SHAW HEIGHTS
LAND USE STUDY

PROCESS

• Assemble Basic Data
• Present Data to Area Residents & Conduct Visioning Session (Feb. 21, 2008)
• Develop Draft Plan Based on Community Vision Session
• Present Draft Plan to Area Residents & Fine Tune Plan (June 26, 2008)
• Planning Board Public Hearing (August 5, 2008)
• Planning Board Recommendation to Board of Commissioners
• 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
17 Septic tank repairs

Legend

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

Moderate
Slight
Unclassified

Water Bodies
Septic Tank Repairs

Note: Llb (Lakeland) soils are shown as slight for septic tank suitability, but according to Soil Survey of Cumberland and Hoke Counties this soil is known for its poor filtration ability which may lead to ground water contamination.
- No Flood Plain
- No Hydric Soils
- No Wetland
Within the Little Cross Creek Watershed

(Controls are needed when greater than 24% built-upon. Cannot exceed 70% built-upon)
Slope Analysis

- 90% - Slope 0% to 8%
- 10% - Slope 8% to 12%
Vegetative Cover
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
Existing Utilities

- Water Available
- Limited Sewer
- Natural Gas
- Regional Access
- Inter-Urban Route
- Transit Service
Shaw Road Realignments

- 5 Alternatives

Legend
- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Alternative #1
- Alternative #2
- Alternative #3
- Alternative #4
- Alternative #5

Shaw Heights Land Use Study
Shaw Road Realignment Alternatives

CUMBERLAND COUNTY
• 72% Residential
• 8% Commercial
• 21% Vacant
Existing Housing Types

- 72% Single Family
- 3% Duplexes
- 20% M-H Parks
- 3% Apartments
Year Built

- 29% Before 1949
- 60% Between 1950 - 1960
- 9% Between 1970 - 1989
- 2% Since 1990
Existing Zoning

- 70% - R6A
- 13% - R6
- 9% - C3
- 8% - Other
- Urban
- Important Land
Recent Activities
Shaw Heights Land Use Study
Government Owned Property

Legend
- - - - Study Boundary
- - - - Proposed I-295 Right-of-Way
- - - - Proposed I-295 End of Pavement
City of Fayetteville
Fayetteville Metropolitan Housing Authority
NC Department of Transportation
Cumberland County

Government Property
Social and Economic Factors

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

Exhibit 1 - Population by Gender
- 53% Male
- 47% Female

Exhibit 2 - Population by Age
- Children under 5: 11.0%
- School Age Children (5-19): 21.0%
- Adults Working Age (20-64): 65.0%
- Adults 65+: 3.0%

Exhibit 3 - Population by Poverty Level
- Income At or Above Poverty Level: 68.0%
- Income Below Poverty Level: 32.0%

Exhibit 4 - Population by Racial Breakdown
- Black: 27%
- White: 68%
- Other: 5%
Crime Rate Dropped 87% Between 1997 and 2007

Demographics
**Exhibit 8 - Housing by Occupancy**
- Owner Occupied: 81.0%
- Renter Occupied: 19.0%

**Exhibit 7 - Housing Data**
- Occupied: 65%
- Vacant: 35%

**Exhibit 9 - Family Households**
- Married Couple Family: 51%
- Single - Female Householder Family: 49%

**Exhibit 10 - Single-Female Head of Household**
- w/own child < 18 yrs. Old: 66%
- w/o/own child < 18 yrs. Old: 34%

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**Demographics**
Demographics

- 19% Owner Occupied
AREA SOCIAL PROFILE

Demographics

• Between 20 and 60 Years Old
• African American
• High School Graduate
• At or Above the Poverty Level
• Renter
Murchison Road Study

Murchison Road (Preferred Case)

* 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 Public 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
**Visions:**

- Attractive Permanent Housing
- Public Sewer
- Park Facilities
- Change Image of the Area
- Sidewalks
- Decent commercial & Industrial Development

**Assets:**

- Proximity to Military Reservation & Colleges
- Affordable Homes
- Large Available Lots
- Public Transportation
- Good Road Access

**Liabilities**

- No Public Sewer
- Substandard Housing
- Lack of Recreation Facilities
- Area Housing Unofficially off Limits to Military
- Lack of Sidewalks
- No Garbage Collection

Public Input
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
Provide sewer trunk lines to the Area
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)
Recommended Typical Collector Street Cross-Section
Create Entrance Corridor Overlay District

• Joint Appearance Commission
• Fayetteville Planning Department
• County Planning & Inspections Department
Recommendations
SHAW HEIGHTS
LAND USE PLAN

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

June 2008