# Table of Contents

## Introduction

Map Summary

- Map A: Current Zoning
- Map B: Current Land Use
- Map C: Setback Conformity
- Map D: Adjacent Landowner
- Map E: Curb Cuts
- Map F: Rezoning Cases
- Map G: Vacant Lots
- Map H: Sewer Approximations
- Map I: Possible Violations

## Recommendations

Summary
The Planning Department staff was directed by the County Commissioners to complete a study for the future land use of the area of Cumberland Road from Hope Mills Road to Owen Drive. In order to create a complete assessment of the study area, planning staff researched and compiled data describing characteristics of the area including curb cuts, current land use and zoning, and proximity and availability of utilities. The planning staff then used this data to create recommendations for future land use within the study area to be adopted as a Business Street Plan to supplement the existing Southwest Cumberland Land Use Plan, adopted in 2013.
Approximately half of the area is zoned Commercial. The remaining half is zoned Residential at a density of R10 or greater.

Cumberland Road Study Zoning
Approximately half the study area's current land use is residential (49%). The remaining portion of the area consists of non-residential uses (35%), with around 16% of the parcels being vacant.
Map C

Parcels shown in blue would not meet side yard setback requirements if zoned C2(P) or C(P). Those shown in red would not meet side yard setback requirements for the C1(P) or O&I(P) districts.

Cumberland Road Study Potential Setback Conformity
This map shows opportunities for landowners to recombine properties creating larger lots in order to accommodate commercial development. There are approximately 33 opportunities to recombine lots. Most of these properties are located in the western half of the study area.
Most parcels in the study area have at least one curb cut with around 15% having more than one.

Cumberland Road Study Curb Cuts and Interior Road Access

City of Fayetteville

Town of Hope Mills

Legend:
- City Limits
- Side Road Access
- Cumberland Road Curb Cuts
  - 0
  - 1
  - 2+
There have been 12 rezoning requests in the study area within the last 10 years, with 11 being from residential to commercial.
Approximately 16% of the lots in the study area are currently vacant.

Cumberland Road Study Vacant Lots
Currently it would be more costly to extend sewer to the eastern half of the study area due to lack of existing sewer lines and topography. However, extending sewer to the western half would be less costly due to the closer proximity of existing sewer lines and the topography being more favorable.
Twenty percent (20%) of properties within the study area have potential land use violations.
Recommendations

The following recommendations for the study area were crafted by Planning Department Staff using data depicted in the maps previously discussed in this plan:

1. Strongly encourage redevelopment with the use of conditional rezonings
2. Prohibit applicants from rezoning to heavy commercial where sewer is unavailable
3. Work with Environmental Health in determining septic and land use compatibility through conditional rezonings
4. Require mandatory sewer connection for rezoning requests located from Hope Mills Road east to Zareeba Drive and from the railroad east to Owen Drive per Section 2306 (A) of the Cumberland County Subdivision Ordinance
5. Encourage recombination of adjoining parcels under same ownership as condition of rezoning request approval
6. Work with NCDOT to limit curb cuts, recommend joint drives and use of lateral access
7. Continue to not process requests where active land use violations exist (per Board policy)
8. Target area for minimum housing and zoning violations
Conclusion

The Cumberland Road study area is currently an equal mix of commercial, office and residential uses. County Planning staff has determined that future development in the area should be more commercial than residential in nature. However, the availability and cost of sewer to the area is a significant factor in how this area will develop going forward. This is reflected in the recommendations of this plan by encouraging conditional rezonings in order to ensure that available utilities can support future development. The recommendations also acknowledge that the overall appearance of the area needs improvement and can be addressed, at least partially, by stricter enforcement of existing ordinances.