SOUTH CENTRAL LAND USE PLAN
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

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>DATE</th>
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</thead>
<tbody>
<tr>
<td>Research, Compile, and Analyze Data</td>
<td>April - November 2013</td>
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<tr>
<td><strong>Conduct Vision Session with Area Residents</strong></td>
<td></td>
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<tr>
<td>• Present data</td>
<td>September 2013</td>
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<tr>
<td>• Gather community issues, needs &amp; desires</td>
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<tr>
<td>• Establish Citizen Planning Committee</td>
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<td><strong>Develop Draft Plan Facilitated by Staff with the Citizen Planning Committee</strong></td>
<td>October 2013 – August 2014</td>
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<tr>
<td><strong>Present Draft Plan to Area Residents and Get Feedback</strong></td>
<td>October 2014</td>
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<tr>
<td><strong>Planning Committee Review Residents’ Comments and Finalize the Draft Plan</strong></td>
<td>November – December 2014</td>
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<tr>
<td>Planning Staff Finalize Draft Plan document</td>
<td>January 2015</td>
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<tr>
<td>Planning Board Public Hearing</td>
<td>February 2015</td>
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<tr>
<td>Governing Board Hold Public Hearing and Adopt the Plan</td>
<td>March 2015</td>
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</tbody>
</table>
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
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

Diagram showing Rockfish Creek and Cape Fear River with buffer zones of 10', 50', and 150'.
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

South Central Area
Fayetteville Regional Airport Master Plan

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 Runway 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)

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

Legend
- Study Area Boundary
- Special Flood Hazard Area
- Cape Fear River
- Significant Natural Heritage Areas
- Managed Areas
- Cypress Swamp
- Arnette Park
- Historic National Register Properties
- Historical Buildings (Buildings Over 100 Years Old)
- Swans Creek School
- Historical Marker

South Central Area
Natural, Historic and Scenic Sites To Be Preserved and Protected
WATER AND SEWER POLICY

- Density Greater than two units or lots/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**

**South Central Area**
Vacant Parcels Greater Than One Acre with Available Public Water and Sewer

Prepared By: Cumberland County Comprehensive Planning, September 2014
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

South Central Area
Roads with No Access Easements

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ACCORDING TO FAMPO’S 2035 HIGHWAY PLAN
REVERSE-FRONTAGE ROADS ILLUSTRATION

Exhibit: Illustration of Backing Lots along Major Thoroughfares to Maintain Rural Character

- Major Thoroughfare
- Aligned Entrances
- 10' Natural Buffer to Remain
- No Access Easement
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
URBAN STREET CROSS-SECTION
FAYETTEVILLE AND CUMBERLAND COUNTY REGIONAL WAYFINDING SIGNING PROGRAM
AREAS REQUIRING MORE IN-DEPTH PLANNING

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

Prepared By: Cumberland County Comprehensive Planning, August 2014
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