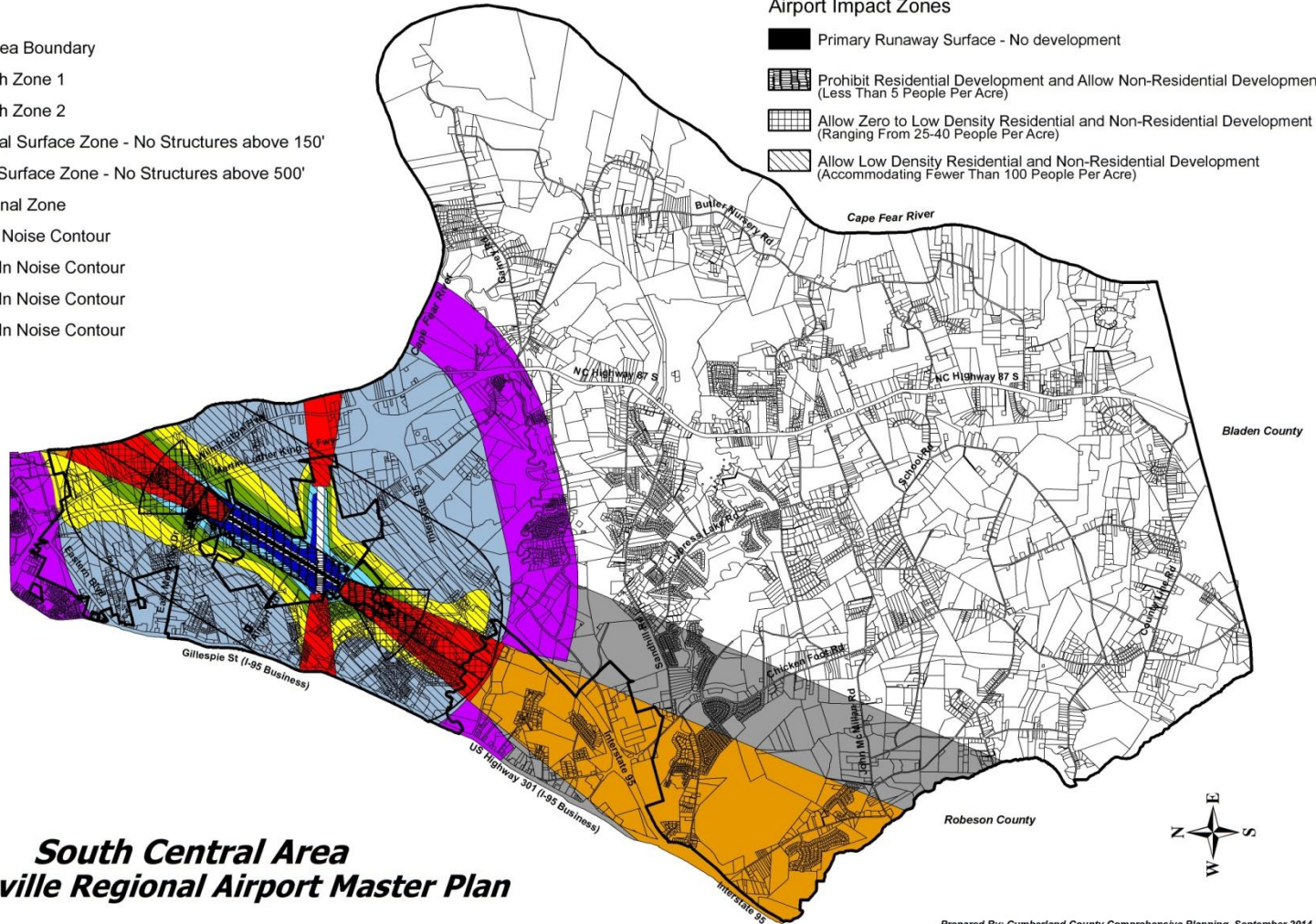
PROTECT FAYETTEVILLE REGIONAL AIRPORT

Legend

- Study Area Boundary
- Approach Zone 1
- Approach Zone 2
- Horizontal Surface Zone - No Structures above 150'
- Conical Surface Zone - No Structures above 500'
- Transitional Zone
- 75+ Ldn Noise Contour
- 70-75 Ldn Noise Contour
- 65-70 Ldn Noise Contour
- 60-65 Ldn Noise Contour

Airport Impact Zones

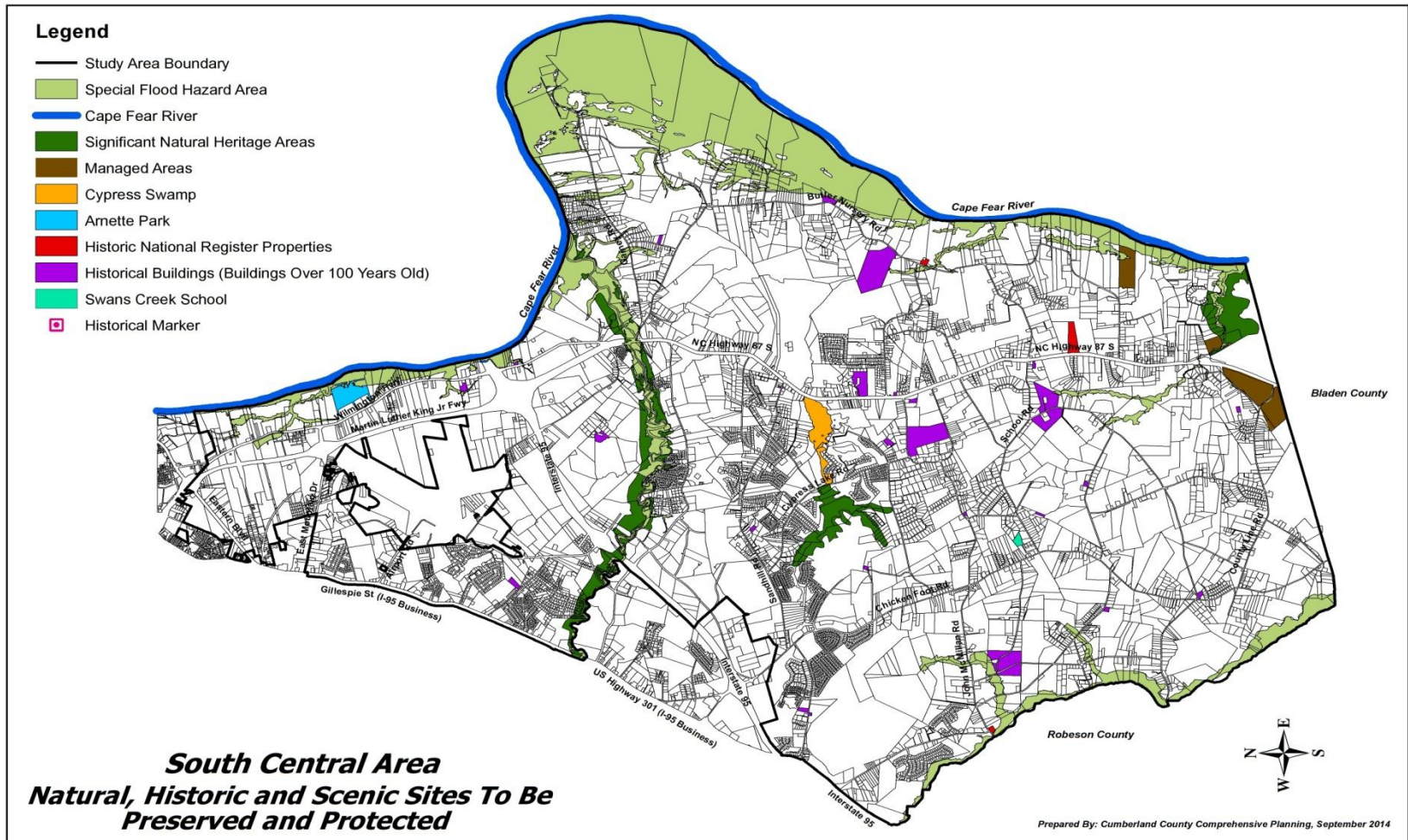
- Primary Runaway Surface - No development
- Prohibit Residential Development and Allow Non-Residential Development (Less Than 5 People Per Acre)
- Allow Zero to Low Density Residential and Non-Residential Development (Ranging From 25-40 People Per Acre)
- Allow Low Density Residential and Non-Residential Development (Accommodating Fewer Than 100 People Per Acre)



**South Central Area
Fayetteville Regional Airport Master Plan**

Prepared By: Cumberland County Comprehensive Planning, September 2014

PROTECT NATURAL AREAS, ENVIRONMENTALLY SENSITIVE AREAS, HISTORIC AND SCENIC SITES



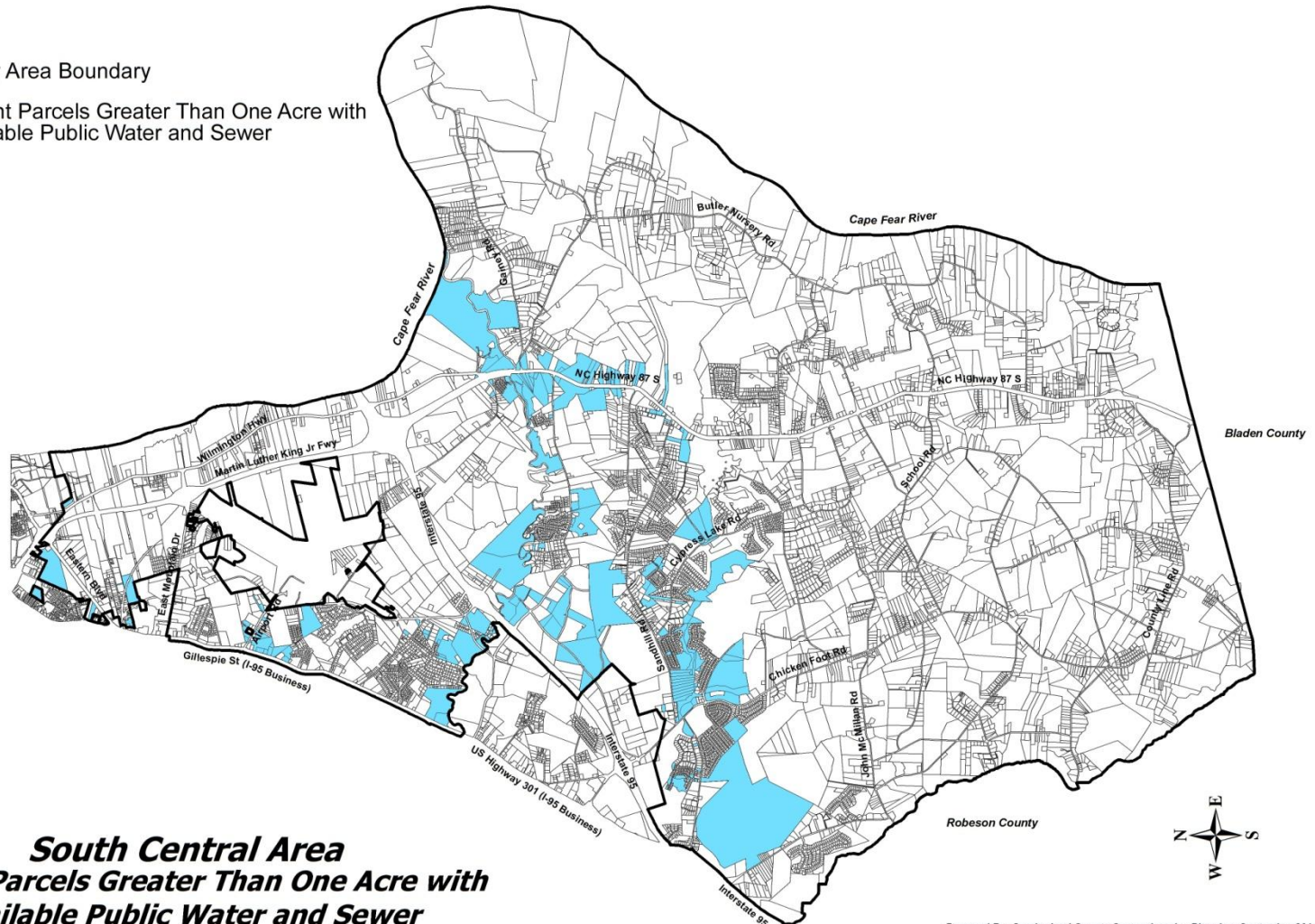
WATER AND SEWER POLICY

- Density Greater than two units or lots/per acre must have public or community water and sewer.
- Areas with existing water and sewer should be encouraged to be developed first
- Explore the establishment of a water district with the water source from Bladen County to provide safe drinking water with the district being owned, operated and controlled by the residents.
- Any future water and sewer extensions should be done incrementally and systematically
- Rural water should be extended only to provide potable water, eliminate water contamination issues, and be explicit for rural development only.
- Sewer only be permitted in designated farmland area where there is a health risk.

PROMOTE INFILL DEVELOPMENT

Legend

- Study Area Boundary
- Vacant Parcels Greater Than One Acre with Available Public Water and Sewer



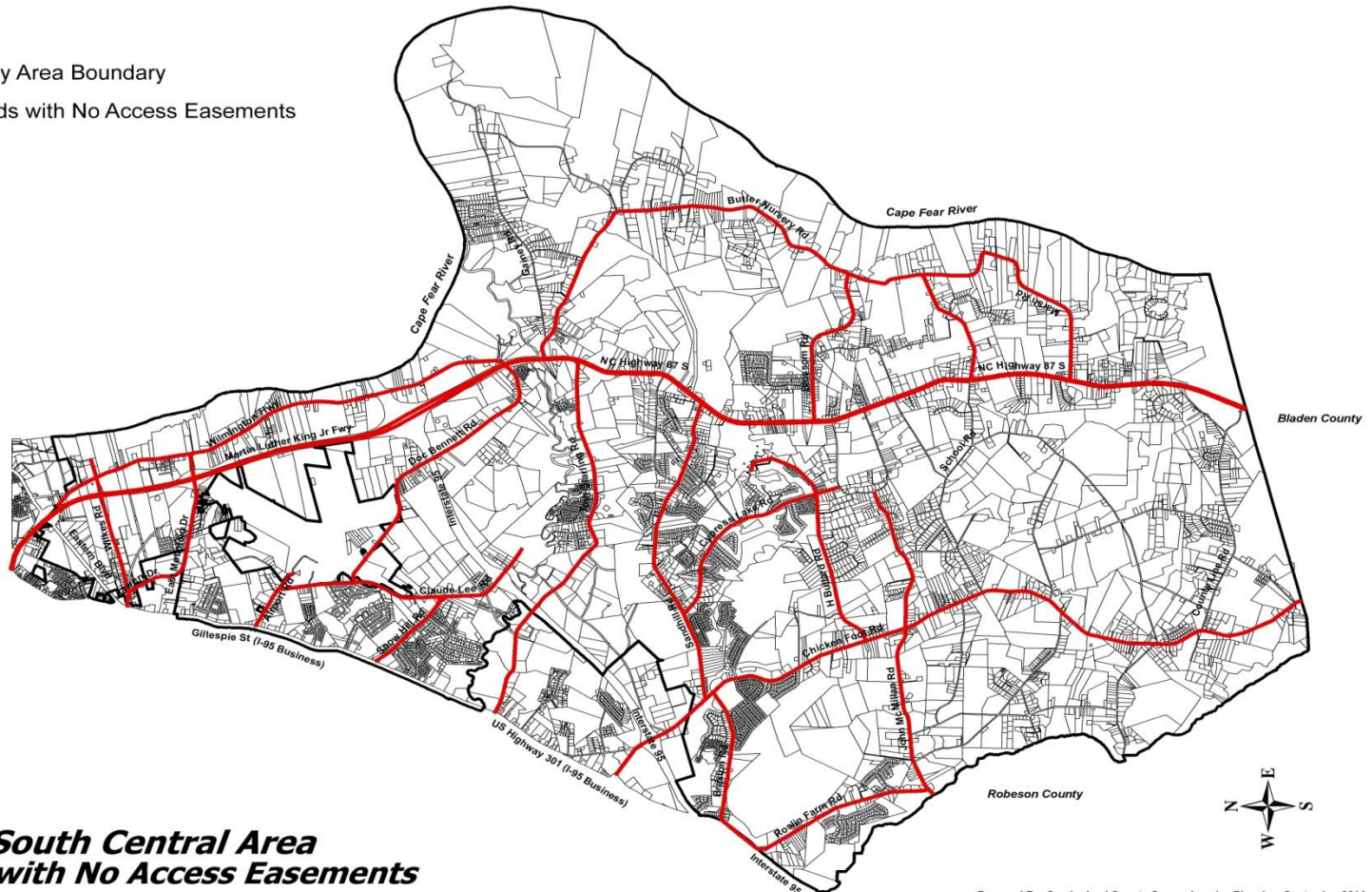
DEVELOP INCENTIVES TO ENCOURAGE CLUSTER AND OPEN SPACE SUBDIVISIONS



NO ACCESS EASEMENTS FOR DEVELOPMENT ALONG DESIGNATED THOROUGHFARES

Legend

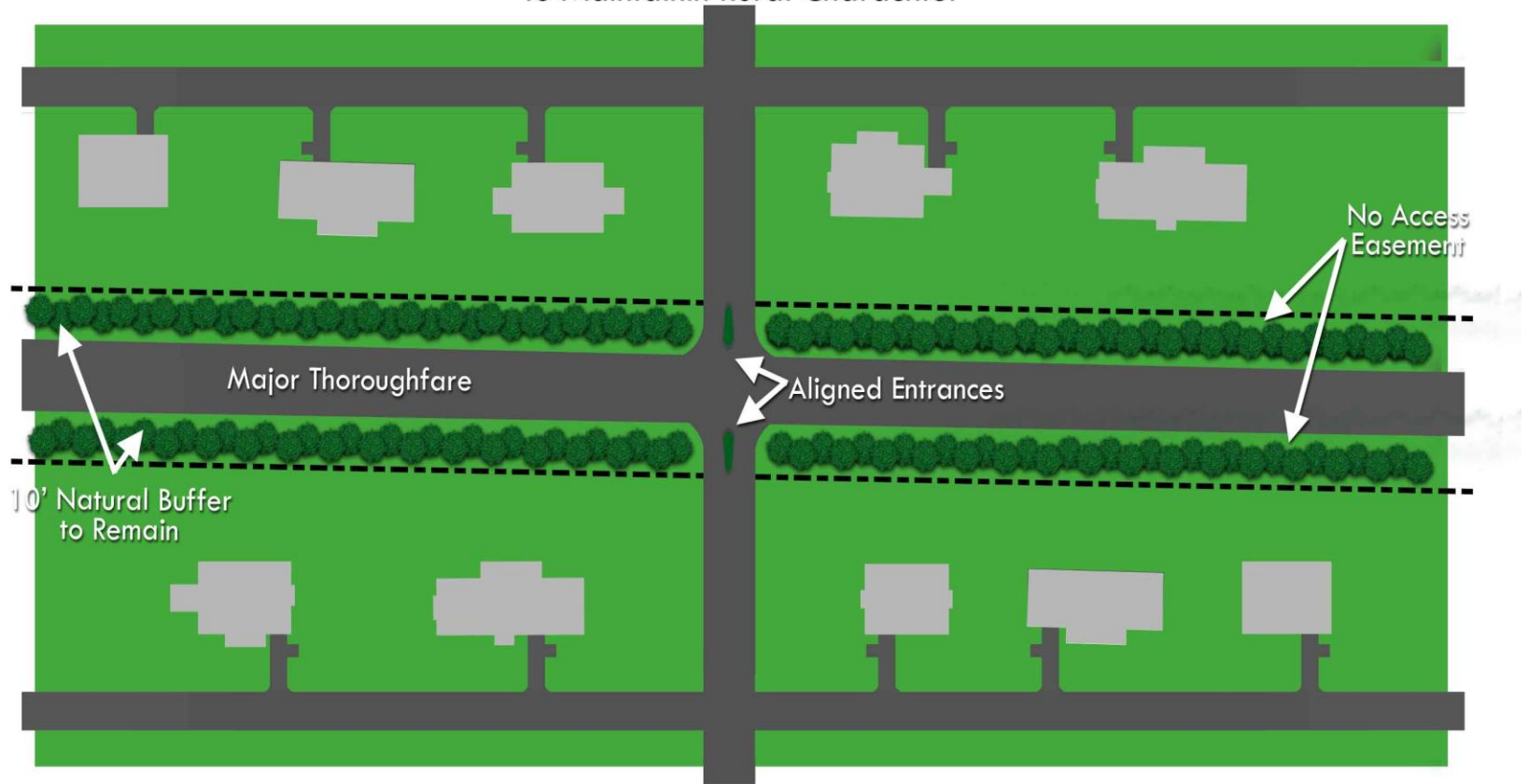
- Study Area Boundary
- Roads with No Access Easements



Prepared By: Cumberland County Comprehensive Planning, September 2014

REVERSE-FRONTAGE ROADS ILLUSTRATION

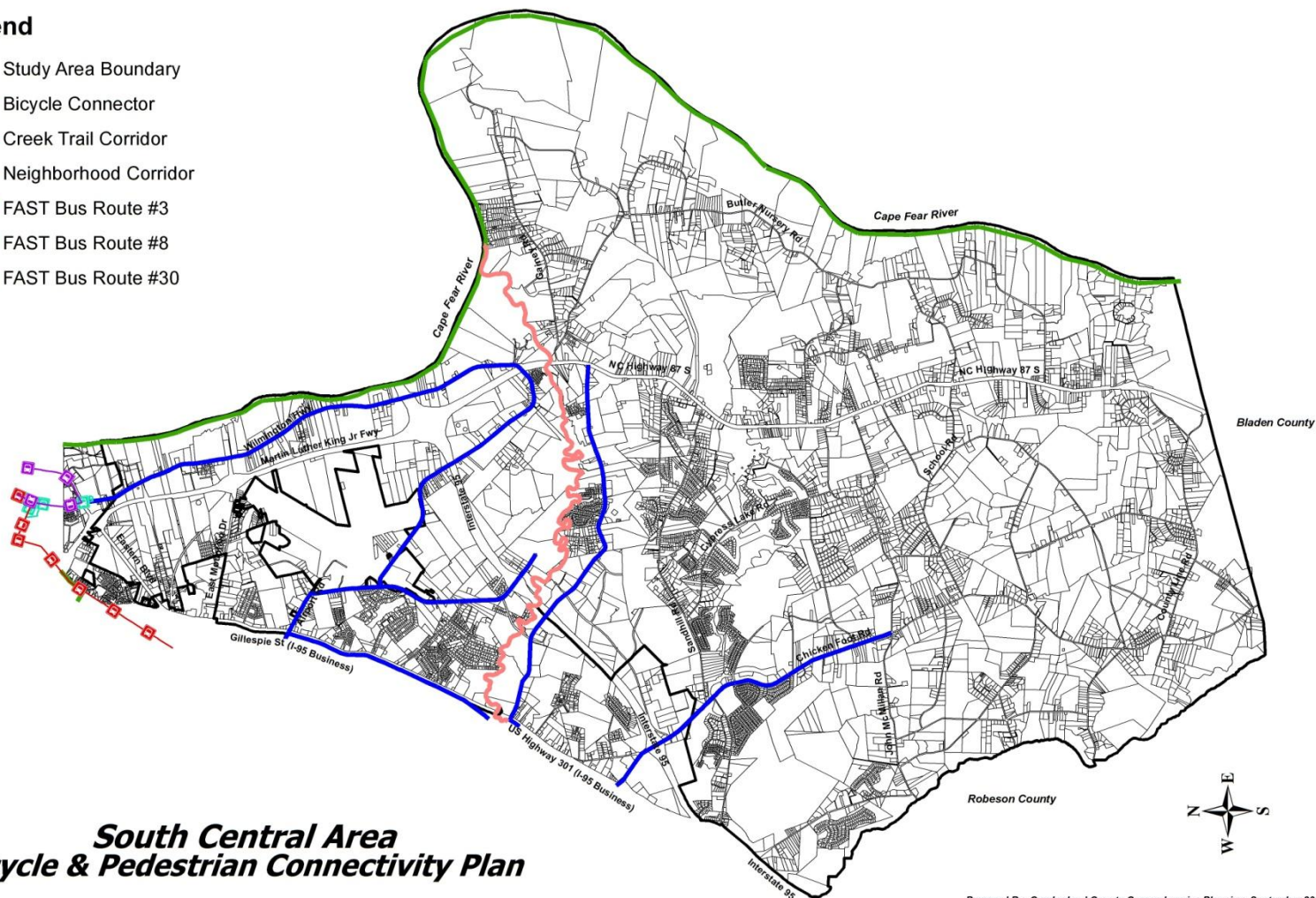
Exhibit : Illustration of Backing Lots along Major Thoroughfares
to Maintainin Rural Charachter



SUPPORT THE ADOPTED BIKE & PEDESTRIAN CONNECTIVITY PLAN

Legend

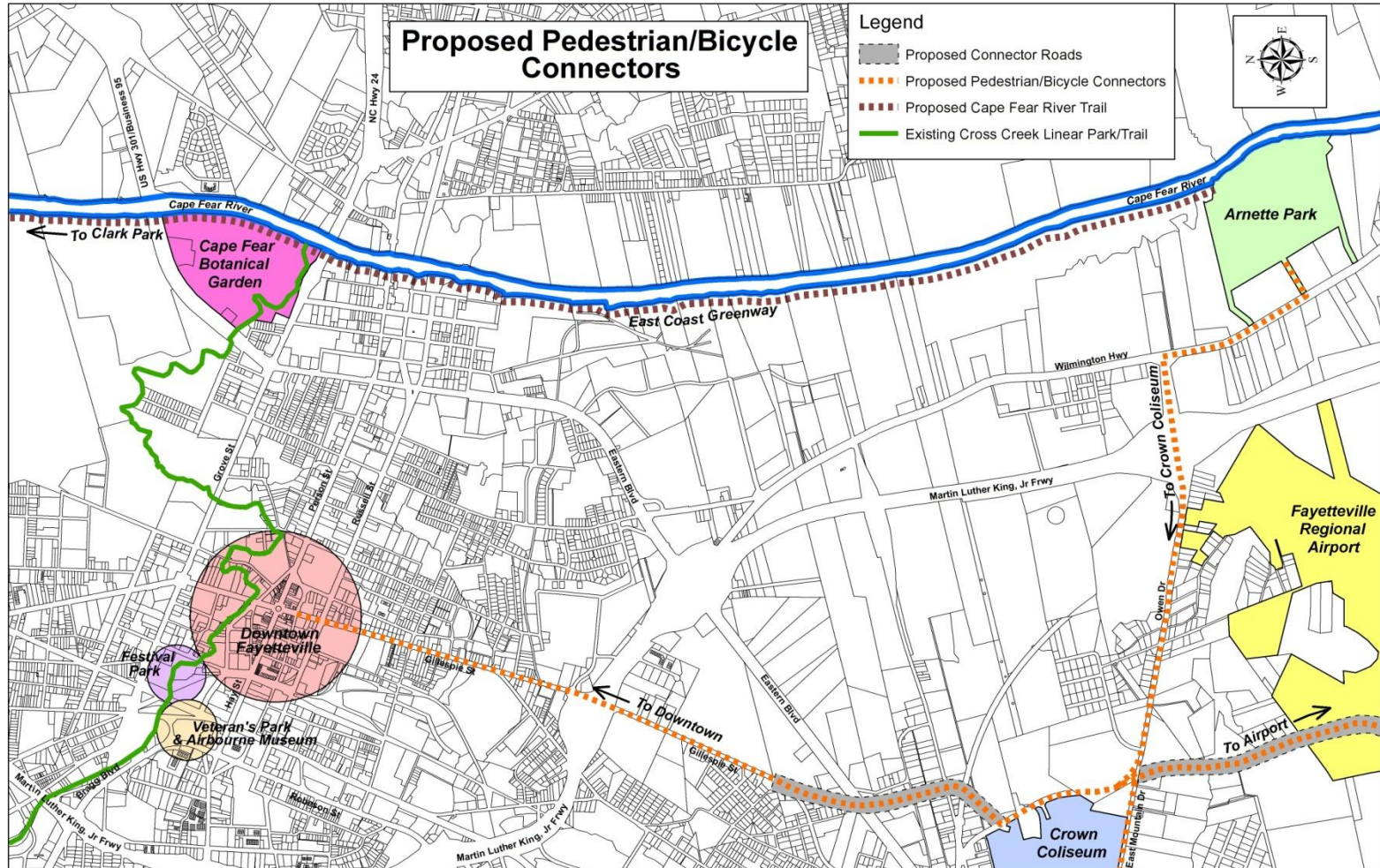
- Study Area Boundary
- Bicycle Connector
- Creek Trail Corridor
- Neighborhood Corridor
- FAST Bus Route #3
- FAST Bus Route #8
- FAST Bus Route #30



**South Central Area
Bicycle & Pedestrian Connectivity Plan**

Prepared By: Cumberland County Comprehensive Planning, September 2014

EXTEND CAPE FEAR RIVER TRAIL TO ARNETTE PARK



CUMBERLAND COUNTY INDUSTRIAL PARK

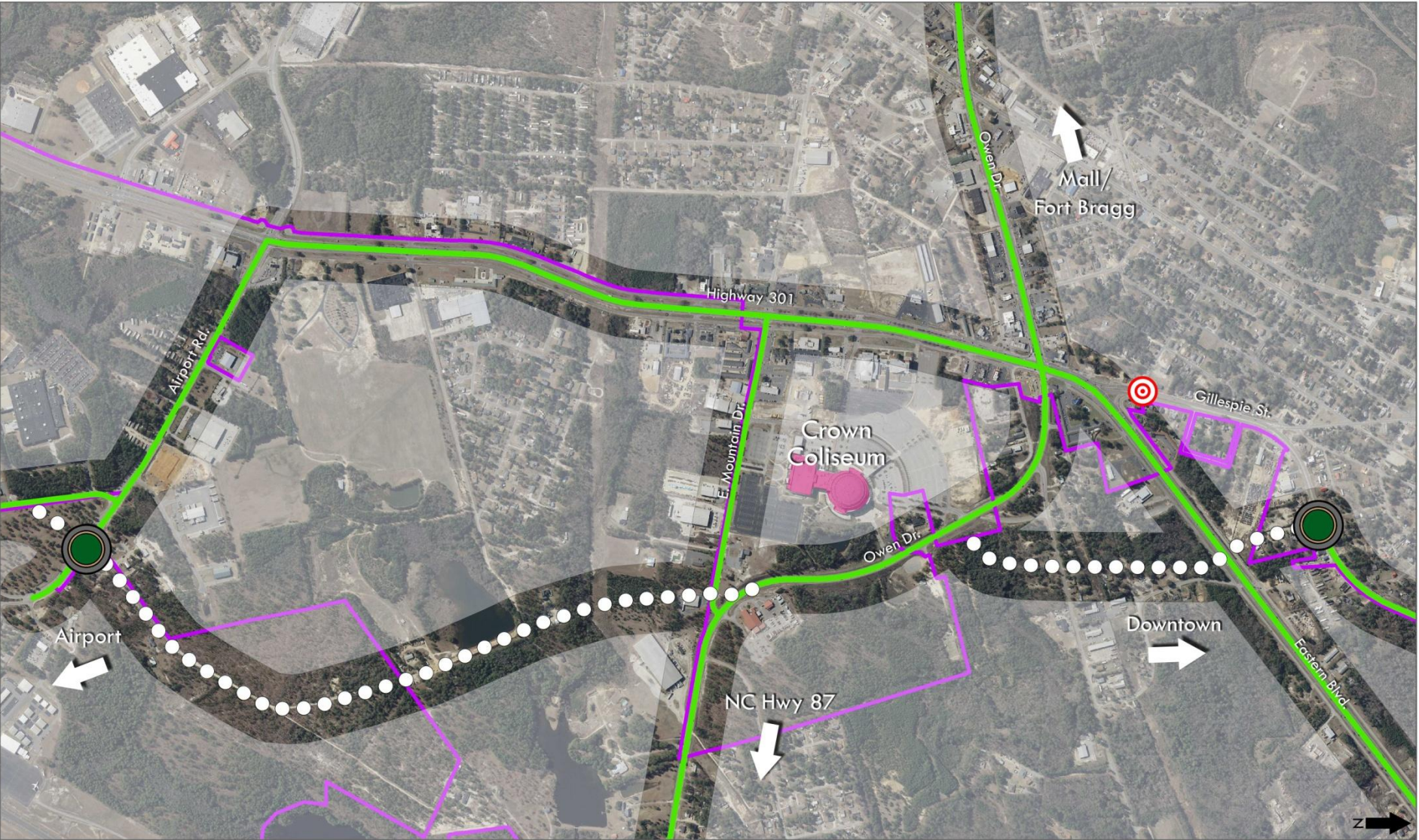
Continue effective development of the Cumberland County Industrial Center by instituting:

- A systematic beautification and maintenance plan
- Additional landscaping
- Signage
- Manicured grass areas
- Enhance the visual appeal of vacant structures



CROWN COLISEUM COMPLEX AND AIRPORT AREA LINKAGES





- Crown Coliseum Complex
- Proposed Landscaping Impr.
- Proposed Roads
- Proposed Cul-de-sac
- South Central Study Area
- Proposed Roundabout

Coliseum Area Recommendations





URBAN STREET CROSS-SECTION



Commercial
Area

Sidewalk

Landscaped
Buffer

Bike Lane

Roadway

Landscaped
Median

Roadway

Bike Lane

Landscaped
Buffer

Sidewalk

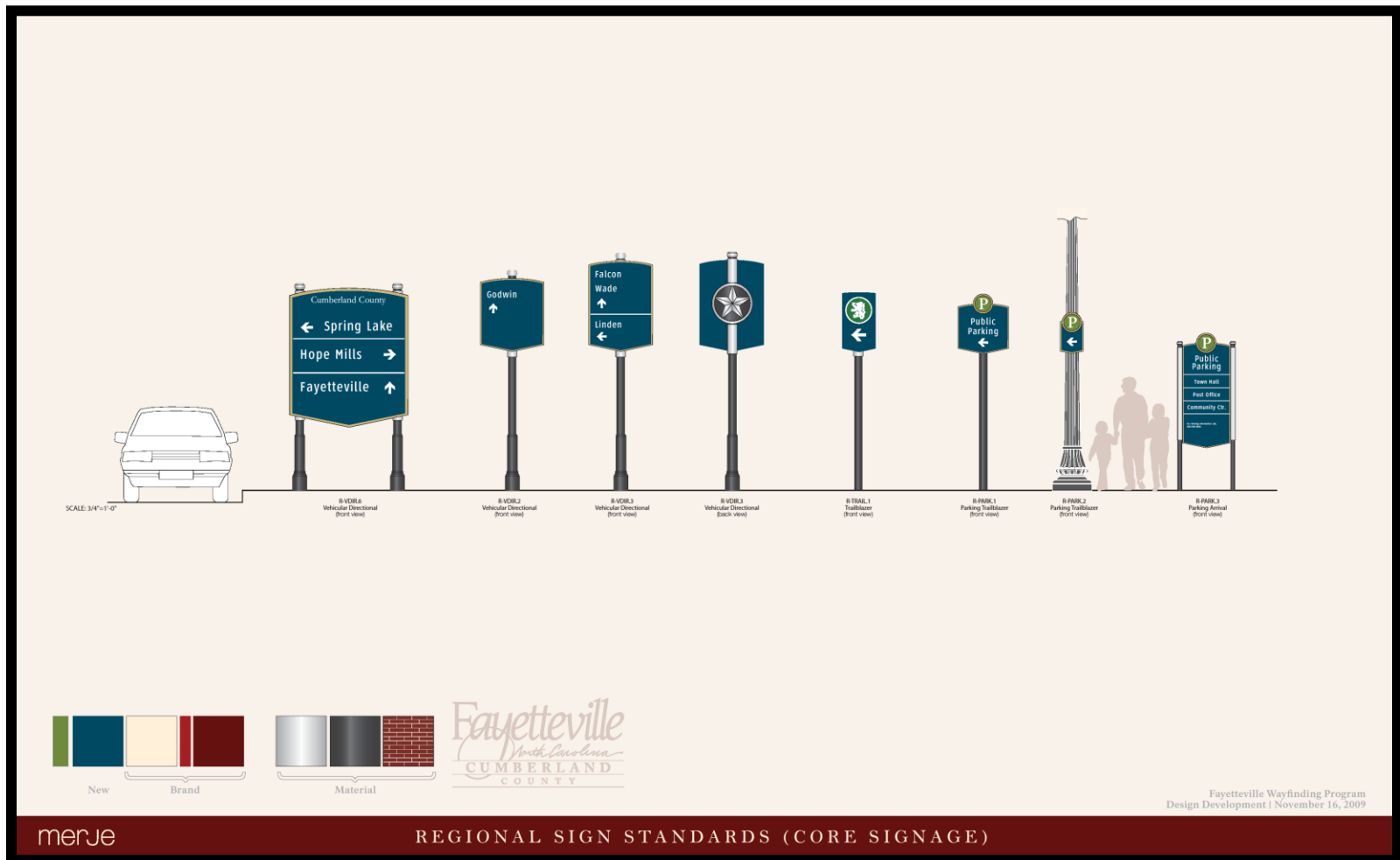
Commercial
Area

Gillespie Street

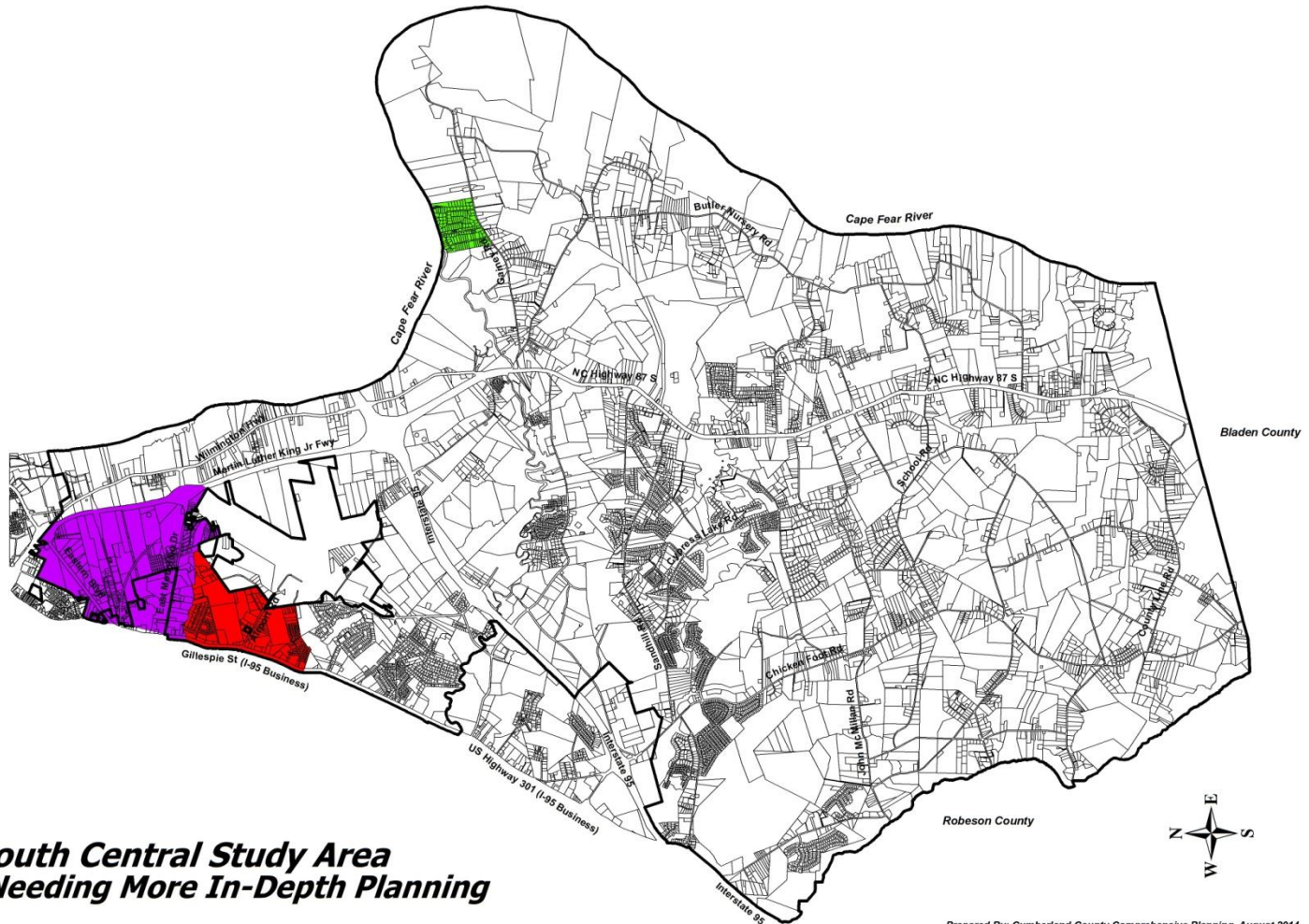
New Bd. Of Education Bldg.



FAYETTEVILLE AND CUMBERLAND COUNTY REGIONAL WAYFINDING SIGNING PROGRAM



AREAS REQUIRING MORE IN-DEPTH PLANNING



Prepared By: Cumberland County Comprehensive Planning, August 2014

ADOPT PROPOSED SOUTH CENTRAL LAND USE PLAN

South Central Study Area Proposed South Central Land Use Plan

Farmland - Primarily a farming area that allows residential development of a mixture of stick built and manufactured homes with a density of one unit per two acres, or one acre lots on tracts containing ten acres or less.

One Acre Residential Lots - Residential density of one unit per acre that only allows stick built homes.

One Acre Mixed Housing Types - Allows for a mixture of stick built and manufactured homes on one acre lots.

Suburban Density Residential - Residential density of approximately two units per acre (1/2 acre lots) that allows only stick built homes.

Suburban Density Residential Mixed Housing Types - Allows for a mixture of stick built and manufactured homes.

Low Density Res - Residential density of approximately 2.2 to 6 units per acre that allows only stick built homes. Most typical subdivision in the county. Must have public water and sewer.

Medium Density Res - Residential development that allows a density of approximately 6 to 15 units per acre and allows for multi-family development. Includes manufactured homes in parks or on individual lots. Public water and sewer is required.

Mixed Use - Allows a mixture of light commercial, office, institutional, and residential uses including multi-storied structures with the aforementioned uses located within the same building or lot. Public water and sewer is required.

Office & Institutional - Allows both general office uses (doctors, dentists, banks, etc.) and institutional uses (schools, government offices, etc.)

Heavy Commercial - Allows for a variety of heavy retail uses, service, and wholesale establishments. Billboards are not allowed. Public water and sewer is required.

Light Commercial - Commercial development that caters to the basic needs of the immediate neighborhood, placing an emphasis on convenient goods.

Industrial - Any industrial or manufacturing use that does not generate odor, loud noise, and is not detrimental to the environment.

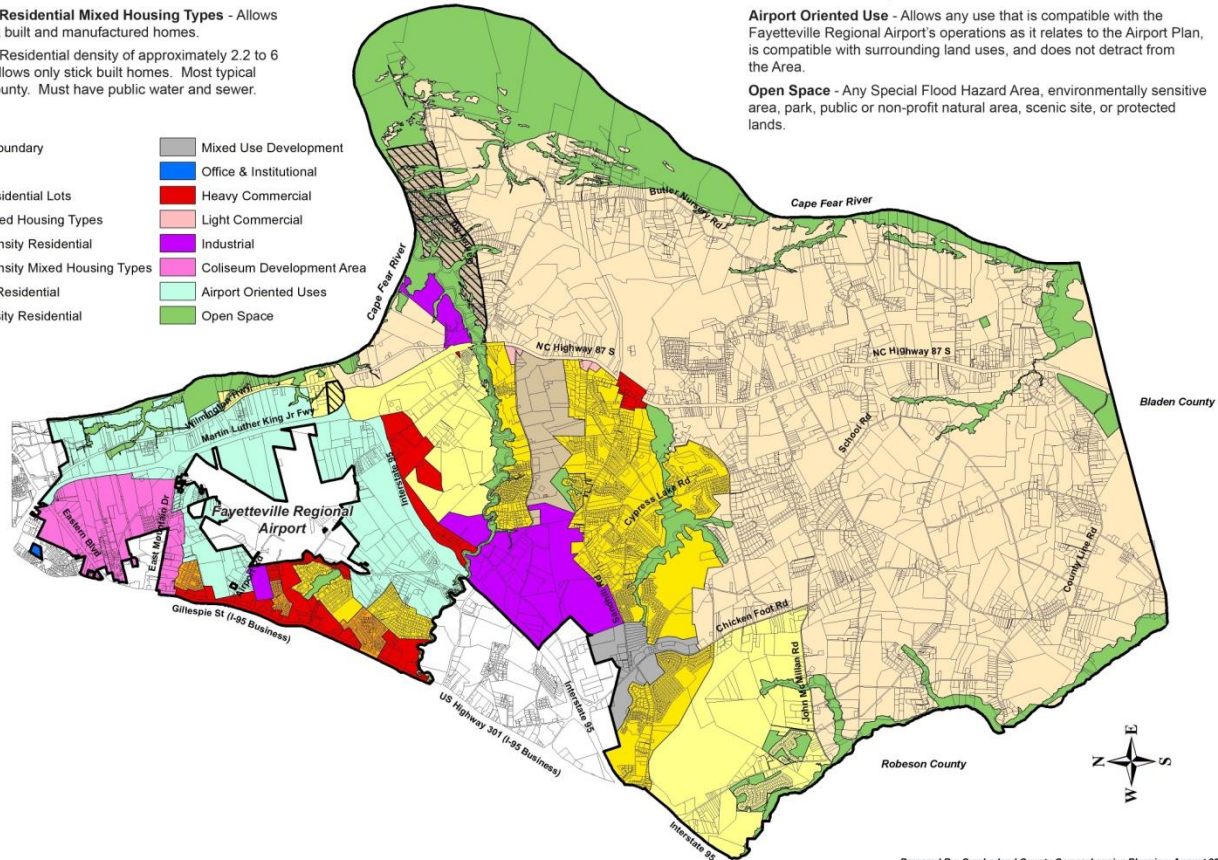
Coliseum Development Area - Any uses that are compatible, complimentary, and enhances the Crown Coliseum Complex. Public water and sewer is required.

Airport Oriented Use - Allows any use that is compatible with the Fayetteville Regional Airport's operations as it relates to the Airport Plan, is compatible with surrounding land uses, and does not detract from the Area.

Open Space - Any Special Flood Hazard Area, environmentally sensitive area, park, public or non-profit natural area, scenic site, or protected lands.

Legend

Study Area Boundary	Mixed Use Development
Farmland	Office & Institutional
One Acre Residential Lots	Heavy Commercial
One Acre Mixed Housing Types	Light Commercial
Suburban Density Residential	Industrial
Suburban Density Mixed Housing Types	Coliseum Development Area
Low Density Residential	Airport Oriented Uses
Medium Density Residential	Open Space



RECOMMENDED PROJECTS

- Sandhill Road/ Chicken Foot Road realignment & intersection improvements
- Provide fenced walking trails around the perimeter of all school sites for the community use
- Repair dam on Canady Pond Road
- Establish standards for private trash pickup service
- Post more speed limit signs
- Sherriff substation
- Improve Yarborough Road
- Pave dirt roads
- Develop A-1 type zoning district that allows only stick built homes



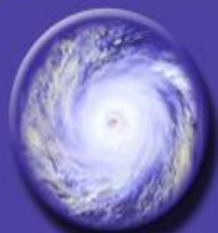
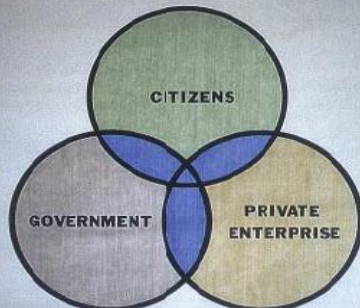
Cumberland County
Fort Bragg Small Area Study
Draft Plan

VISION

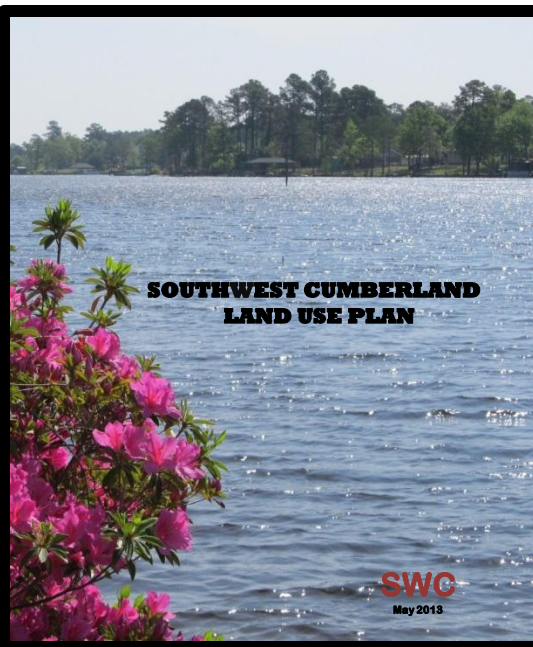


NORTHEAST

PARTNERSHIPS IN PLANNING



Cumberland County
Multi-Jurisdictional
HAZARD
MITIGATION
PLAN



SOUTHWEST CUMBERLAND
LAND USE PLAN

SWC
 May 2013

CUMBERLAND COUNTY

Land Use Policies Plan



Cumberland County, Hope Mills, Spring Lake, Eastover, Stedman,
 Wade, Falcon, Linden, and Godwin

Cumberland County Planning
& Inspections Department

130 Gillespie Street
 Fayetteville, NC 28302
 (910) 678-7611

www.co.cumberland.nc.us/planning.aspx