

CUMBERLAND COUNTY

Land Use Policies Plan
Land Use Policies Plan



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

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INTRODUCTION

In the late 1970's, the Cumberland County Joint Planning Board adopted a Land Use Policies Plan as an adjunct to the 1971 Cumberland County Land Use Plan, or the "1990 Plan". Since the 1990 Plan was a very general land use plan, it required additional data to determine specific land uses when considering zoning changes on individual parcels. The 2030 Growth Vision Plan is also a general plan that will require more specificity for determining land use for individual parcels. This document is applicable to the unincorporated portion of the County, and all the jurisdictions that are members of the Cumberland County Joint Planning Board. These jurisdictions include Hope Mills, Spring Lake, Eastover, Stedman, Wade, Falcon, Linden, and Godwin.

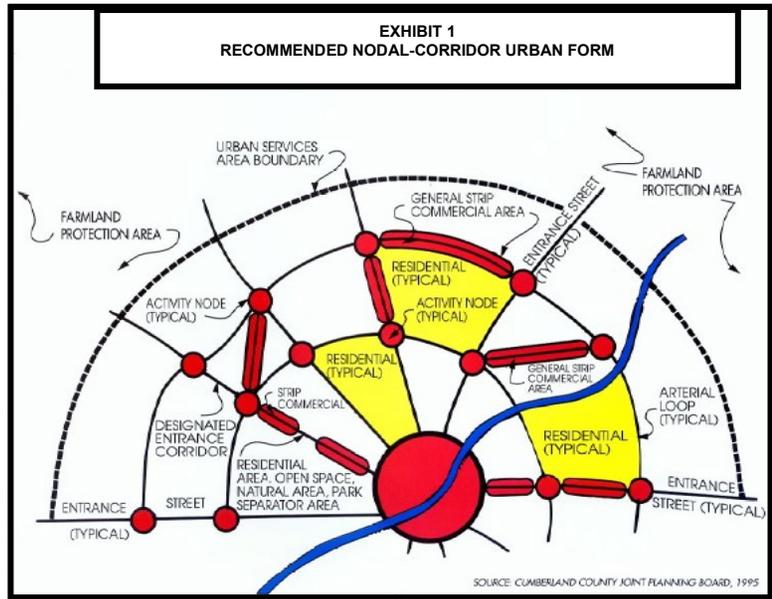
The purpose of the 2008 Cumberland County Land Use Policies Plan is to provide some guidance for local governing bodies in determining parcel land use decisions. It provides objectives and location criteria for residential uses, which includes: rural, suburban, low, medium and high density residential; commercial uses, which includes: light and heavy commercial, activity node, and regional-community-neighborhood-area shopping centers; mixed use development; office and institutional uses; industrial and manufacturing, which includes: light and heavy industrial/manufacturing uses; open space use; and agricultural use. This Plan dove-tails with the Urban Services and Municipal Influence Areas outlined in the 2030 Growth Vision Plan. It will also support the Transitional Use and Zoning Policy.

Cumberland County currently has numerous streets that are predominantly strip commercial and some that are in transition from residential streets to non-residential streets. It should be understood that the primary land use policy is that no new strip commercial areas be created. The Plan will look at land use on the existing streets and classify them as either a business street, residential street or transitional street. Existing strip commercial areas on major thoroughfares will be classified as a business street. Business streets will be broken down into two sub-categories – Primary and Limited.

The Planning staff, Planning Board, and elected bodies will use the information in this document as part of the data used to make zoning decisions. It is not the intent of this document to lock the Planning Board or elected officials into being forced to make a certain decision based on the criteria outlined. The criteria outlined in this document are a general guide and all criterions for the various uses do not need to be met for a favorable decision. In some cases other data may be more valuable and play a greater role in the decision making than the criteria outlined in this document and it is hoped that all of these jurisdictions will use this document as a primary tool for making zoning changes. This will aid in the provision of continuity and consistency in land use throughout the County.

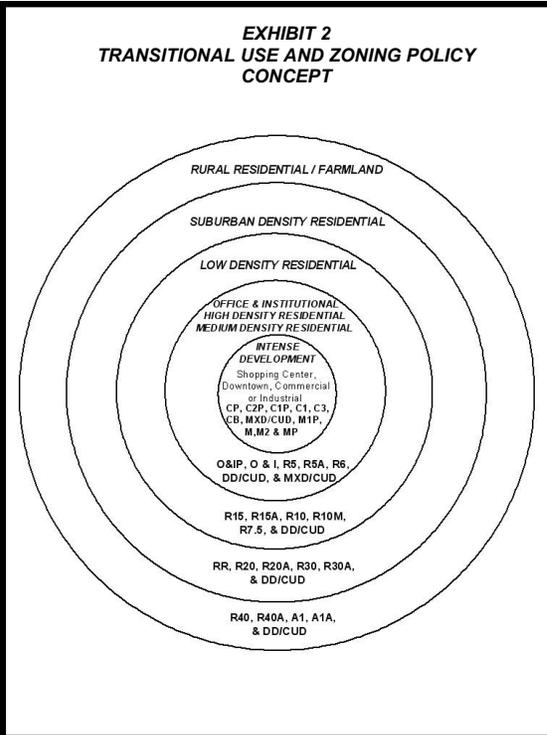
OVERVIEW

It is important to understand the significance and purpose of this Land Use Policies Plan in the context of its role in planning and development in the County and the affected jurisdictions. The 2010 Land Use Plan defined the “urban form” for the County as a “Nodal Corridor” type. An illustration of this type “urban form” is as shown in **Exhibit 1 - Nodal –Corridor Urban Form**. Urban form is the type of development pattern resulting from the relationship between the man-made



and natural environment. It guides the location, intensity, and type of development. It should be reflective of the unique economic climate, established development patterns, availability of resources, political philosophies and the desires and aspirations of residents in the impacted jurisdiction. The “Nodal Corridor” Urban Form calls for concentrated development to be located in nodes at major intersections and these nodes are connected by existing strip development. Future nodal non-residential development in the County and the affected jurisdictions will not have strip development as a connector. While the policy is not to create any new strip commercial areas, there can be exceptions based on changing conditions and market forces. Nodes should contain at a

minimum, the most basic services needed by residents in the area.



Implementation of the “Nodal Corridor” Urban Form requires some assurances that the uses in the nodes are compatible with each other and the node is compatible with the neighborhood. The Transitional Use and Zoning Policy provides a transition from intense commercial activity to low intensity activities. **Exhibit 2 – Transitional Use and Zoning Policy** illustrates this concept. It is based on the assumption that intense commercial development is more compatible with office and institutional, medium and high density residential uses. The top half of the circle indicates the various land uses and their intensity. The bottom portion of the circle indicates the corresponding zoning districts. This concept is applied in the treatment of zoning around the various types of shopping centers and activity nodes.

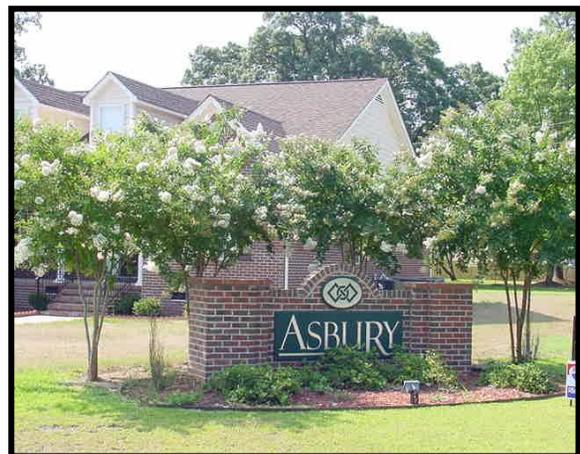
RESIDENTIAL DEVELOPMENT

The Land Use Policies Plan should complement the 2030 Growth Vision Plan Residential goals, which are addressed in the Objectives in this document. Planning for residential development in the affected jurisdictions involves determining not only the density type and location of the development; but also residential development's relationship with other land uses and various densities of residential development. Residential development is grouped into 5 categories based on density. Each residential type has specific location criteria. It must be understood that this criteria is only a guide and must be considered with other criteria when utilized to make zoning or planning decisions.

OBJECTIVES

Land Use Planning Objectives focus on the future residential development desires of Cumberland County residents. The location criteria outlined in this section should address or relate to accomplishing these objectives. Listed below are the Land Use Planning Objectives for Residential Development:

- Promote the removal of dilapidated housing
- Promote improvement of substandard housing
- Promote measures to stabilize and maintain existing residential neighborhoods
- Promote efforts that encourage the development of new housing stock
- Improve the quality of life in residential areas
- Promote residential development that is more environmentally and people friendly
- Promote the highest density in areas with all the urban services
- Promote infill development
- Provide an assortment of housing types and neighborhoods to meet the needs of all residents in the County



RESIDENTIAL DEVELOPMENT

High Density Residential

Definition

High Density Residential is defined as having a density of 15 or more units per acre. The zoning district classification for this type of development is R5 Residential District.

Location Criteria

- Public water and sewer required
- Desirable to be within one-half mile of a neighborhood, community, or regional shopping center
- Desirable to be adjacent to existing or zoned medium or high density development, office and institutional, or light commercial use
- Desirable to be within one-quarter mile of an existing major or minor thoroughfare
- Must have direct access to a collector street
- Desirable to be within two miles of a public recreation area
- Must not be located in any critical area as defined by the Fort Bragg Small Area Study and Fayetteville Regional Airport Plan
- Desirable to be located in vertical mixed use development
- Desirable to be a transition between non-residential and lower density residential areas
- Development in areas with hydric soils is discouraged

Medium Density Residential

Definition

Medium Density Residential is defined as having a density of greater than 6 and less than 15 units/acre. The zoning district classifications for this type of development are: R5A, R6, and R6A Residential Districts.

Location Criteria

- Public water and sewer required
- Desirable to be within two miles of an existing major or minor thoroughfare
- Must have direct access to a collector street
- Desirable to be within two miles of a public recreation area
- Must not be located in any defined critical area as defined by the Fort Bragg Small Area Study and Fayetteville Regional Airport Plan
- Desirable to be located in vertical mixed use development
- Desirable to be a transition between non-residential, higher density and lower density residential areas
- Development in areas with hydric soils is discouraged

RESIDENTIAL DEVELOPMENT

Low Density Residential

Definition

Low Density Residential is defined as having a density of 2.2 to 6 units/acre. The zoning district classifications for this type of residential development include: R7.5 and R15 Residential Districts.

Location Criteria

- Public or community water and public sewer required
- Must have direct access to a public street
- Desirable to be within three miles of a recreation area or facility
- Must not be located in any defined critical area as defined by the Fort Bragg Small Area Study
- Desirable to not be located in the Special Flood Hazard Area (100-year Flood Area)
- Desirable to be located in vertical mixed use development
- Must not be an area with hydric soils unless sewer is available

Suburban Density Residential

Definition

Suburban Density Residential can be defined as less than 2.2 units/acre and greater than one. The zoning district classifications for this type of residential development include: R20, RR, R20A, R30, & R30A Residential Districts.

Location Criteria

- Septic system allowed based on soil type, lot size, and distance from public sewer
- Must have direct access to a public street
- Must not be located in any defined critical area as defined by the Fort Bragg Small Area Study

Rural Density Residential

Definition

Rural Density Residential can be defined as one or less unit per acre. The zoning district classifications for this type of residential development include: R40, R40A, A1A, & A1 Districts.

Location Criteria

- Individual well and septic system
- Could be located in any defined critical area as defined by the Fort Bragg Small Area Study
- Desirable to be limited to 1 unit per acre in areas with hydric and severe septic tank limitations soils
- Desirable to not be located in an area that is a prime industrial site
- May be outside the Sewer Service Area

COMMERCIAL DEVELOPMENT

Developing policies for Commercial Development first requires defining the various types of commercial development. The Land Use Policies Plan defined commercial development as General Commercial Development, Shopping Center Development, Business Street Development and Central Business Development. General Commercial Development is any commercial development that is not located in a defined shopping center or in a defined business street segment. Shopping Center Development is commercial development which is planned, developed, operated and controlled as a unit with sufficient off street parking to jointly serve all establishments in the center. Business Street Development (Strip Development) consists of independent retail and offices which stand on parcels under separate ownership along a thoroughfare. Central Business Development is too complex and not addressed in this document. This section of the Land Use Policies Plan addresses location criteria, provides a working definition for each type, and outlines the commercial zoning districts and their relationship to the types of commercial development.

Objectives

Land Use Planning Objectives are strategic planning actions designed to accomplish a desired result for a specific land use within a planning area. Listed below are the Land Use Planning Objectives for Commercial Development:

- Promote the re-development of deteriorating commercial areas
- Promote efforts that encourage new commercial development
- Promote policies that address the expansion of strip commercial areas with respect to landscaping, access, and buffering
- Provide sufficient zoned commercial areas to accommodate the needs of County residents
- Promote pedestrian friendly commercial development
- Promote the highest concentration of commercial development at major interchanges and intersections
- Locate commercial development so that it has the least impact on residential and other non-compatible uses
- Reduce regulatory measures that hinder commercial development



Light Commercial

Definition

Light Commercial can be defined as uses that provide convenience goods and services for the immediate neighborhood. Zoning district classifications for this type of development includes: C-1, C1(P) & C2(P) Commercial Districts.

Location Criteria

- *Public water and sewer required
- Must have direct access to a collector street
- Should serve as a transition between heavy commercial, office & institutional or residential development
- *Should have other light commercial uses in the area
- Should provide convenient goods and services to the immediate surrounding neighborhood
- *May be located along a street that is in transition from residential to non-residential through redevelopment and physical improvements
- May be located in an Activity Node or in a designated heavy commercial area
- May be located in a rural area at the intersection of two collector streets (“Mom & Pop” country store)

* Except for Rural Commercial

Heavy Commercial

Definition

Heavy Commercial can be defined as uses that provide a wide variety of retail, wholesale and commercial businesses. Zoning district classifications for this type of development include: C-3, C(P) & CBD Commercial Districts.

Location Criteria

- Public water and sewer required
- Should have minimum direct access to a collector street
- Should not be in a predominantly residential, office & institutional, or light commercial area
- May be co-located with light industrial/manufacturing uses
- Must be located on a sufficient site that provides adequate area for buffering, screening, and landscaping
- Could be located in a designated Activity Node area

SHOPPING CENTER DEVELOPMENT

Shopping centers generate high levels of non-residential activities and significant traffic volumes which have the potential of a negative impact upon surrounding land uses. Defining shopping centers by type and creating specific location criteria for each type will allow for adequate planning of these facilities in order to minimize negative impacts to the surrounding area. These specific types and location criteria are listed below.

Activity Node

Definition

An Activity Node is defined as an area at the intersection of two major thoroughfares or at interchanges that has the potential for a concentration of non-residential or a large mixed use development. Zoning district classifications for this type of development include: MP, CP, and M2 Districts.

Location Criteria

- Public water and sewer required
- Should have direct access to a collector street and border a major thoroughfare
- May consist of any commercial use, light & heavy industrial/manufacturing uses as a core or a concentrated large mixed use development
- Must be a tract of sufficient size to provide adequate area for buffering, screening, and landscaping

Regional Shopping Center

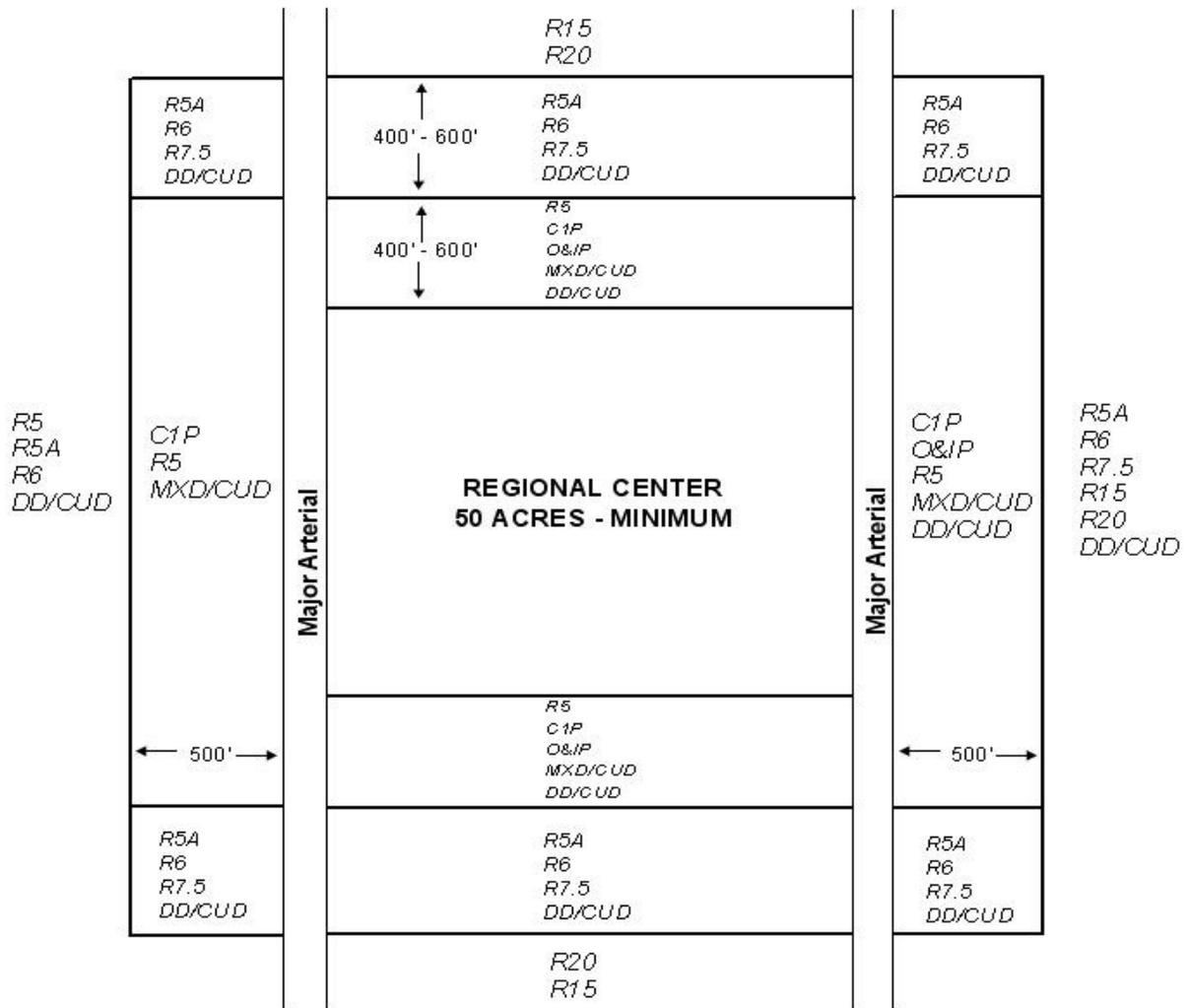
Definition

A regional center is built around two full-line department stores each with a floor space of over 100,000 square feet, junior department store, mass merchant, discount department store, and fashion apparel. Regional centers are built around two or more anchors with the anchors consuming 50-70 percent of the total space. It generally has a gross leasable area between 400,000 and 800,000 square feet on 40 to 100 acres. Its trade area is a minimum of 30,000 households. The distance of its drawing power is restricted only by such factors as competitive shopping facilities and travel time over limited access highways (usually 10 minutes to 1 hour) or 5 to 15 miles.

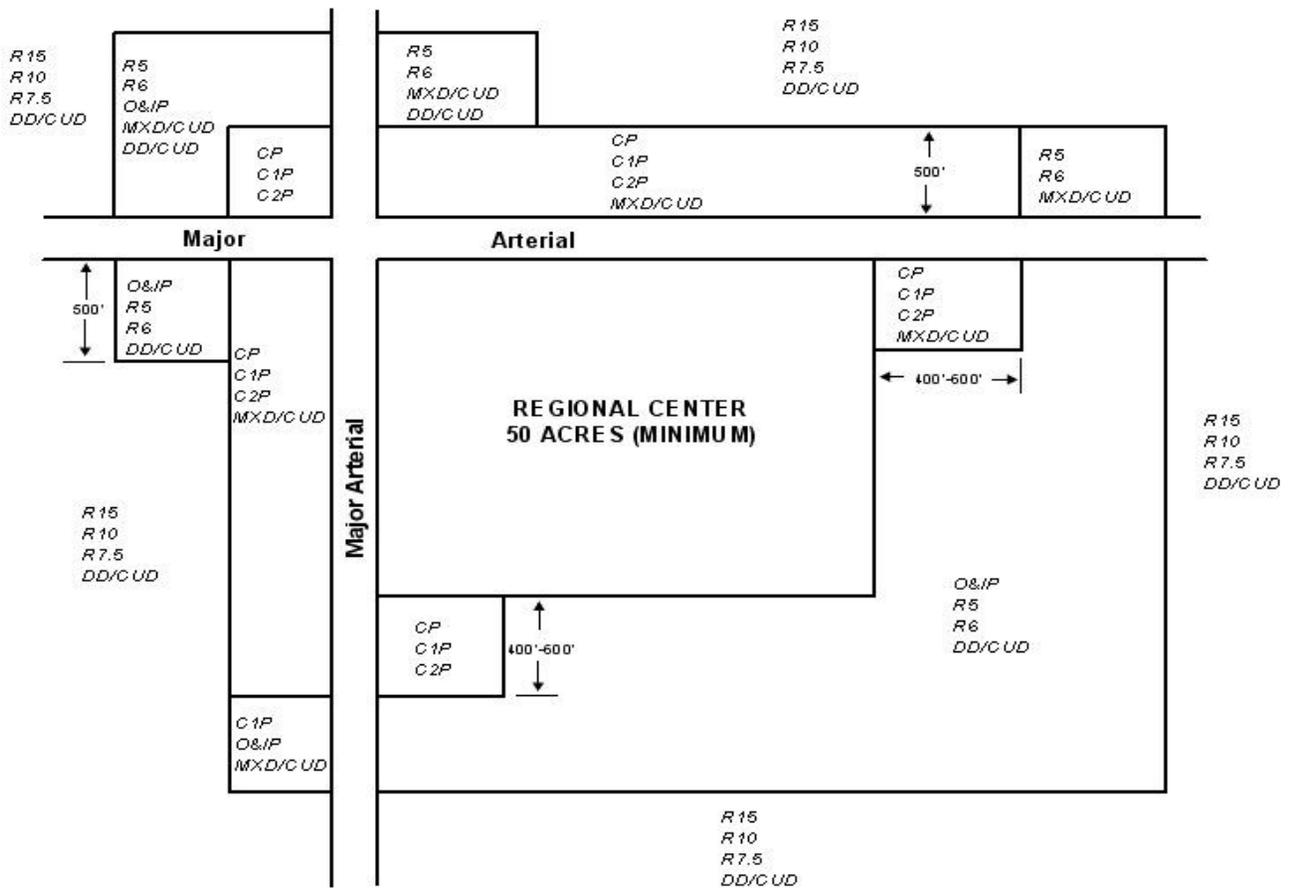
Location Criteria

- Public water and sewer required
- Should be a minimum of 50 acres
- Bordered by a major arterial street that provides regional accessibility
- Should have a direct access to a collector street and border a major thoroughfare
- May be located in a designated Activity Node area

Regional Shopping Center Policy Bordering on Two Major Arterial Streets



Regional Shopping Center Policy at the Intersection of Two Major Arterial Streets



SHOPPING CENTER DEVELOPMENT

Community Shopping Center

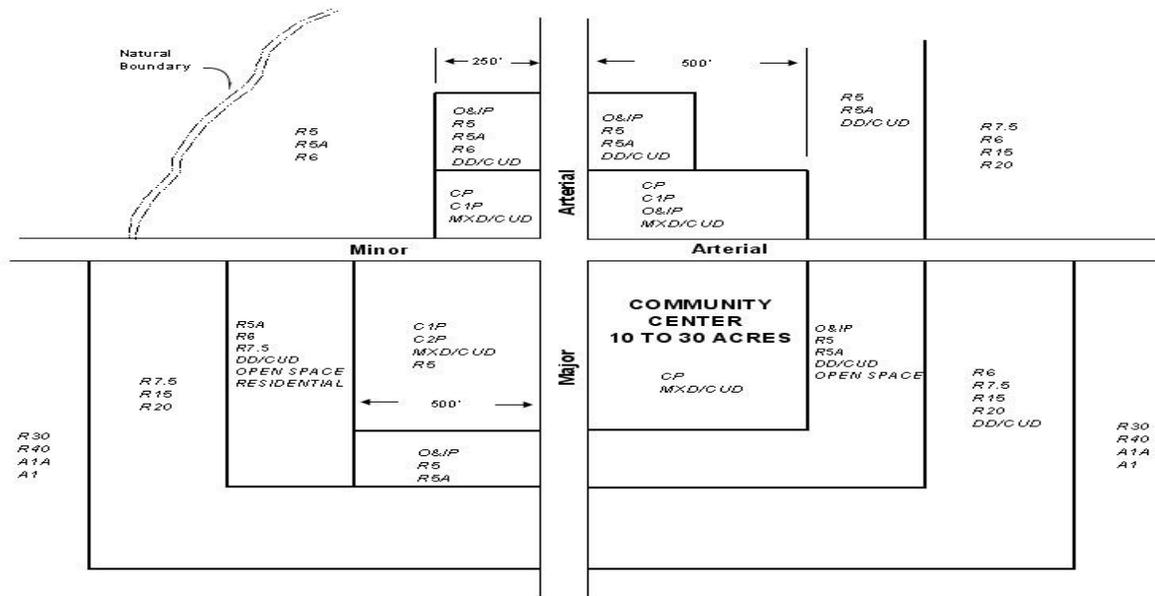
Definition

A Community Shopping Center is built around a discount department store with other tenants being a variety store, drug store, home improvement, large specialty/discount apparel, and super market. It generally has a gross leasable area between 100,000 to 350,000 square feet on 10 to 40 acres. Anchors consume between 40 and 60 percent of the floor area. Its trade area serves 12,000 to 30,000 households within a three to six mile distance.

Location Criteria

- Public water and sewer required
- Should be a minimum of 10 acres
- Bordered by at least two minor arterial streets or by a collector and an arterial street
- May be located in a designated Activity Node area
- Must be located on a sufficient site that provides adequate area for buffering, screening, landscaping, parking, etc.

Community Shopping Center Policy at the Intersection of Two Arterial Streets



SHOPPING CENTER DEVELOPMENT

Neighborhood Shopping

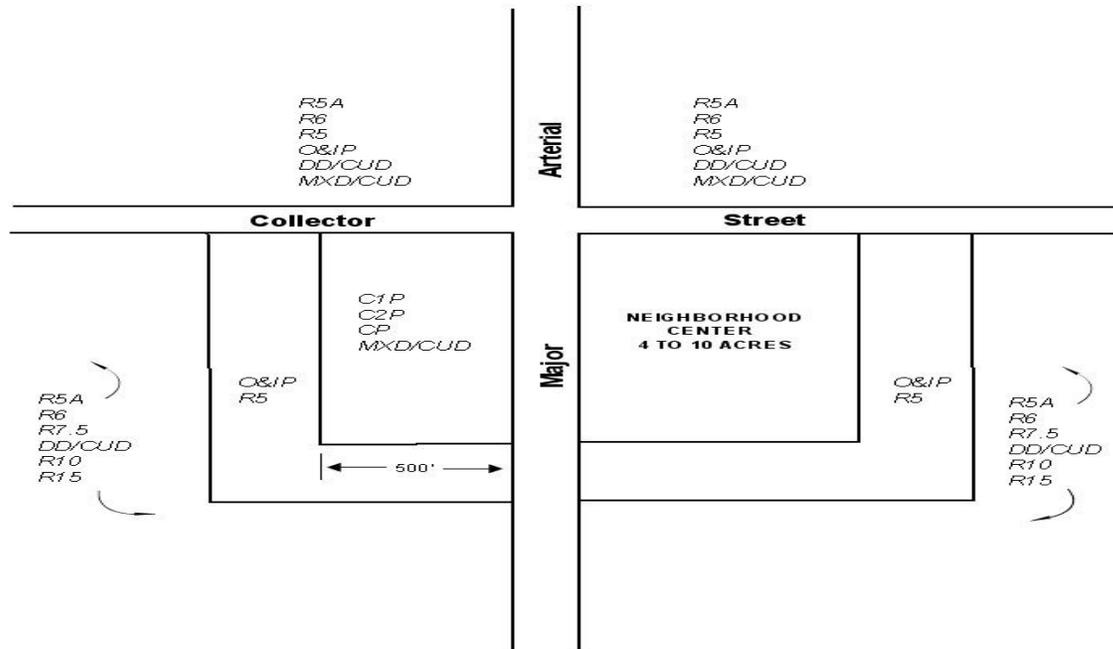
Definition

A Neighborhood Shopping Center is built around a supermarket or variety store as a principal tenant. In addition to convenience goods and personal services, this center also provides a very limited range of shopper goods such as hardware and ready-to-wear clothing. Neighborhood centers range in size from 30,000 to 150,000 square feet of gross leasable area on 3 to 15 acres. They usually consist of one or more anchors occupying between 30 and 50 percent of the leasable area. Its trade area serves 2,500 to 12,000 households within a one to three mile distance.

Location Criteria

- Public water and sewer required
- Should be 4 - 10 acres
- Bordered by at least an arterial and a collector street
- Should have 3000+ households within a 5-10 minute drive market area
- Must be located on a sufficient site that provides adequate area for buffering, screening, landscaping, parking, etc.

Transitional Zoning Policy for a Neighborhood Shopping Center



SHOPPING CENTER DEVELOPMENT

Area Center

Definition

An Area Shopping Center is built around a small grocery store or convenience store that provides convenience goods for daily living needs.

Location Criteria

- Public or community water and sewer service desirable
- Should be minimum of 2.5 acres
- Bordered by at least a collector street
- Must be located on a sufficient site that provides adequate area for buffering, screening, landscaping, parking, etc.
- May be a “Mom & Pop” country store in the rural area



SHOPPING CENTER DEVELOPMENT

Shopping Center Classifications

Community Center:

Cumberland County

1. Black & Decker Road and Legion Road
2. NC Highway 24 and Maxwell Road
3. NC Highway 87 and Sandhill Road

Hope Mills

1. Camden Road and N. Main Street (Hope Mills Road)

Spring Lake

1. Lillington Highway (Super Wal-Mart)
2. N. Bragg Boulevard (Southwind Plaza)

Eastover

1. Dunn Road at Middle Road and Baywood Road intersections

Stedman

1. Clinton Road at Wade-Stedman Road and Bainbridge Road intersections

Neighborhood Center:

Cumberland County

1. Cumberland Road and Hope Mills Road
2. Ramsey Street and Elliot Bridge Road

Area Center:

Cumberland County

1. Lillington Highway and Manchester Road
2. Maxwell Road and Wade-Stedman Road
3. NC Highway 13 and Wade-Stedman Road
4. Cedar Creek Road and Tabor Church Road/Stedman-Cedar Creek Road
5. NC Highway 210S and NC Highway 242

Hope Mills

1. South Main Street and Parkton Road

Activity Node:

Cumberland County

1. I-95 and Goldsboro Road (NC Highway 13) Interchange (Unincorporated area)
2. I-95 and Cedar Creek Road (NC Highway 53) Interchange

Shopping Center Classifications

Activity Node continued:

Hope Mills

1. I-95 and Chicken Foot Road Interchange

Eastover

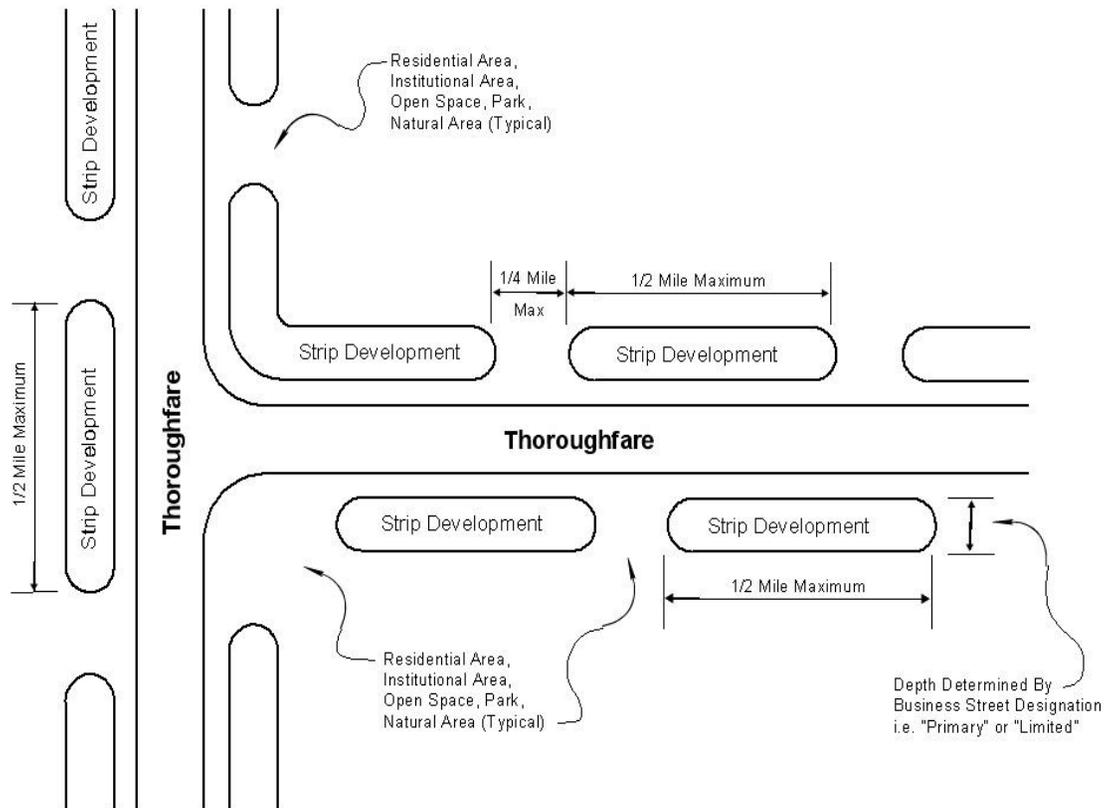
1. I-95 and Goldsboro Road (NC Highway 13) Interchange
2. I-95 and Murphy Road Interchange

BUSINESS STREET DEVELOPMENT

Over the years, Cumberland County has experienced a tremendous amount of commercial development. In many instances, this commercial development occurred along streets that were once rural in character, residential in character, and transformed them into major thoroughfares. Due to this evolution, a Business Street Policy is established, which will designate certain segments of thoroughfares and collector streets as either Limited or Primary Business Streets. After a street is designated as either a primary or limited business street, this policy will address how adjacent development will be treated.

Strip commercial development is a viable part of commercial development in the County. It provides jobs; is conducive for certain types of commercial uses such as car lots, gas stations, fast food restaurants, etc; provides retail and other services the public demands; and it often provides an incubator for business start-ups. The Business Street Concept is a way of acknowledging existing strip commercial development and limiting the creation of any new strip development. This existing strip development should not contain an entire road segment, but be broken up by residential, institutional, open space or natural areas. It should be limited to 1/2 mile segments or to nearest natural area or viable residential area. Future plans should be developed to address specific design standards for strip commercial development.

Designated Business Street Location Criteria



BUSINESS STREET DEVELOPMENT

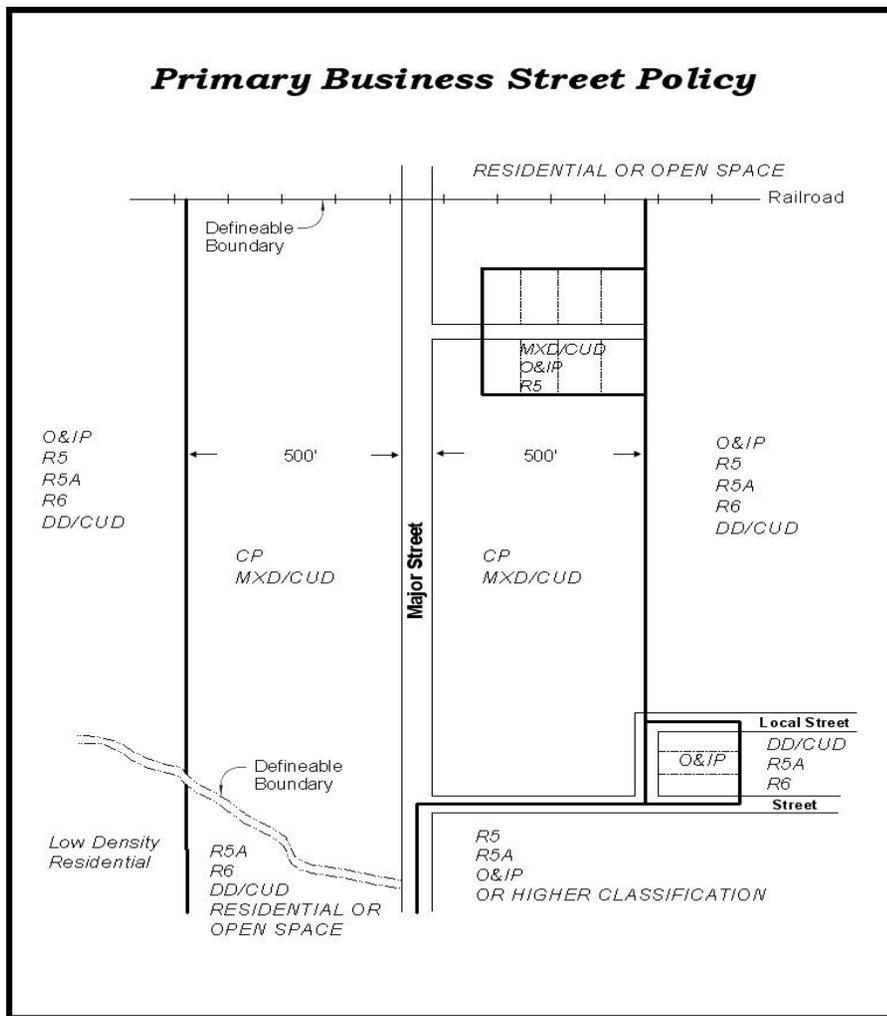
Primary Business Street

Definition

A Primary Business Street consists of large tracts of land with substantial amounts of road frontage and depth. Generally, many of the tracts are developed into a diverse mix of commercial uses. Occasionally, some tracts are undeveloped or are agricultural.

Location Criteria

- Should be within the Sever Service Area
- Should be classified as a Major or Minor Thoroughfare as defined in the Fayetteville Area Metropolitan Planning Organization Highway Plan, 2004
- Lots along the street segment should have road frontage of 200 feet or greater and a depth of 300 feet or greater
- Should have a predominance of non-residential uses
- Primary Business Street designations may be limited to one side of the street when uses on the opposite side of the street will not be adversely affected



Designated Primary Business Street

Cumberland County

1. Both sides of Cumberland Road from Boone Trail eastward to Fayetteville City Limits.
2. Both sides of Gillespie Street from just North of Linwood Road to East Mountain Drive.
3. Both sides of Eastern Boulevard from Fayetteville City Limits northward to Martin Luther King Boulevard.
4. Both sides of I-95 Business from South Main Street to Brooklyn Circle.
5. West side of Ramsey Street from Slocomb Road to just south of Wolfpointe Drive.
6. East side of Ramsey Street from Slocomb Road to Lou Drive.
7. Both sides of McArthur Road from Honeycutt Road to Andrews Road.
8. West side of Murchison Road from Shaw Road to Military Reservation.
9. Both sides of Clinton Road from I-95 overpass to the western loop of Bladen Circle.

Hope Mills

1. Both sides of Hope Mills Road from Camden Road north to Fayetteville City Limits.

Spring Lake

1. Both sides of Bragg Boulevard from southern Military Reservation to northern Military Reservation.
2. South side of NC Highway 210N/Lillington Highway from Bragg Boulevard to Waterway Drive.
3. Both sides of Murchison Road from Bragg Boulevard to Military Reservation.

Stedman

1. Both sides of Clinton Road from Magnolia Church Road to the eastern Town Limits.

Limited Business Street

A Limited Business street designation should only be applied to an existing single family detached residential street that is in transition to a non-residential area. This transition is due to the deterioration in the suitability of a street segment for single family residential use. This could be due to changes in housing conditions, ownership patterns, existing zoning, zoning history, street design, non-conforming uses and existing land use.

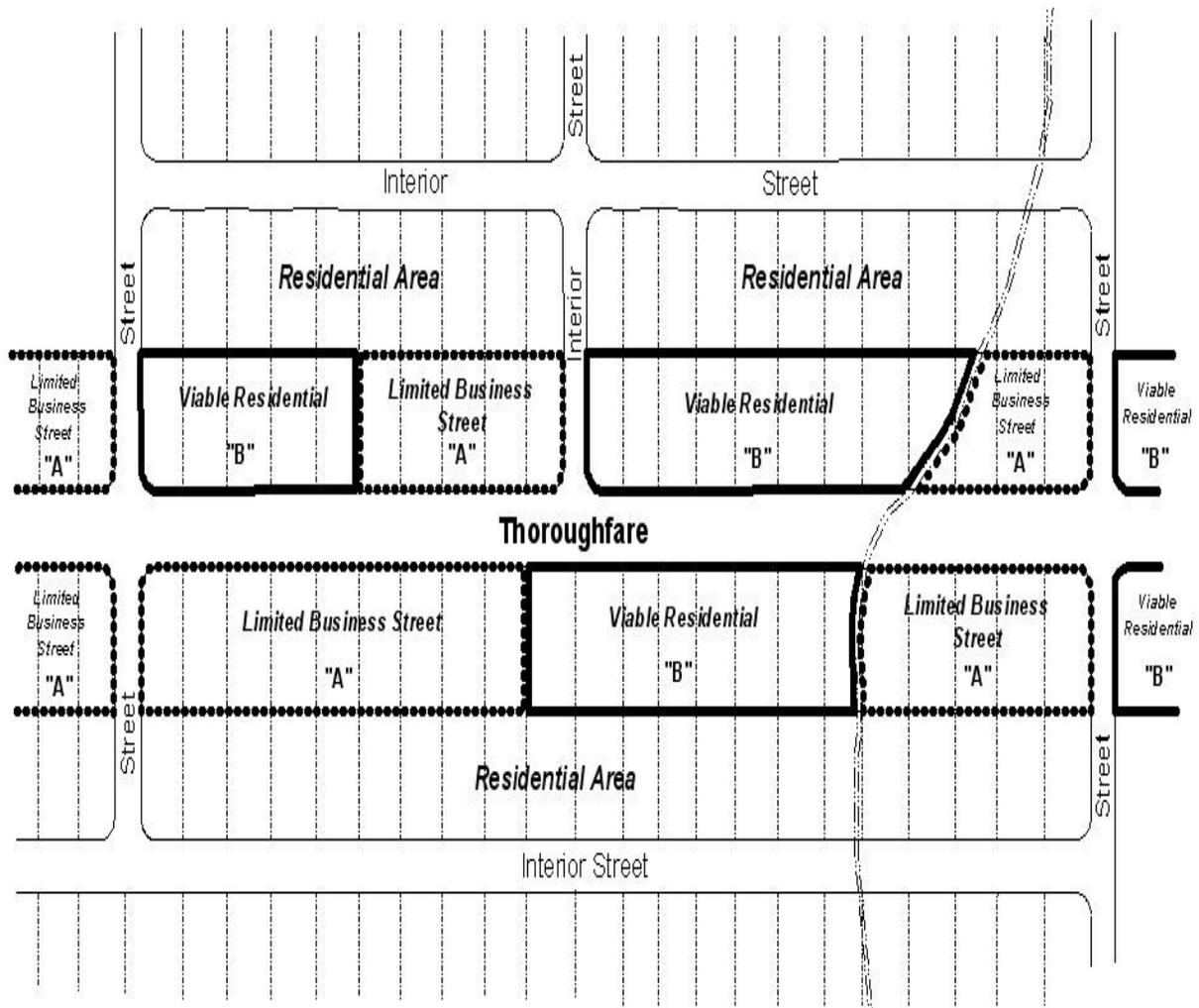
Definition

A Limited Business Street typically has a series of narrow lots with a depth of 150 feet intended for residential use. Additionally, it is usually a street segment undergoing a transition from deteriorating conditions for residential uses to non-residential uses. These conditions include increased traffic volume along the road segment, which is classified as a collector or arterial street, and physical conditions of either the residential structures, or the neighborhood itself. The transition is usually from residential to small retail, service or office uses.

Location Criteria

- Should be within the Sewer Service Area
- Should be classified as an Urban or Major Rural Collector Street as defined in the Collector Street Plan for the Fayetteville Urbanized Area, 2004
- Should be a predominance of non-residential uses along the street segment and/or clearly demonstrated that the property in question is not suitable for residential use
- Lots along the street segment should have less than 200 feet of road frontage and a depth of 200 feet or less
- Limited Business Street designations may be limited to one side of the street when uses on the opposite side of the street will not be adversely affected

Limited Business Street Location Criteria



"A" - Deteriorating residential area that is in transition to light commercial or office (Limited Business Street).

1. All uses oriented to the thoroughfare.
2. No vehicular access to the interior streets.
3. Screening and fencing required along lot lines abutting residential area.
4. No thru traffic or parking lots allowed in the residential area.

"B" - Stable viable residential area to be preserved.

BUSINESS STREET DEVELOPMENT

Designated Limited Business Street

Cumberland County

1. Both sides of Boone Trail from Cumberland Road to Fayetteville City Limits.
2. Both sides of Cumberland Road from Wingate Road to Boone Trail.

Hope Mills

1. Both sides of Main Street from Butler Street to just south of McRae Street.

MIXED USE DEVELOPMENT

Mixed Use Development

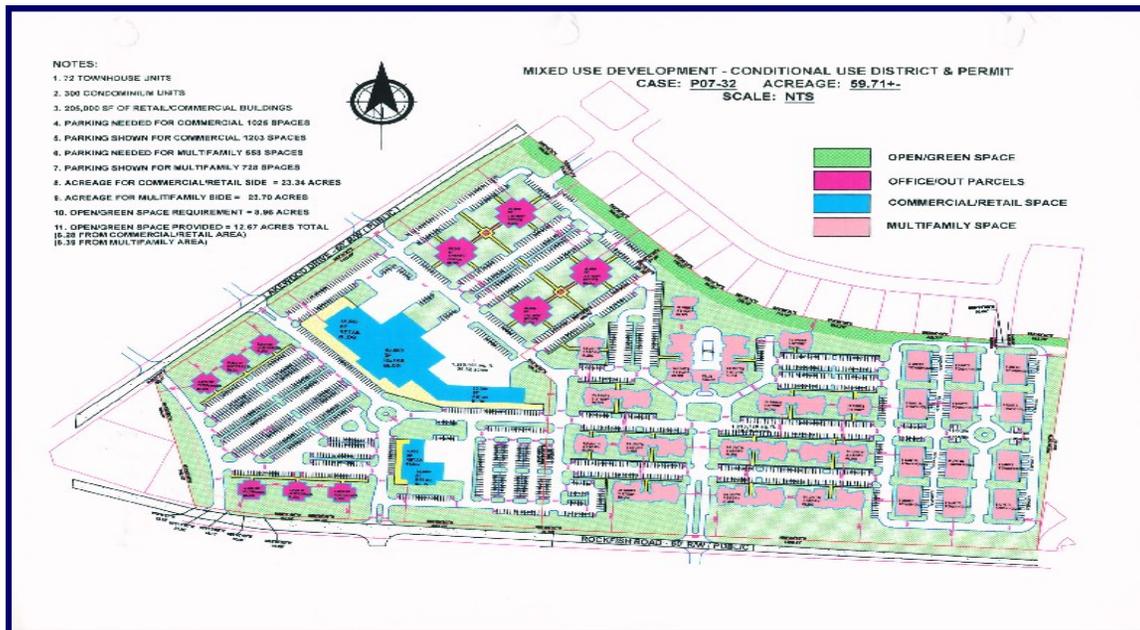
Mixed Use Development can be found in three configurations: Vertical, Horizontal Attached and Horizontal Detached. Vertical Mixed Use is a single structure with the above floors used for residential or office use and the ground floor used for commercial. Horizontal Attached Mixed Use is a single structure which provides commercial use in the portion fronting a street with attached residential or office uses behind. Horizontal Detached Mixed Use is two or more structures on one site which provides commercial uses in the structure fronting the street and residential and office uses in separate structures behind or to the side.

Definition

Mixed Use Development refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site.

Location Criteria

- Public or community water and sewer service required
- Should be minimum of 10 acres
- Located on a minimum designated collector street
- Must be located on a sufficient site that provides adequate area for buffering, screening, landscaping, parking, and required open space
- May be a “Mom & Pop” country store in the rural area
- May require a feasibility study submitted to justify that there are sufficient households in the development to support the commercial area
- Commercial uses should be oriented to residents in the development
- Sliding scale for commercial development
- Separation of mixed uses
- Is a means to promote an alternative to strip commercial development



Office and Institutional Development has characteristics that require specific planning criteria, such as leasable square footage, services provided, minimum yard setbacks, off-street parking, provision of water and sewer and other utilities; access to public streets, sidewalks and bus routes. These planning criteria are specified within the Zoning and Subdivision Ordinances of each of the local jurisdictions and are site-specific. The Land Use Policies Plan contains Location Criteria, which group these planning criteria into broader categories to provide a method of finding general locations suited for Office and Institutional Development.

Objectives

Land Use Planning Objectives are strategic planning actions designed to accomplish a desired result for a specific land use within a planning area. Listed below are the Land Use Planning Objectives for Office and Institutional Development:

- Use office & institutional uses as a transition from commercial to residential development
- Promote efforts that encourage new office & institutional development
- Promote policies that concentrate office & institutional use in parks or clusters
- Provide sufficient zoned office & institutional areas to accommodate the needs of County residents
- Promote pedestrian friendly office & institutional development
- Reduce regulatory measures that hinder office & institutional development

Definition

General office uses and institutional uses serve as a buffer between commercial and residential development or are concentrated in a park. The zoning district classifications for this type of development are: Office and Institutional (O&I) and Planned Office and Institutional (O&I(P)).

Location Criteria

- Public water and sewer desirable
- Should have a direct access to a collector street
- If not developed in an office park, should serve as a transition between commercial and residential uses
- Must be located on a sufficient site that provides adequate area for buffering, screening, and landscaping

Planning for Industrial Development involves examining specific categories which are based upon density. Each category has characteristics that require specific planning criteria. These criteria include, but are not limited to: minimum yard setbacks, off-street parking, availability of water, sewer and other utilities; and access to public streets. These planning criteria are specified within the Zoning and Subdivision Ordinances of each of the local jurisdictions and are site-specific. The Land Use Policies Plan contains Location Criteria, which group these planning criteria into broader categories to provide a method of finding general locations suited for Industrial Development.

Objectives

This section contains the Land Use Planning Objectives for Industrial Development, and the definitions of industrial types, with their specific location criteria.

- Promote the re-development of deteriorating industrial areas
- Promote efforts that encourage new industrial development
- Prohibit residential development in prime industrial areas
- Provide sufficient zoned industrial areas to accommodate the needs of present and future County residents
- Promote the highest concentration of industrial development in areas that have existing, programmed or planned infrastructure
- Locate industrial development so that it has the least impact on residential and other non-compatible uses

Light Industrial /Manufacturing

Definition

Industrial and manufacturing operations that require a limited amount of land area, infrastructure and access and have very few noxious effects on the surrounding properties. The zoning district classifications for this type of development are: M1P, M1 and M Light Manufacturing Districts.

Location Criteria

- Public water and sewer desirable
- Should have a minimum direct access to a public street
- Should not be in a predominantly residential or office & institutional area
- Must be located on a tract that provides adequate area for buffering, screening, and landscaping unless located in an existing or proposed heavy industrial/manufacturing area
- Outside the Special Flood Hazard Area (100-year Flood Area)

Heavy Industrial /Manufacturing

Definition

Industrial and manufacturing operations that require a substantial amount of land area, infrastructure and access and have the potential for noxious effects on the surrounding properties. The zoning district classifications for this type of development are: MP and M2 Heavy Manufacturing Districts.

Location Criteria

- Public water and sewer required
- Should have a minimum direct access to an arterial street
- Should not be in a predominantly residential, office & institutional, or light commercial area
- Must be located on large tracts that provide adequate area for buffering, screening, and landscaping unless located in an existing or proposed heavy industrial/manufacturing area
- Outside the Special Flood Hazard Area (100-year Flood Area)



OPEN SPACE

Open Space, in a broad context, is considered to be a natural resource that is threatened by urban encroachment. The Zoning and Subdivision Ordinances of each of the local jurisdictions address Open Space through specific zoning districts and allowing certain uses within those districts. The Land Use Policies Plan contains Location Criteria, which provide a method of finding general locations suited for Open Space.

Objectives

- Protect and preserve environmentally sensitive areas and natural resources
- Protect wetlands, watercourses and watersheds from pollution
- Provide open space and recreation facilities near the population
- Protect and preserve wildlife habitat areas

Definition

Open Space is defined as land used for recreation, natural resource protection and buffer areas. The primary zoning district classification for this land use category is CD Conservancy District, although public/private recreation facilities operated not for profit, are allowed in all zoning districts if approved by the Board of Adjustment.

Location Criteria

- Should have a minimum direct access to a public or private street
- May be located in an environmentally sensitive area or part of the open space requirements for residential development
- Could include the Special Flood Hazard Area (100-year Flood Area)
- May be designated on the 2030 Growth Vision Plan Map as Conservation Area
- May be designated on the Fort Bragg Small Area Study as an Environmentally Sensitive Area



Agricultural land use, in a broad context, is considered to be a resource that is threatened by urban encroachment. The Zoning and Subdivision Ordinances of each of the local jurisdictions address Agricultural land use through specific zoning districts and allowing certain uses within those districts. The Land Use Policies Plan contains Location Criteria, which provide a method of finding general locations suited for Agricultural land use.

Objectives

- Promote the preservation of farmland areas
- Preserve the rural character of the County
- Protect farming and farming operations from urban encroachment

Definition

Agricultural is defined as land actively being used for farming and forestry purposes. The zoning district classifications for this type of land use are: A1 and A1A Agricultural Districts, although agriculture or rural farm use is allowed in all of the residential zoning districts and planned commercial and planned industrial districts.

Location Criteria

- Should be outside Sewer Service Area, but if inside it must be a bona fide farm
- Existing farm or agricultural operation
- Should meet criteria for Voluntary Agricultural District designation



Definition

LAND USE POLICIES LOCATION CRITERIA MATRIX

Land Use Policies Location Criteria Matrix

CRITERIA	RESIDENTIAL					COMMERCIAL							OFFICE & INSTITUTIONAL	INDUSTRIAL/ MANUFACTURING		OPEN SPACE	AGRICULTURAL
	High Density	Medium Density	Low Density	Suburban Density	Rural Density	Light	Heavy	Activity Node	Regional Shopping Center	Community Shopping Center	Neighborhood Shopping Center	Area Shopping Center		Mixed Use Development	Light		
WATER AND SEWER																	
Public water and sewer required	X	X				X*	X	X	X	X	X				X		
Public or community water and public sewer required			X									X					
Septic system allowed based on soil type, lot size, and distance from public sewer				X													
Individual well and septic system					X												
Public or community water and sewer service desirable												X					
Public water and sewer desirable													X	X			
Should be outside Sewer Service Area, but if inside it must be a bona fide farm																	X
STREETS/ROADS																	
Desirable to be within one-quarter mile of an existing major or minor thoroughfare	X																
Must have direct access to a collector street	X	X				X											
Desirable to be within two miles of an existing major or minor thoroughfare		X															
Must have direct access to a public street			X	X													
May be located in a rural area at the intersection of two collector streets ("mom & pop" country store)						X											
Should have a minimum direct access to a collector street							X										
Should have direct access to a collector street and border a major thoroughfare								X	X								
Bordered by a major arterial street that provides regional accessibility									X								
Bordered by at least two minor arterial streets or by a collector and an arterial street										X							
Bordered by at least an arterial and a collector street											X						
Bordered by a least a collector street												X					
Located on a minimum designated collector street													X				
Should have direct access to a collector street														X			
Should have a minimum direct access to a public street															X		
Should have a minimum direct access to an arterial street																X	
Should have a minimum direct access to a public street or private street																	X
TRANSITION CRITERIA																	
Desirable to be adjacent to existing or zoned medium or high density development, office & institutional or light commercial use	X																
Desirable to be a transition between non-residential and lower density residential areas	X																
Desirable to be a transition between non-residential, higher density and lower density residential areas		X															
May be located along a street that is in transition from residential to non-residential through redevelopment and physical improvements						X*											
Should serve as a transition between heavy commercial, office & institutional or residential development						X											
If not developed in an office park, should serve as a transition between commercial and residential uses														X			

X* - Except for Rural Commercial

CRITERIA	RESIDENTIAL					COMMERCIAL								OFFICE & INSTITUTIONAL	INDUSTRIAL/ MANUFACTURING		OPEN SPACE	AGRICULTURAL
	High Density	Medium Density	Low Density	Suburban Density	Rural Density	Light	Heavy	Activity Node	Regional Shopping Center	Community Shopping Center	Neighborhood Shopping Center	Area Shopping Center	Mixed Use Development		Light	Heavy		
LOCATION																		
Desirable to be within one-half mile of a neighborhood, community, or regional shopping center	X																	
Desirable to be within two miles of a public recreation area	X	X																
Desirable to be located in vertical mixed use development	X	X	X															
Desirable to be within three miles of a recreation area or facility			X															
Desirable to not be located in an area that is a prime industrial site					X													
May be outside the Sewer Service Area					X													
Should have other light commercial uses in the area						X*												
May be located in an Activity Node or in a designated heavy commercial area						X												
Should not be in a predominantly residential, office & institutional or light commercial area							X											
May be co-located with light industrial/manufacturing uses							X											
Could be located in a designated "Activity Node" area							X											
May consist of any commercial use, light & heavy industrial/manufacturing uses as a core or a concentrated large mixed use development								X										
May be located in a designated activity node area									X	X								
Should not be in a predominantly residential or office & institutional area														X				
Should not be in a predominantly residential, office & institutional, or light commercial area															X			
SITE REQUIREMENTS																		
Must be located on a sufficient site that provides adequate area for buffering, screening and landscaping							X							X				
Must be a tract of sufficient size to provide adequate area for buffering, screening and landscaping								X										
Should be a minimum of 50 acres									X									
Should be a minimum of 10 acres										X								
Must be located on a sufficient site that provides adequate area for buffering, screening, landscaping, parking, etc.										X	X	X						
Must be located on a sufficient site that provides adequate area for buffering, screening, landscaping, parking, and required open space													X					
Should be 4 - 10 acres											X							
Should be minimum of 2.5 acres												X						
Should be a minimum of 10 acres													X					
Must be located on a tract that provides adequate area for buffering, screening, and landscaping unless located in an existing or proposed heavy industrial/manufacturing area														X				
Must be located on large tracts that provide adequate area for buffering, screening, and landscaping unless located in an existing or proposed heavy industrial/manufacturing area															X			
May be located in an environmentally sensitive area or part of the open space requirements for residential development																X		

X* - Except for Rural Commercial

CRITERIA	RESIDENTIAL					COMMERCIAL								OFFICE & INSTITUTIONAL	INDUSTRIAL/ MANUFACTURING		OPEN SPACE	AGRICULTURAL
	High Density	Medium Density	Low Density	Suburban Density	Rural Density	Light	Heavy	Activity Node	Regional Shopping Center	Community Shopping Center	Neighborhood Shopping Center	Area Shopping Center	Mixed Use Development		Light	Heavy		
OTHER PLANS																		
Must not be located in any critical area as defined by the Fort Bragg Small Area Study and Fayetteville Airport Plan	X	X																
Must not be located in any defined critical area as defined by the Fort Bragg Small Area Study			X	X														
Could be located in any defined critical area as defined by the Fort Bragg Small Area Study					X													
May be designated on the 2030 Growth Strategy Map as Conservation Area																	X	
May be designated on the Fort Bragg Small Area Study as an environmentally sensitive area																	X	
Should meet criteria for Voluntary Agricultural District designation																	X	
FLOOD/SOILS																		
Development in areas with hydric soils is discouraged	X	X																
Desirable to not be located in the Special Flood Hazard Area (100-year Flood Area)			X															
Must not be an area with hydric soils unless sewer is available			X															
Desirable to be limited to 1 unit per acre in areas with hydric and severe septic tank limitations soils					X													
Outside the Special Flood Hazard Area (100-year Flood Area)														X	X			
Could include the Special Flood Hazard Area (100-year Flood Area)																X		
OTHER																		
Should provide convenient goods and services to the immediate surrounding neighborhood						X												
Should have 3,000 plus households within 5 -10 minute drive market area										X								
May be a "mom & pop" country store in the rural area												X	X					
May require a feasibility study submitted to justify that there are sufficient households in the development to support the commercial area													X					
Commercial uses should be oriented to residents in the development													X					
Sliding scale for commercial development													X					
Separation of mixed uses													X					
Is a means to promote an alternative to strip commercial development													X					
Existing farm or agricultural operation																	X	

X* - Except for Rural Commercial

CUMBERLAND COUNTY PLANNING DEPARTMENT

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**Section responsible for this report
January 2009