

**NORTH  
FAYETTEVILLE  
AREA PLAN**

**A CUMBERLAND COUNTY –  
CITY OF FAYETTEVILLE  
JOINT PROJECT**

**North Fayetteville Study**

November, 2002



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## EXECUTIVE SUMMARY

Land Use Planning is often influenced by factors such as transportation improvements, provision of utilities (water and sanitary sewer), growth patterns and population changes. During the past four years, Cumberland County has initiated a series of detailed land use plans for regions of Cumberland County that will be impacted by the completion of the Outer Loop and the availability of public water and sewer (see **Area Land Use Plans Map**).

The North Fayetteville Area was a candidate for a joint study by the Cumberland County Joint Planning Board and the Fayetteville Planning Commission because activities, both current and past, have generated a need for this Study. In the North Fayetteville Study Area, the population has grown over 45% between 1980 and 2000 versus the overall County rate of 23%. Construction of the Outer Loop has begun, which opens the northern and eastern portion of the County to direct access to the Military Reservation and Mall Area, as well as linking other portions of the County to Interstate 95. That will have impacts on both the City and the unincorporated area of the County. Considering that the towns of Wade, Falcon, and Godwin are in the process of installing public sewer as well the extension of sewer to portions of the Study Area, there will be a significant amount of land with public services available for development. There has been an increase in land changed from residential zoning to commercial zoning indicating that the private sector is preparing for development of commercial activities. In addition the traffic in the Area has increased and the trend is expected to continue well into the future.

The Study Area, whose boundaries were determined by the two planning staffs, consists of approximately 9,270 acres with 3,662 acres (40%) within Fayetteville's Corporate Limits and 5,608 acres (60%) in the unincorporated area. The two Planning Boards adopted the boundary area as recommended by the two staffs, and approved the establishment of the North Fayetteville Citizens Planning Committee, in order to get input from the citizens within the Study Area.

The planning process began with a vision session held on September 13, 2001 at the College Lakes Recreation Center. Approximately 106 residents were present and they completed 88 questionnaires. Volunteers were solicited to serve on a Citizens Planning Committee charged to develop a Plan with facilitation from the Planning Staffs. The North Fayetteville Study Area Citizens Planning Committee met 8 times between October 2001 and May 2002 in monthly meetings. On June 6, 2002 the Citizens Planning Committee proposed the North Fayetteville Land Use Plan Map by presenting it to the residents at a second community-wide meeting for feedback. The input gathered at this second community meeting was used to make modifications on the Plan, which were considered at the final meeting of the North Fayetteville Area Citizens Planning Committee. The Committee also allowed individual property owners to appear before them to request changes on the recommended Plan. On September 24, 2002 at Pine Forest High School, a joint public hearing was held by the Cumberland County Joint Planning Board and the Fayetteville Planning Commission on the proposed Land Use Plan Map. At this joint meeting a Joint Subcommittee (consisting of three members of the Cumberland County Joint Planning Board and three members of the Fayetteville Planning Commission) was formed to consider all the property owners' requests for changes on the proposed Plan Map. On October 10, 2002, the Joint Subcommittee held a meeting at College Lakes Recreation Center and heard requests for map changes from property owners and made recommendations to the Cumberland County Joint Planning Board and the Fayetteville Planning Commission at a joint meeting on October 29, 2002 at City Hall. At this meeting both boards endorsed the proposed Land Use Plan Map and asked the Joint Subcommittee to review the Plan document and present its recommendations at the January 28, 2003 meeting with the two planning boards.

This Study takes a critical look at the North Fayetteville Study Area by defining existing conditions, and assessing the positive and negative aspects of the Area.

According to 2000 Census figures, the Area's population is approximately 16,558 persons. This is a 16% increase from the 1990 Census. Based on a field survey by the Planning Staffs, the current population in the

Area is estimated to be 17,393 persons. Other 2000 Census data shows that the population per square mile has increased 16% (1,324 person per square mile), and the persons per household have decreased from 2.64 to 2.52. The number of housing units has increased by 24%. A breakdown of the housing types shows that 59% of the housing units are single-family dwellings, 33% multi-family and 8% manufactured homes. An analysis of the housing in the Area shows that 40% of the housing units were built between 1960 and 1979, 38% between 1980 and 1999. The 2030 projected population in the Area is between 21,679 and 30,162 persons.

The primary transportation routes through the Area include Ramsey Street, McArthur Road, Andrews Road, Honeycutt Road, Stacey Weaver Drive/Rosehill Road, Tokay Drive, and Country Club Drive. Many of these roads will be inundated with vehicular traffic once the first leg of the Outer Loop is completed, reaching from the interchange of Interstate 95/Highway 13 to Ramsey Street. This new road provides a direct access to the northeastern part of Cumberland County for the area west of Cape Fear River. The Study addresses both existing and proposed vehicular transportation. There is also a great need to address pedestrian transportation in the Area. This pedestrian transportation includes bus service, sidewalks, bike/pedestrian trails as well as cross walks at major intersections.

The Study found that the Eureka Springs Area has a mixture of problems that requires more detailed neighborhood planning. This neighborhood planning should address housing conditions, infrastructure improvements, drainage, street improvements, code enforcement, and other quality of life issues. The location of a major interchange with the Outer Loop at McArthur Road in this location will have a large impact on the Eureka Springs Area and could create the possibilities for high intensity type development.

A key issue brought out in the planning process was the need to maintain and improve the image and the visual appearance of the entranceways and major streets in the Area. The following items need to be addressed: incompatible land use, lack of landscaping, lack of adequate sign controls, the general un-kept condition of property, possible underground wiring, and banning billboards.

Outlined below are recommendations and an Action Plan to address the issues identified in the Study, in order to improve the economic vitality and quality of life of the Study Area.

## **RECOMMENDATIONS**

### **General**

There were some general concepts recommended in the Cumberland County 2010 Land Use Plan, adopted by the County Board of Commissioners and Fayetteville City Council that are endorsed by this Study. These concepts are the: 1) Urban Services Area, 2) Municipal Influence Area, 3) Nodal/Corridor Urban Form, and 4) Designated Entrance Corridor.

### **The Land Use Plan**

The recommended land use plan delineated areas for planned commercial, residential (Suburban, Low, and Medium Density), office and institutional, planned industrial, and open space as shown on **Map 1 - North Fayetteville Study Area Recommended Land Use Plan**.

In developing the Land Use Plan Map, the North Fayetteville Study Area Citizens Planning Committee made efforts to provide areas for industrial expansion; accommodate existing and future commercial needs without stripping the major corridors; enable expansion of office and institutional uses; provide for various densities of new residential development; concentrate higher density residential development in areas with adequate utilities; and provide environmental corridors and open space areas. A non-residential activity node was designated at the proposed interchange of the Outer Loop and McArthur Road with a recommendation that a more detailed plan be prepared once the interchange design is finalized.



## **Utilities**

The North Fayetteville Study Area Citizens Planning Committee ranked utilities as the number two goal of the Plan. Adequate utilities are a must for economic development. Utility plans must address the provision of new facilities in the unincorporated portion of the Study Area. All development occurring in this area must have public water and sewer service. The standards for these utilities should meet those of the Public Works Commission so that future annexations will not require retrofitting these facilities.

## **Transportation**

Transportation recommendations are made for both vehicular and pedestrian circulation. As stated above, the construction of the Outer Loop will have a tremendous impact on the North Fayetteville Study Area. The only north/south connectors in the Area are McArthur Road and Ramsey Street. The Plan proposes a recreation area adjacent to Pine Forest High School, which will be severed from the community to the south by the Outer Loop. There should be either a connector road or a pedestrian trail connecting the southern community to the school and recreation area. There should also be a north/south connector road between McCloskey and Andrews Roads.

Existing streets will require improvements due to the construction of the Outer Loop. These streets include Andrews Road, McArthur Road, and Stacey Weaver Drive/Rosehill Road. The improvements recommended include multi-lanes with a boulevard type cross-section, landscaping, and sidewalks.

The Fayetteville Metropolitan Area Congestion Management Plan, adopted by the Transportation Advisory Committee (TAC) on January 30, 2002, calls for the creation of a countywide transit system. Park and ride lots, and bus pull-offs with shelters should be provided wherever practical. The extension of mass transit service into other parts of the Study Area will provide access to key recreation facilities, the library, educational facilities, commercial areas, and concentrated residential areas.

Pedestrian circulation recommendations include the installation of sidewalks and pedestrian/greenway trails. Sidewalks are proposed along both sides of Honeycutt Road, McArthur Road, Andrews Road, Tokay Drive, Stacey Weaver Drive/Rosehill Road, Ramsey Street, and Law Road. All new development should have sidewalks at a minimum on one side of the street determined at the initial approval of the subdivision plan. Greenway/pedestrian trails are recommended along the natural drainage areas as denoted on the Plan. These pedestrian walks and trails should connect shopping, residential, recreation, governmental, schools, and cultural facilities. The trails should also connect with the proposed Cape Fear River greenway/pedestrian trail. Funds for these improvements can be programmed into the Capital Improvement Plan and funded through local, State, Federal and private funds.

## **Improve the Area's visual appearance and image**

The Committee recommended implementing the "Designated Entrance Corridor Concept", which proposes planting street trees and other landscaping along all entrances into the Urban Area. This designation is proposed for the Outer Loop, Ramsey Street, McArthur Road, Andrews Road, Honeycutt Road, and Stacey Weaver Drive/Rosehill Road. This includes heavy landscaping the interchanges on the Outer Loop at Ramsey Street and McArthur Road, placing overhead wires underground (when possible), requiring site landscaping for development along these streets, exercising sign control including banning billboards along the Outer Loop, limiting curb cuts along the major roads, and strictly enforcing minimum housing standards.

## **Miscellaneous**

There are some miscellaneous recommendations that do not fit into the broad categories outlined in this document. Implementing these miscellaneous recommendations will complement other recommendations in this document and enhance the overall vision for the North Fayetteville Area.

These miscellaneous recommendations are:

- a). Install bus shelters at key stops and bus pull offs along major thoroughfares
- b). Promote measures to save existing trees
- c). Exercise stronger sign controls along Designated Entrance Corridors
- d). Erect Fayetteville identification and entrance sign on major entrance corridors
- e). Enforce existing City & County codes more strictly
- f). Install crosswalks at all major intersections
- g). Promote measures that would protect the Cape Fear River, creeks, streams, drainage ways, scenic sites, natural areas, and other significant resources, such as a Conservation Zoning District for the City of Fayetteville
- h). Support an effort to get the County Community Development Department to look at the Eureka Springs Area for concentrated rehabilitation to include infrastructure improvements, housing rehabilitation, street improvements, etc. This effort should be included as part of the refinement of the Plan for this area after the interchange design at McArthur Road and the Outer Loop's alignment is determined.

### **Establish North Fayetteville Area Citizens Planning Committee**

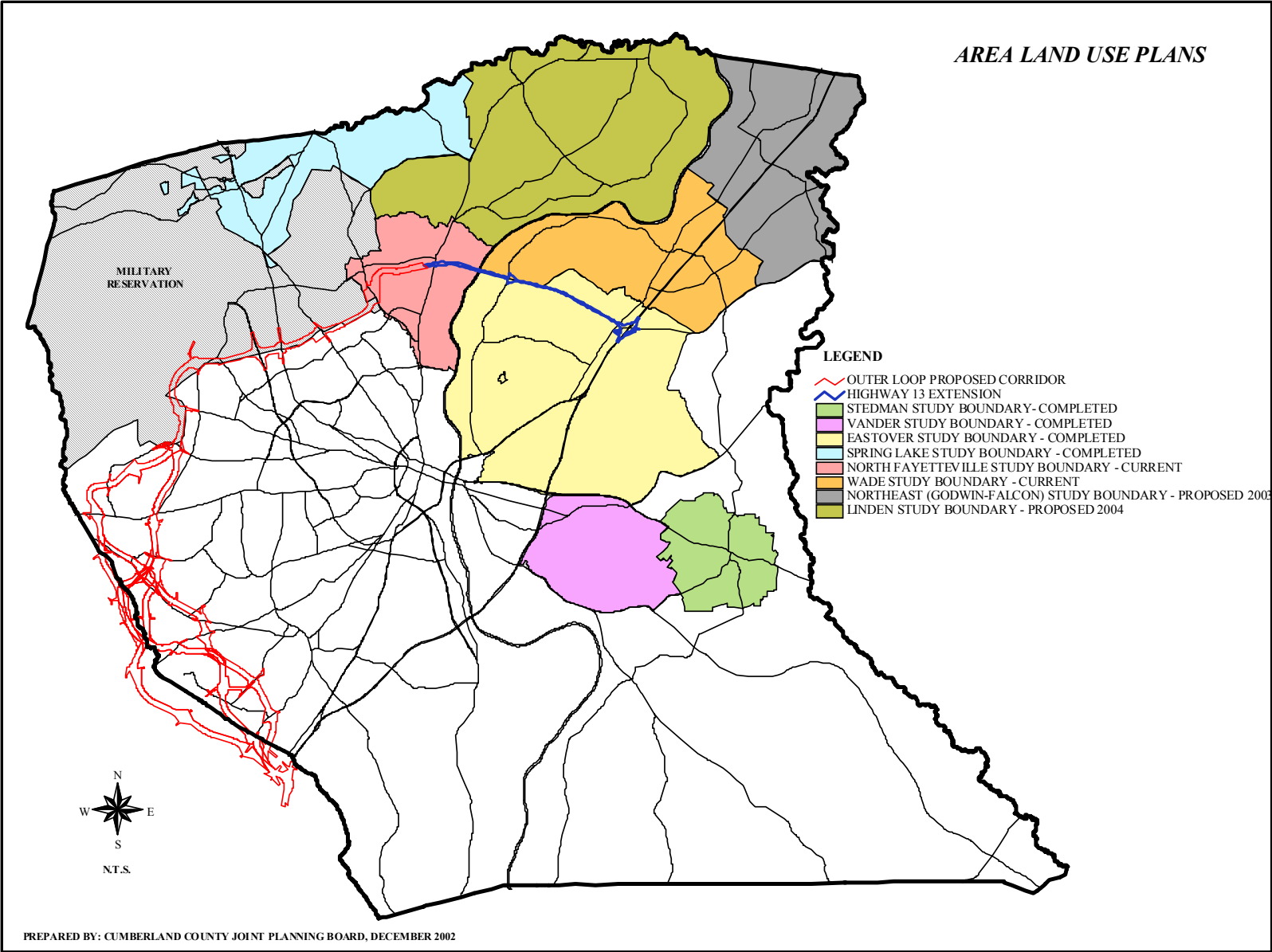
The North Fayetteville Study Area Citizens Planning Committee played a major role in the development of the North Fayetteville Area Land Use Plan. In doing so, they have a great deal of insight and information about the Area. This group, loosely organized, should continue to exist, in order to provide a communication link between the community, the County and City Planning Staff, and the County Planning Board and City Planning Commission. There could be annual updates to this Committee by the Planning Staffs and a mechanism put in place to inform the group leader of any planning related matters in the Area. Establishing this group also will provide an organization in the community that can serve as the citizens' voice when the Plan is to be updated.

## ACTION PLAN

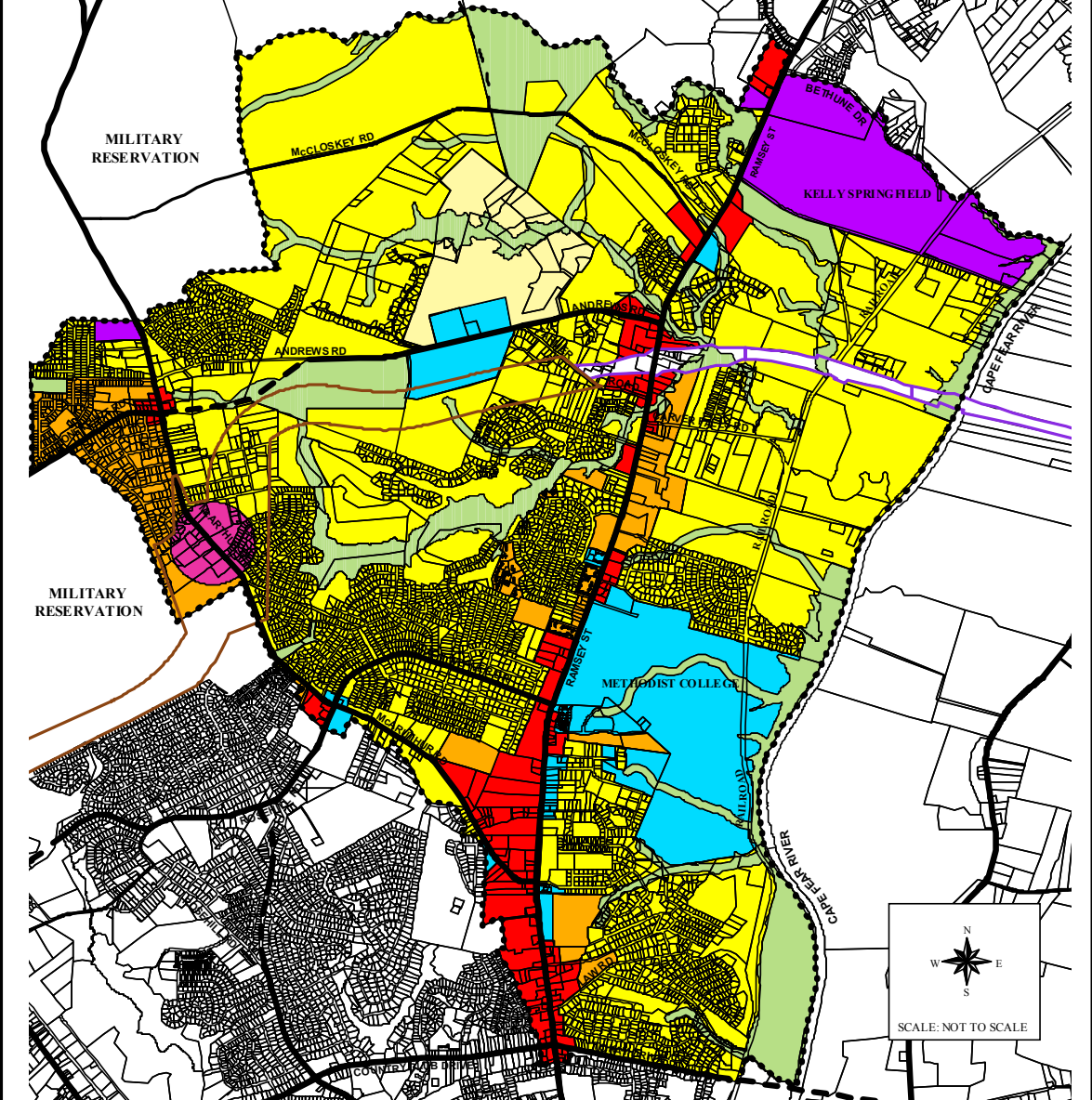
In order to implement the recommendations outlined in the Executive Summary, a course of action by the various governing bodies, governmental agencies, the private sector, stakeholders, and citizens must be charted. This course of action is called an action plan and may consist of both long and short-term measures to achieve the objectives of the Plan. Although some long-term objectives may be achieved as a result of adopted actions, the action plan contains items that should be implemented in the short term. These actions include the following:

- Develop incentives to promote infill development inside of the Outer Loop.
- Promote the Public Works Commission (PWC) “Smart Growth Incentive Program”.
- Develop a conservation zoning district for the City of Fayetteville.
- Develop a mechanism within the City and County code of ordinances to allow higher density single-family development on individual lots within the Study Area.
- The City and County develop mixed-use ordinances.
- The City and County develop an ordinance restricting billboards on the entire length of the Outer Loop.
- Creation of uniform sign regulations and compatible zoning districts by the City and County.
- The City and County reexamine and update the Land Use Policies Plan to be used in conjunction with the Land Use Plan.
- The County initiate a neighborhood plan for improvements in the Eureka Springs Area, utilizing Community Development and other funding sources.
- Create a regional transit authority.
- City and County adopt a resolution endorsing the provision of pedestrian access between the Pine Forest High School area and the neighborhoods to the south bisected by the Outer Loop.
- County adopt a landscape ordinance.
- Prepare a Joint Parks Acquisition and Recreation Plan.

*AREA LAND USE PLANS*



**MAP 1**  
**NORTH FAYETTEVILLE STUDY AREA RECOMMENDED LAND USE PLAN**



LEGEND		LAND USE CLASSIFICATIONS	
●●● STUDY AREA BOUNDARY	EXISTING THOROUGHFARE	■ SUBURBAN DENSITY RESIDENTIAL	■ OPEN SPACE
— PROPOSED THOROUGHFARE	— MAJOR THOROUGHFARE	■ LOW DENSITY RESIDENTIAL	■ COMMERCIAL
— MAJOR THOROUGHFARE	— MINOR THOROUGHFARE	■ MEDIUM DENSITY RESIDENTIAL	■ ACTIVITY NODE
— MINOR THOROUGHFARE	□ HIGHWAY 13 EXTENSION RIGHT-OF-WAY	■ OFFICE & INSTITUTIONAL	■ INDUSTRIAL
□ OUTER LOOP PROPOSED CORRIDOR			

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

# INTRODUCTION

The Cumberland County 2010 Land Use Plan is a “generalized” land use plan in terms of providing overall goals, guidelines, policies, and an urban form for development in the City and County. This Plan is considered the first phase of the land use planning process. The second phase consists of developing “detailed” plans for specific geographic areas in the County. The North Fayetteville Area, due to changes presently occurring in the Area, needs a more detailed plan.

The purpose of this document is to present the detailed land use plan that has been developed recently for the North Fayetteville Area. It takes a comprehensive view of all existing features, policies, and conditions that may impact the development of the Area. The cornerstone of the Plan’s development was public participation. The North Fayetteville Study Area Citizens Planning Committee, a group of citizen volunteers from the Area, worked with Planning Staffs’ facilitation to develop the Plan.

This report is organized as follows: the first portion is an executive summary with recommendations and an action plan for the Area, while the second portion examines existing conditions which include population, economic, and housing characteristics; community facilities and services; land use; zoning and zoning history; military impacts; environmental conditions; historic resources; past plans, policies and regulations; and citizen input. The final portion of the report contains the detailed recommendations and a short-term action plan.

# OVERVIEW

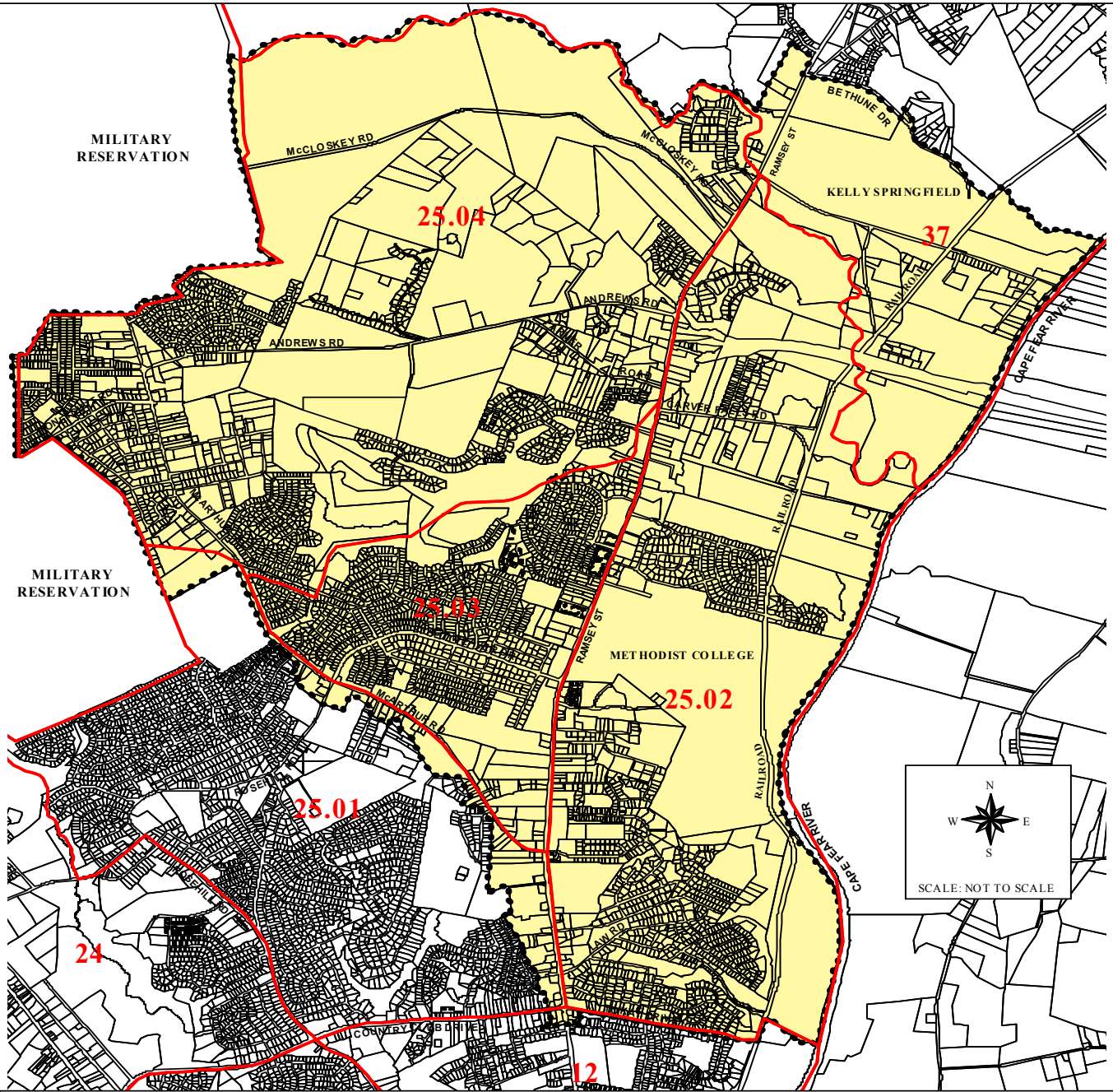
The North Fayetteville Study Area is located in the north central portion of the County. It consists of approximately 9,270 acres, with 3,662 acres (40% of the Study area) within the City Limits of Fayetteville and the remaining 5,608 acres in the unincorporated portion of the County. The Kelly Springfield Tire Manufacturing Plant, which is the County’s third largest employer, is located in the Area. The 650-acre campus of Methodist College is also located in the Area. A significant amount of development in the Area consists of many large single-family subdivisions (College Lakes, Kinwood, Kings Grant, Greystone Farms, College Downs, Ascot, Tokay, Woodcliff, Fairfield Farms, Kinwood By The River, North Lake, Longview Acres, Eureka Springs, Woodbridge, Oakland etc.).

The boundaries of the Study Area are as follows: on the west by the Fort Bragg Military Reservation Boundary, and generally lots on the south side of McArthur Road; on the east by the Cape Fear River; on the north generally by Bethune Drive and an unnamed tributary that runs to the Cape Fear River; and on the south by Tokay Drive as illustrated in **Map 2 - North Fayetteville Study Area Boundary**. The Study Area comprises Census Tracts 25.02, 25.03, 25.04, and portions of Tracts 12, 25.01, and 37.

Changes in the Area have prompted a need to develop a more detailed long-range plan. These changes include a 45% growth in the population between 1980 and 2000 (as compared to 23% for the entire County), the construction of the Outer Loop from Interstate 95 to Ramsey Street, an increase in commercial development in the Area, more land with access to public water and sewer, and an increase in the amount of traffic in the Area.

MAP 2

**NORTH FAYETTEVILLE STUDY AREA BOUNDARY**



LEGEND



CENSUS TRACTS



STUDY AREA

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

# THE PROCESS

The process used in the development of the North Fayetteville Area Detailed Land Use Plan was very similar to the one used to develop the Cumberland County 2010 Land Use Plan. The cornerstone in the process is genuine citizen participation. Efforts were made to get the citizens to play a more active role in the Plan development, adoption, and implementation. The Plan development process included the following:

- A. Develop a definition of the study area;
- B. Develop data collection method(s) to be utilized;
- C. Collect and analyze general information and physical, social and economic data;
- D. Conduct a vision session with residents in the area, and establish a citizens planning committee;
- E. Compile and analyze citizen input;
- F. Develop a base map and map data;
- G. Conduct work session(s) with a citizens planning committee; conduct a "crash" course in land use planning; and select a citizen to serve as an area spokesperson;
- H. Formulate goals and develop a preliminary land use plan with the citizens planning committee;
- I. Conduct a citizen meeting to present goals, review and gather feedback on the preliminary land use plan; and establish a mechanism for a citizens planning committee;
- J. Review the citizen meeting feedback with the committee spokesperson and planning committee;
- K. Hold a public hearing at a joint meeting of the County Planning Board and the City Planning Commission to address individual concerns dealing with the Land Use Plan map;
- L. Assemble the draft North Fayetteville Area Detailed Land Use Plan document;
- M. Present the Plan document to the North Fayetteville Area Joint Planning Subcommittee (three members from the County Joint Planning Board and the Fayetteville Planning Commission) for review and forwarding to the County Planning Board and the City Planning Commission;
- N. Hold a public hearing by County Planning Board and Fayetteville Planning Commission;
- O. Present the Plan to the Board of Commissioners and the Fayetteville City Council for adoption; and
- P. Implement the Plan.



# EXISTING CONDITIONS

Planning for the future of the North Fayetteville Area includes consideration of an inventory of existing conditions, consisting of topics such as population and economic characteristics, housing, transportation, existing land use and zoning, as well as annexation and zoning history.

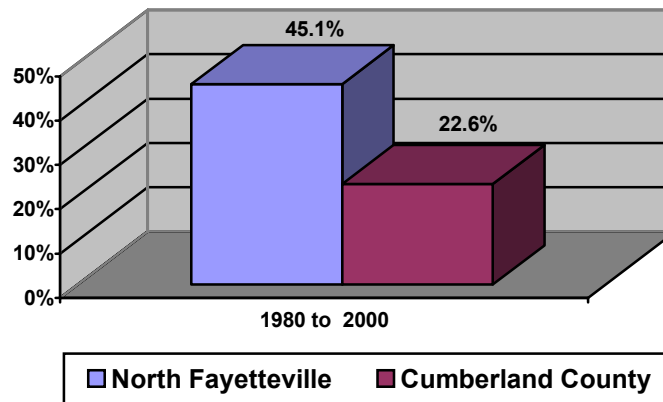
## POPULATION CHARACTERISTICS

The Census reports from 1980 through 2000 provided a wealth of data about the population and economic characteristics of the North Fayetteville Study Area. The Planning Staffs have assembled Census data for the Study Area based upon Census Tracts that make up the Area. As illustrated in **Map 2 – North Fayetteville Study Area Boundary** above, Census Tracts 25.02, 25.03, 25.04 are located entirely within the Study Area and portions of Census Tracts 12, 25.01, and 37 are partially within the Area. The Census data for the three whole tracts provides the basis for the following information: current estimate of population, population growth trends, age, income and labor force characteristics, mobility information and population projections.

### Current Estimate

A field survey has been conducted of land use and housing within the Study Area. Based upon the current count of housing units in the Area (as of October 2002) and the number of persons per household from the 2000 Census, the estimated current population within the Study Area is 17,395 persons. According to Census data, the population in the North Fayetteville Area increased from 11,411 in 1980 to 16,558 persons in 2000. This addition of 5,147 people reflects a 45.11% increase during the 20-year period. In contrast, the overall population in Cumberland County grew 22.6% as shown in **Exhibit 1 - Population Change 1980-2000**.

**Exhibit 1 - Population Change 1980 – 2000 (in %)**



Data Source: Fayetteville Planning Department - October 2002

### Population Changes

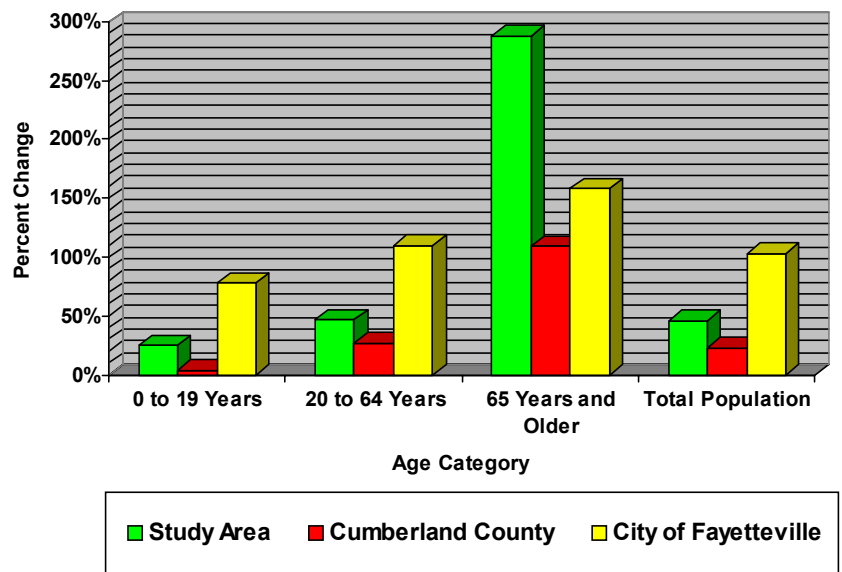
The North Fayetteville Study Area makes up 2.19% of the County's total land area (421,568 acres including Fort Bragg acreage). According to the 1980 Census, the North Fayetteville Study Area contained approximately 4.62% of the County's total population as compared to 5.21% in 1990. According to the 2000 Census, the Study Area's share had grown to 5.47% of the total County population. Examination of the total population within the Study Area reveals that it is made up of two components: household and group quarters populations. The household population lives in single-family homes, multi-family housing complexes and manufactured homes. The group quarters' population lives in the dormitories at Methodist College and in

facilities such as the . nursing home on Treetop Drive. During 1980, the household population made up 97.2% of the total Study Area population and group quarters comprised the remaining 2.8%. By 2000, the household population had decreased to 95.6%, while the group quarters had increased 4.4%. The group quarters' population will likely increase as Methodist College builds new dormitories.

**Age Characteristics**

The age characteristics of the population are illustrated in **Exhibit 2 - Comparison of Age Characteristics 1980 - 2000**. This exhibit shows that within the total population of the North Fayetteville Study Area, the elderly age group (65 years of age and older) increased significantly, 288%, over the 20 - year period. Even though this age group increased significantly, as of 2000, this group only comprised 7.3% of the total Study Area population. This age group made up 7.72% of the total County population in 2000, compared to 10.96% of the total population within the City of Fayetteville. The age groups 0 to 19 and 20 to 64 years have had a moderate amount of growth between 1980 and 2000.

**Exhibit 2 - Comparison of Age Characteristics 1980 - 2000**



Data Source: Fayetteville Planning Department - October 2002

**Population Projections**

The Planning Staff prepared population projections for the North Fayetteville Study Area for the years 2010, 2020, and 2030. There are numerous methods, techniques, and models available for making projections. In preparing these projections, the Staff used two techniques: the trend extrapolation and the ratio-share method. These techniques and models resulted in five projected population projections for the various years as illustrated in **Exhibit 3 - North Fayetteville Area Population Projections Summary 2010 - 2030**. According to these techniques the population projections for 2010 ranges from 18,256 to 20,105 persons; 2020 estimates range from 20,014 to 24,558 persons; and 2030 estimates range from 21,679 to 30,162 persons. The average of the five methods for the various decades are 19,076 persons for 2010, 21,868 persons for 2020, and 24,966 persons for 2030. The Planning Staffs also acknowledge that these projections may be impacted by the construction of the Outer Loop, the availability of public water and sewer in the Wade, Falcon, Godwin, and Eastover area, and the possibility of the location of a major industry or commercial entity in the immediate area.

### Exhibit 3 - North Fayetteville Area Population Projections Summary 2010 - 2030

Projection Methods	1980	1990	2000	2010	2020	2030
Trend Extrapolation #1- Arithmetic Model Based on 10 years of Past Growth (1990-2000)	11,411	14,308	16,558	18,777	20,996	23,215
Trend Extrapolation #2- Arithmetic Model Based on 20 years of Past Growth (1980-2000)	11,411	14,308	16,558	19,114	21,668	24,224
Trend Extrapolation #3- Geometric Model Based on 10 years of Past Growth (1990-2000)	11,411	14,308	16,558	19,128	22,105	25,553
Trend Extrapolation #4- Geometric Model Based on 20 years of Past Growth (1980-2000)	11,411	14,308	16,558	20,105	24,558	30,162
Ratio-Share Method	11,411	14,308	16,558	18,256	20,014	21,679
Average	11,411	14,308	16,558	19,076	21,868	24,966

Data Source: Fayetteville Planning Department - October 2002

*Note: For Trend Extrapolations #1 to #4, the 2000 Census population in each of the 3 whole Census Tracts in the Area (25.02, 25.03, and 25.04) was projected into the future. The population in the 3 split Census Tracts (12, 25.01, and 37) was assumed to remain the same.*

## ECONOMIC CHARACTERISTICS

### Income Characteristics

Income characteristics were also examined within the Study Area. **Exhibit 4 - North Fayetteville 2000 Census Income Data** shows that the median household income in the North Fayetteville Study Area (\$42,059) was higher than the County or City of Fayetteville. This is also the case for median family income and per capita income. The percentage of persons with an income below the poverty level in the Study Area (10.6%) was less than in the County and the City. This data is similar to other Census income data over the past 20 years. The North Fayetteville Area has consistently had a higher median household income levels than in Fayetteville and the County. Additionally, the Study Area has experienced a greater increase in the median household income than has the County and Fayetteville.

### Exhibit 4 - North Fayetteville 2000 Census Income Data

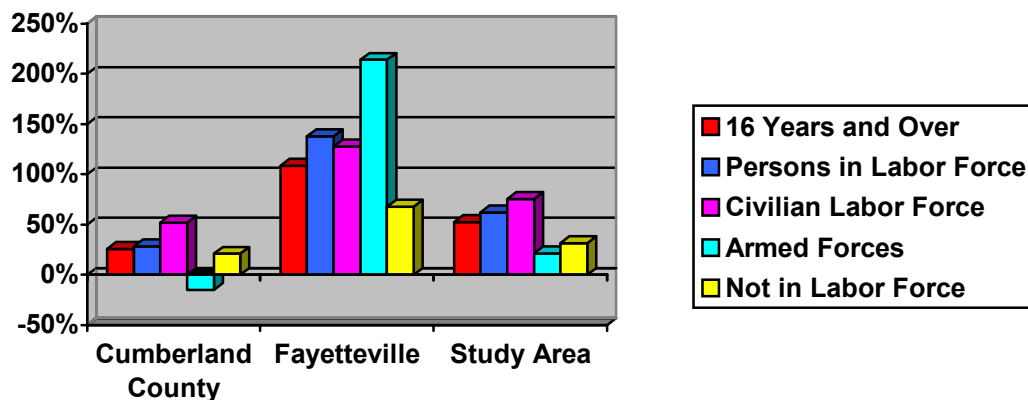
	North Fayetteville	Cumberland County	City of Fayetteville
Median Household Income in 1999	\$42,059	\$37,466	\$36,287
Median Family Income in 1999	\$47,596	\$41,459	\$41,210
Per Capita Income	\$19,512	\$17,376	\$19,141
Poverty Status 1999:			
Persons for Whom Poverty Status is Determined	15,778	284,529	117,534
Persons with Income Below Poverty Level	1,671	36,391	17,391
Percent of Persons with Income Below Poverty Level	10.6%	12.8%	14.8%

Data Source: Fayetteville Planning Department - October 2002

## Labor Force Characteristics

As population in the North Fayetteville Area increased between 1980 and 2000, the following five labor force groups also increased: the number of people eligible for employment (16 years and over), the number of people in the labor force, the number of people in the civilian labor force, the number of people in the Armed Forces, and the number of people not in the labor force. According to **Exhibit 5 - Comparison of Labor Force Characteristics Between 1980 - 2000**, of these five groups, the number of people in the Civilian Labor Force experienced the largest increase within the Study Area (75.5%), while the number of people in the Armed Services had the smallest percentage increase (21.4%) between 1980 and 2000. Other Census data reveals that the percentage of the civilian labor force in the Area that was unemployed increased from 6.2% in 1980 to 15.3% in 2000. In the County, unemployment stayed at approximately 9% from 1980 to 2000. Also, it should be noted that the percentage of persons in the North Fayetteville labor force who were in the Armed Services declined from 25.0% in 1980 to 18.8% in 2000.

**Exhibit 5 - Comparison of Labor Force Characteristics Between 1980 - 2000**



Data Source: Fayetteville Planning Department - November 2002

## **HOUSING CHARACTERISTICS**

Existing housing data is an integral part of developing a plan for the Area. An inventory of this information includes historical development, housing types, number of units and vacancy rates. This information was based on County tax records, field surveys and Census data.

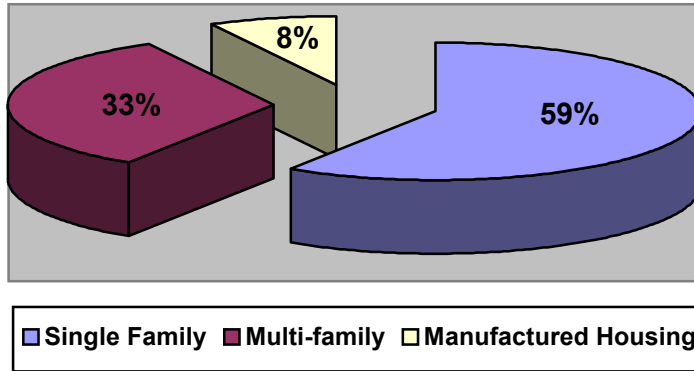
### Historical Development of Housing Units and Neighborhoods

The historical development of housing and neighborhoods in the North Fayetteville Area is shown in **Map 3- North Fayetteville Study Area Residential Structures Year Built**. This map, which is based on county tax records, shows parcels with single-family units and the year in which the single-family units were built.

### Housing Types

As shown in **Exhibit 6 - North Fayetteville Area Housing Types**, approximately 59.0% of the total housing stock is single-family (houses constructed on individual lots), 33.0% is multi-family (apartments, condominiums, duplexes, triplexes, townhouses, etc.), and 8.0% is manufactured housing (single or double wide mobile homes). This information is based on a field survey conducted by the Planning Staffs in 2002.

**Exhibit 6 - North Fayetteville Area Housing Types**



Data Source: Fayetteville Planning Department - October 2002, based on Staff Field Survey, October 2002  
 Data Source: Fayetteville Planning Department - November 2002

**Changes in Housing Data**

The 2000 Census and the field survey also reveal additional information on housing in the area as shown in **Exhibit 7 - North Fayetteville Area Housing Data 1980 - 2002**.

**Exhibit 7 - North Fayetteville Area Housing Data 1980 - 2002**

	1980 Census	1990 Census	2000 Census	2002 Survey	Absolute Change	Percent Change
# Single-Family Housing Units (1) (2)	2,792	3,254	3,900	4,301	1,509	54.05%
# Multi-Family Housing Units (1) (2)	784	1,661	2,453	2,394	1,610	205.36%
# Manufactured Housing Units (1) (2)	494	643	561	559	65	13.16%
# Other Housing Units (1) (2)	0	23	0	0	0	
Total # Housing Units (1) (2)	4,070	5,581	6,896	7,254	3,184	78.23%
Vacancy Rate (3)	4.35%	5.82%	8.96%			
Homeownership Rate (3)	58.96%	51.89%	54.39%			

Data Source: Fayetteville Planning Department - November 2002

Notes: (1) Based on data for three whole census tracts (25.02, 25.03, and 25.04), plus data for three split tracts (12, 25.01, 37).  
 (2) Data on housing units, by type, was based on a sample in 1980 and 2000.  
 (3) Based on data for three whole census tracts (25.02, 25.03, and 25.04)

Between 1980 and 2002, the number of multi-family housing units increased 205.36%, single-family units increased 54.05%, and manufactured housing units increased 13.16%.

The vacancy rate increased from 4.35% in 1980 to 5.82% in 1990 to 8.96% in 2000. Although the vacancy rate increased in the Area between 1980 and 2000, the vacancy rate in the Study Area was less than in the County and City.

The Census Bureau classifies a housing unit as “owner-occupied” if the owner or co-owner lives in the unit. All other occupied units are classified as “renter-occupied.” The owner-occupied rate is the percent of all occupied housing units that are owner-occupied. The number of owner-occupied units in the Study Area fluctuated between 1980 and 2000. The rate was 58.96% in 1980, 51.89% in 1990, and 54.39% in 2000. Comparable rates for the County and Fayetteville were: 58.30% in 1980, 57.70% in 1990, and 59.40% in 2000. 55.10% in 1980, 54.20% in 1990, and 53.30% in 2000, respectively.

### **Mobility Rates and Origin of Movers**

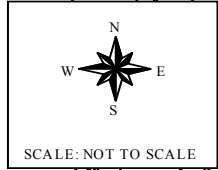
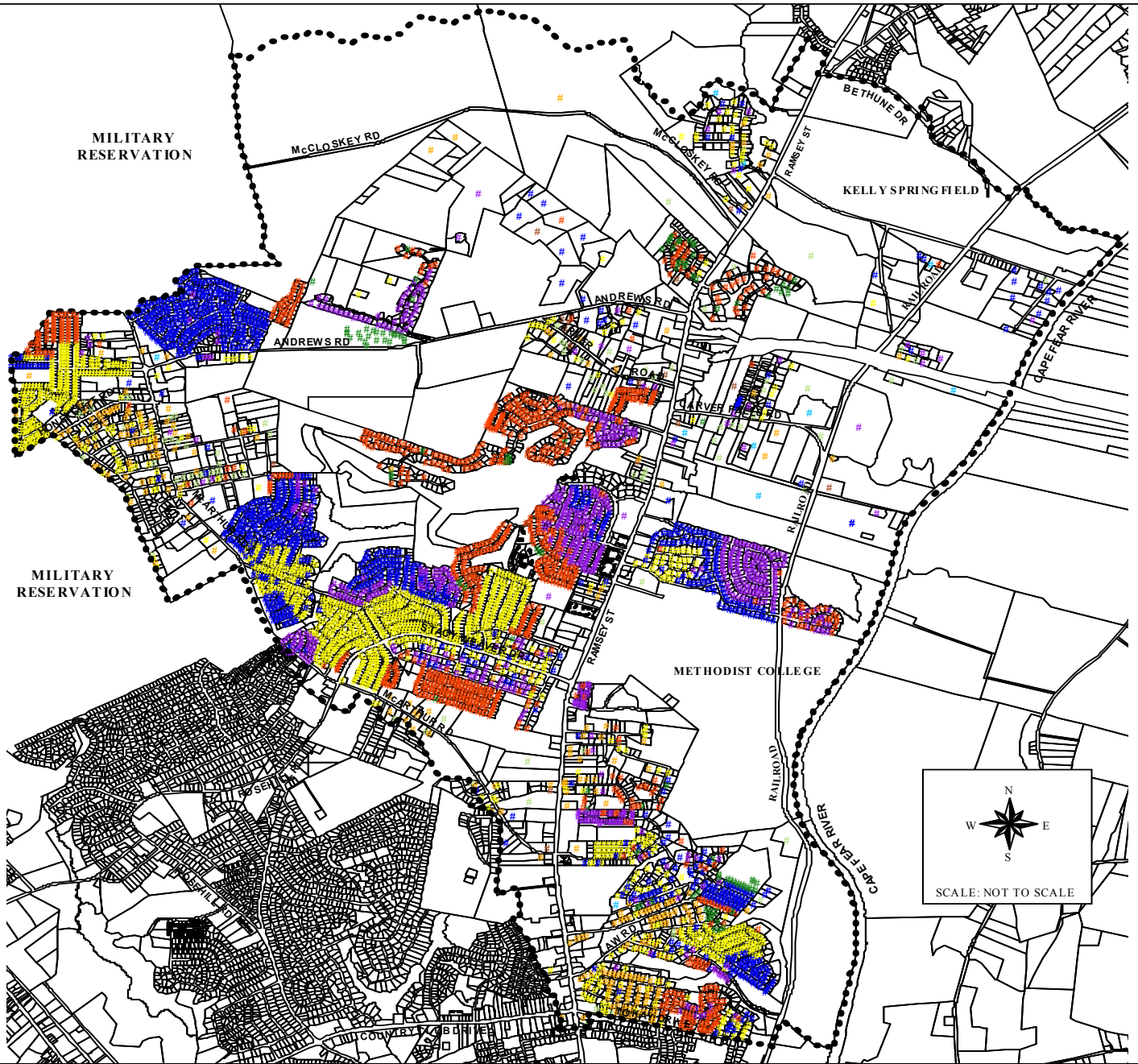
The Census data provides information regarding mobility. In the North Fayetteville Area, the 1980 Census showed that approximately 65.0% of the population said they had lived in a different house 5 years before. In the 1990 Census, this figure was approximately 62.0%, while the 2000 Census data indicates the figure is approximately 56.0%, showing that the mobility of the people in the North Fayetteville Area decreased from 1980 to 2000. The Census data also noted origin, i.e., where they had lived five years ago. Movers from within Cumberland County into the North Fayetteville Area can be classified as local movers. Movers from outside Cumberland County can be classified as migrants (Migrants from another county in the US and migrants from abroad.). Movers from within Cumberland County have fluctuated between 1980 and 2000. According to the 1980 Census, 46.12 percent of the movers into the North Fayetteville Area were local movers. According to the 1990 Census, this figure decreased to 34.47%, and in the 2000 Census, 40.76% were local movers. Migrants from outside Cumberland County fluctuated in the same way between 1980 and 2000.

### **Summary**

The North Fayetteville Study Area experienced growth during the past twenty years, and is expected to continue to do so. The overall population grew 45.1% and the Study Area’s share of the total County population increased to 5.47%. The average of the five projections for the year 2030 is 24,966 persons. Characteristics of the population show that the population is aging; income levels are higher than those in the County or Fayetteville, overall, while poverty levels are lower; the labor force increased; and the mobility of the population decreased. The Study Area has a predominance of single-family housing units; has experienced a decrease in owner-occupied housing rate and has experienced an increase in the vacancy rate.

MAP 3

**NORTH FAYETTEVILLE STUDY AREA RESIDENTIAL STRUCTURES YEAR BUILT**



LEGEND

- |                              |                              |                              |
|------------------------------|------------------------------|------------------------------|
| ●●●● STUDY AREA BOUNDARY     | # 1970 THROUGH DECEMBER 1979 | # 1930 THROUGH DECEMBER 1939 |
| # 2000 THROUGH DECEMBER 2001 | # 1960 THROUGH DECEMBER 1969 | # 1910 THROUGH DECEMBER 1919 |
| # 1990 THROUGH DECEMBER 1999 | # 1950 THROUGH DECEMBER 1959 | # PRIOR TO 1930              |
| # 1980 THROUGH DECEMBER 1989 | # 1940 THROUGH DECEMBER 1949 |                              |

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

## TRANSPORTATION

Transportation in the North Fayetteville Study Area includes many modes of transportation such as the thoroughfare system, rail, pedestrian, mass transit, and bicycle. The Study considers both existing and proposed improvements to these modes.

### The Thoroughfare System

Existing roads in the Area classified as major thoroughfares include Ramsey Street (U.S. 401), Andrews Road, Honeycutt Road, Country Club Drive (U.S. 401 By-Pass), McArthur Road, Rosehill Road/Stacey Weaver Drive, and Tokay Drive. Ramsey Street is a five lane primary route for motorists accessing northern Cumberland County, Harnett County and the Tri-Angle Area. Presently, it is carrying approximately 15,000 to 37,000 vehicles as average daily traffic (ADT). The segment between Law Road and Country Club Drive has an ADT of 37,000 vehicles. The ADT reduces to 15,000 north of Melstone Drive (Kelly Springfield Plant entrance). According to transportation officials, the 1998 projected ADT on Ramsey Street near the Outer Loop interchange is between 32,100 to 36,700 vehicles. It is one of the primary northern gateways into Cumberland County and the City of Fayetteville. Early efforts are underway to get Ramsey Street (U.S. 401) widened to four lanes to Raleigh with bypasses in Lillington, Bunnlevel, Chalybeate Springs, and Fuquay-Varina. Andrews Road is a northern connector between Ramsey Street and McArthur Road carrying traffic over to Honeycutt Road onto Simmons Army Air Field, Fort Bragg and points north. The 2000 ADT on Andrews Road is 5,000 vehicles at the intersection of Ramsey Street and is 9,500 vehicles at the McArthur Road intersection. Traffic on Andrews Road will increase significantly after the completion of the first leg of the Outer Loop. Country Club Drive is a five-lane thoroughfare that connects the Area to the Mall Area and points west with an ADT of approximately 20,000 vehicles. McArthur Road is a two-lane road that connects Ramsey Street through Fort Bragg to Lillington Highway (N.C. 210) near the Harnett County Line. McArthur Road ADT ranges from 9,100 at Ramsey Street to 14,000 near the Andrews/Honeycutt Road intersection. Rosehill Road/Stacey Weaver Drive are two lane roads that connect Ramsey Street to McArthur Road. The ADT ranges between 10,000 and 11,000 vehicles along this corridor. Tokay Drive is east of Ramsey Street at Country Club Drive with future plans to extend it across the Cape Fear River to River Road. Traffic data is unavailable for this road segment.

McCloskey Road is classified as a minor thoroughfare. It runs from Ramsey Street through the Nature Conservancy Area and dead ends at the Fort Bragg Reservation. It has a 2000 ADT of 190 vehicles.

The Outer Loop (Highway 13 Extension) is a limited access highway that will serve as a beltway for the Fayetteville Urbanized Area. Its first phase will connect Interstate 95 to Ramsey Street. This is the only crossing of the Cape Fear River between U.S 301 in Fayetteville and N.C. 217 outside of the Town of Erwin. It is presently under construction with a projected completion date in 2003. According to transportation officials the 1998 projected ADT on the Outer Loop is between 42,300 to 43,300 vehicles. Completion of the first phase will create a tremendous traffic volume on Andrews and Honeycutt Roads. The Thoroughfare Plan for the area is illustrated in **Map 4 - North Fayetteville Study Area Existing Vehicular Plan.**

### The Rail System

Rail service is provided to the Area by the Norfolk & Southern Railroad that traverses the Area along the high ground adjacent to the Cape Fear River. There is a spur to the Kelly Springfield Tire Plant. Presently, about two trains per day use these tracts. These tracks are in the long-range transportation plan as part of a potential light rail transit system for the Fayetteville Metropolitan Area.

### Mass Transit

Mass transit (bus service) is provided by the Fayetteville Area System of Transit (FAST). Service to the Area is via Route #5. The area served by the system includes Country Club Drive, Law Road, and the Northgate Shopping Center. The Route operates between 7:00 am and 7:00 pm Monday through Friday and 8:00 am to 6:00 pm on Saturday with one-hour headways. According to the Fayetteville Area System of Transit, the rider



ship on Route #5 was 171,333 riders between February 1, 2001 and December 1, 2002. There is no service to Methodist College, the schools or any areas north and west of the Northgate Shopping Center.

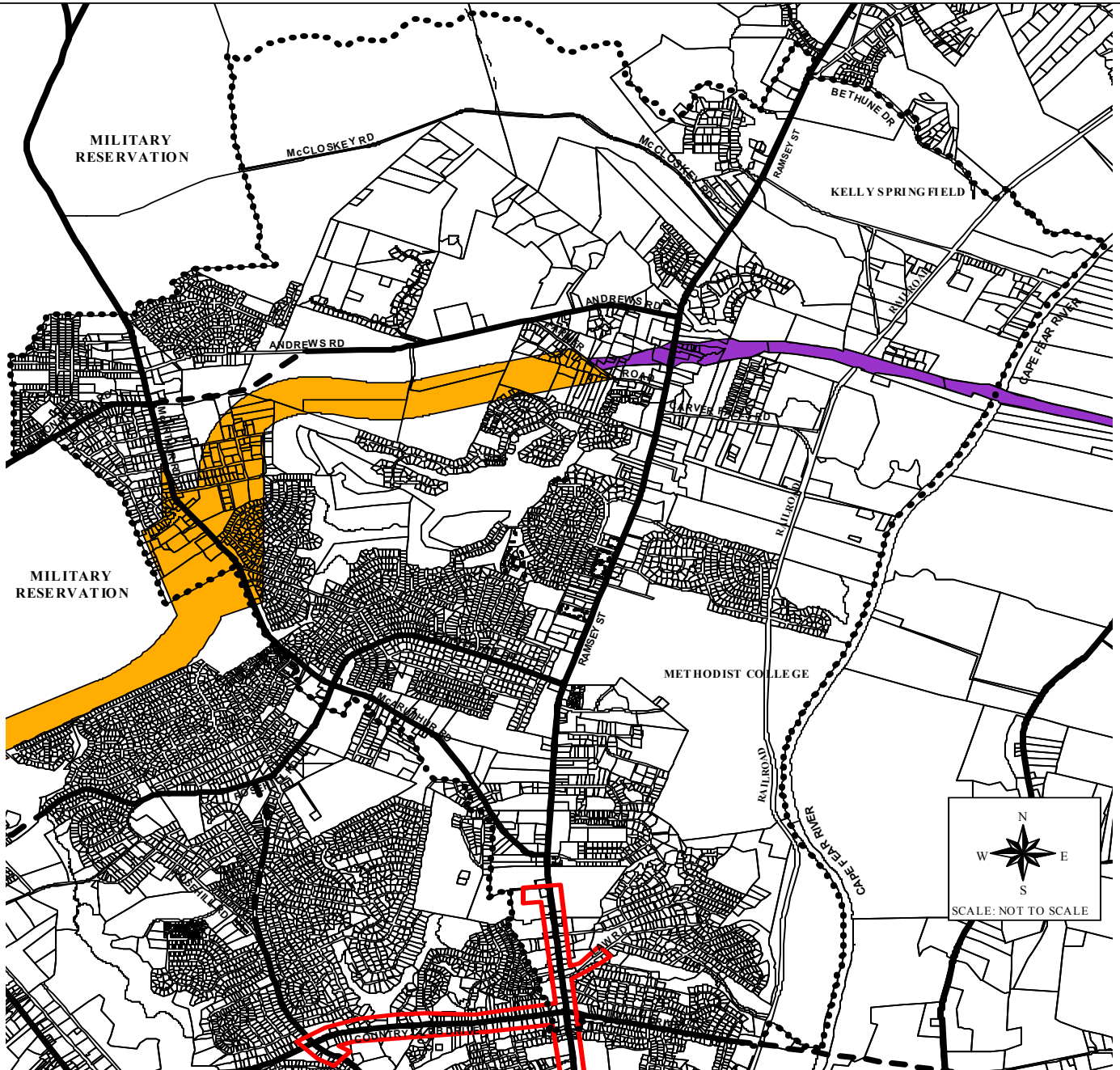
### **Bicycle And Pedestrian Movement**

The Fayetteville Area Bicycle and Pedestrian Plan, February 2002 proposes bicycle routes and sidewalks in the Study Area. The proposed bicycle routes are Route #'s 1,2, and 3. Route # 1 begins at the southern Study Area boundary on Ramsey Street and extends north to Lou Drive, then along Lou Drive to Slocumb Road, then along Slocumb Road back to Ramsey Street. Route # 2 begins at the southwestern boundary on Rosehill Road/Stacey Weaver Drive and extends to Ramsey Street and ties to Route # 1. Route # 3 runs along Country Club and Tokay Drives at the southern end of the Study Area. Combination pedestrian/bicycle paths are proposed to run along the Cape Fear River from Arnette Park to the Slocumb Loblolly-Cypress Woods Natural Area off Slocumb Road; and along Cross Creek from Downtown Fayetteville to Pamalee Drive. A map of these Routes is as shown in **Map 5 - North Fayetteville Study Area Existing Pedestrian Plan**.

Pedestrian transportation facilities are addressed in the Study Area by sidewalks and pedestrian/greenway trails. Some existing sidewalks in the Study Area are located on either both sides or on one side of Ramsey Street except between Shawcroft Road and Kinlaw Road, Treetop Drive and Oates Drive; and from Andrews Road to the northern boundary. Sidewalks are also located on the left side on portions of Law Road, Carvers Fall Road, and Treetop Drive. Sidewalks are proposed on Andrews Road, McArthur Road, Stacey Weaver Drive, Rosehill Road, Honeycutt Road, Law Road, Tokay Drive, Country Club Drive, and the missing walk segments along Ramsey Street in the adopted Bicycle and Pedestrian Plan.

A major pedestrian/greenway trail is proposed along the west bank of the Cape Fear River that forms the eastern boundary of the Study Area. There are also numerous creeks, streams and natural drainage ways that traverse the Area that may be conducive to nature trails and pedestrian greenways.

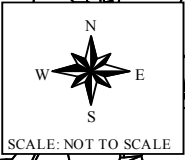
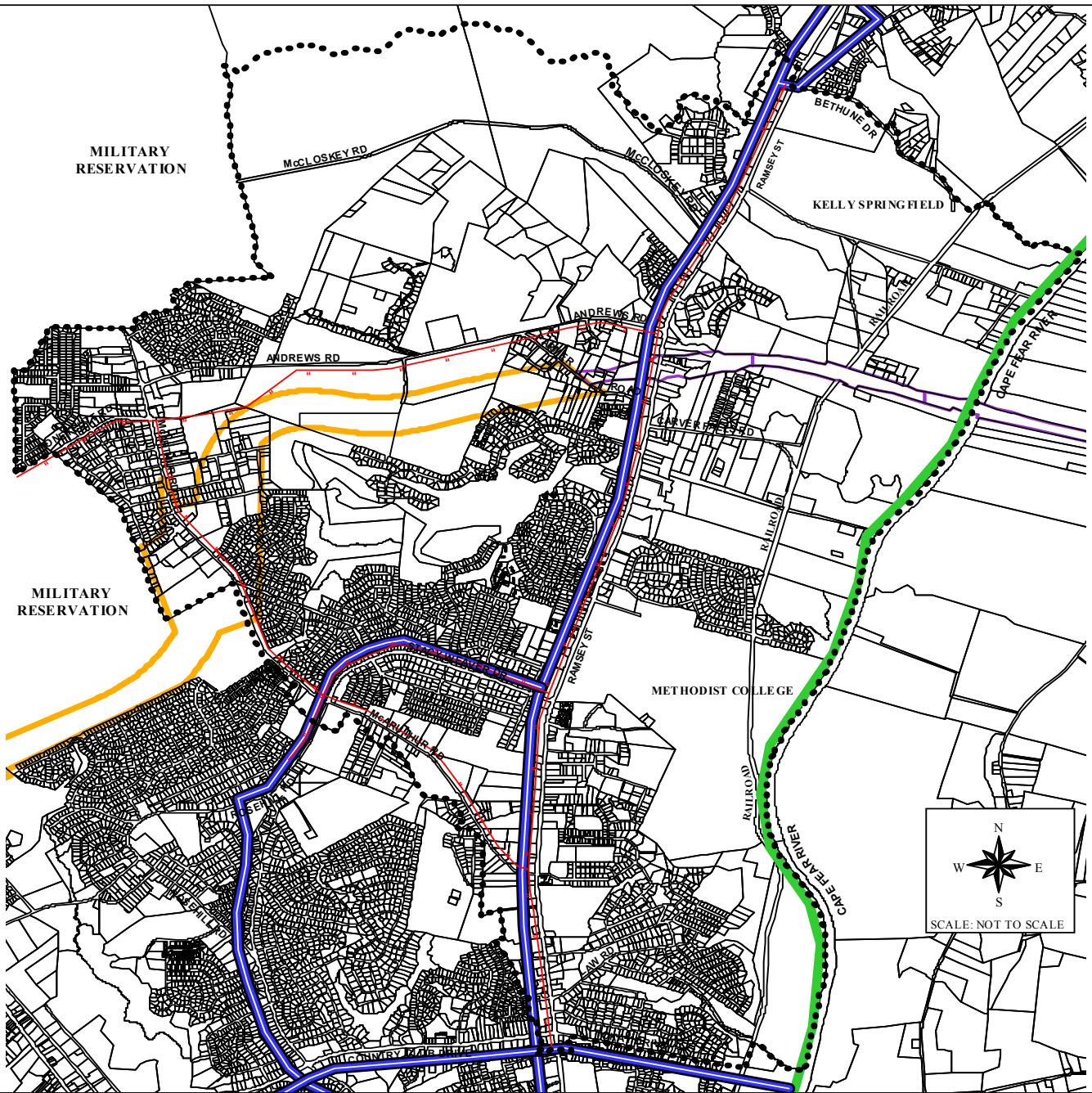
**MAP 4  
NORTH FAYETTEVILLE STUDY AREA EXISTING VEHICULAR PLAN**



LEGEND	
.....	STUDY AREA BOUNDARY
— (red) —	EXISTING FAST BUS ROUTE (ROUTE 5)
PROPOSED THOROUGHFARE	
— (dashed) —	MAJOR THOROUGHFARE
— (dotted) —	MINOR THOROUGHFARE
EXISTING THOROUGHFARE	
— (thick) —	MAJOR THOROUGHFARE
— (thin) —	MINOR THOROUGHFARE
— (purple) —	HIGHWAY 13 EXTENSION RIGHT-OF-WAY
— (yellow) —	OUTER LOOP PROPOSED CORRIDOR

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

**MAP 5**  
**NORTH FAYETTEVILLE STUDY AREA EXISTING PEDESTRIAN PLAN**



**LEGEND**

- |   |                         |   |                                   |
|---|-------------------------|---|-----------------------------------|
| •••••   | STUDY AREA BOUNDARY     |  | PROPOSED PEDESTRIAN/BICYCLE TRAIL |
| —+—   | PROPOSED SIDEWALKS      |  | HIGHWAY 13 EXTENSION RIGHT-OF-WAY |
|  | PROPOSED BICYCLE ROUTES |  | OUTER LOOP PROPOSED CORRIDOR      |

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

## EXISTING LAND USE

Land uses in the Study Area consist of commercial, single-family (site built and manufactured housing on individual lots) and multi-family residential developments, manufactured home parks, industrial uses, institutional uses, open space and recreation, and agricultural uses as shown in **Map 6 - North Fayetteville Study Area Existing Land Use**. Approximately 4,991 acres or 54% of the land area in the Study Area is developed; while 4,279 acres (46%) is undeveloped. The type and amount of existing development is as outlined in the following paragraphs below and is shown in **Exhibit 8 - North Fayetteville Area Existing Land Use**.

Existing commercial development in the Area consists of a concentration of commercial activity nodes and isolated developments. Concentrated activity nodes are located along both sides of Ramsey Street between Country Club/Tokay Drive and McArthur/Andover Road; the intersection of Stacey Weaver/Treetop Drive and Ramsey Street; the Rosehill/McArthur Road intersection; the Honeycutt/McArthur Road intersection in Eureka Springs; the Carvers Falls Road/ Ramsey Street intersection; and the Andrews Road/Ramsey Street intersection. Isolated commercial sites are located along McArthur Road, Ramsey Street, and Honeycutt Road. Northgate Shopping Center (Community Shopping Center) is located on the west side of Ramsey Street at McArthur Road. Approximately 195 acres are currently developed commercially.

Existing industrial or manufacturing development is located in one large concentrated area, the Kelly Springfield Plant, and scattered uses along Ramsey Street and McArthur Road. It is estimated that 361 acres are developed as industrial and manufacturing.

Existing institutional uses consist of the Methodist College Campus along Ramsey Street; school sites on Andrews Road, and Ramsey Street; churches scattered throughout the Study Area; and other governmental uses such as the library. Office uses are concentrated at the intersection of Law Road and Ramsey Street; McArthur/Andover Road intersection with Ramsey Street; Coronation Drive at Ramsey Street; and Carvers Falls Road at Ramsey Street. Data gathered reveal that approximately 773 acres are developed as office and institutional use.

Multi-family uses are located in concentrated areas along Ramsey Street, Law Road, Longview Drive, Treetop Drive, Carvers Falls Road, Andrews Road, McArthur Road, in the Ascot neighborhood, the Eureka Springs neighborhood, and the Kings Grant neighborhood; and in isolated sites throughout the Study Area. Approximately 248 acres are developed as multi-family use.

Existing manufactured home parks are concentrated in the Eureka Springs neighborhood and along McArthur Road. Manufactured homes on individual lots are located throughout the County portion of the Study Area. Manufactured homes on individual lots and manufactured home parks account for approximately 121 acres of the Area's development.

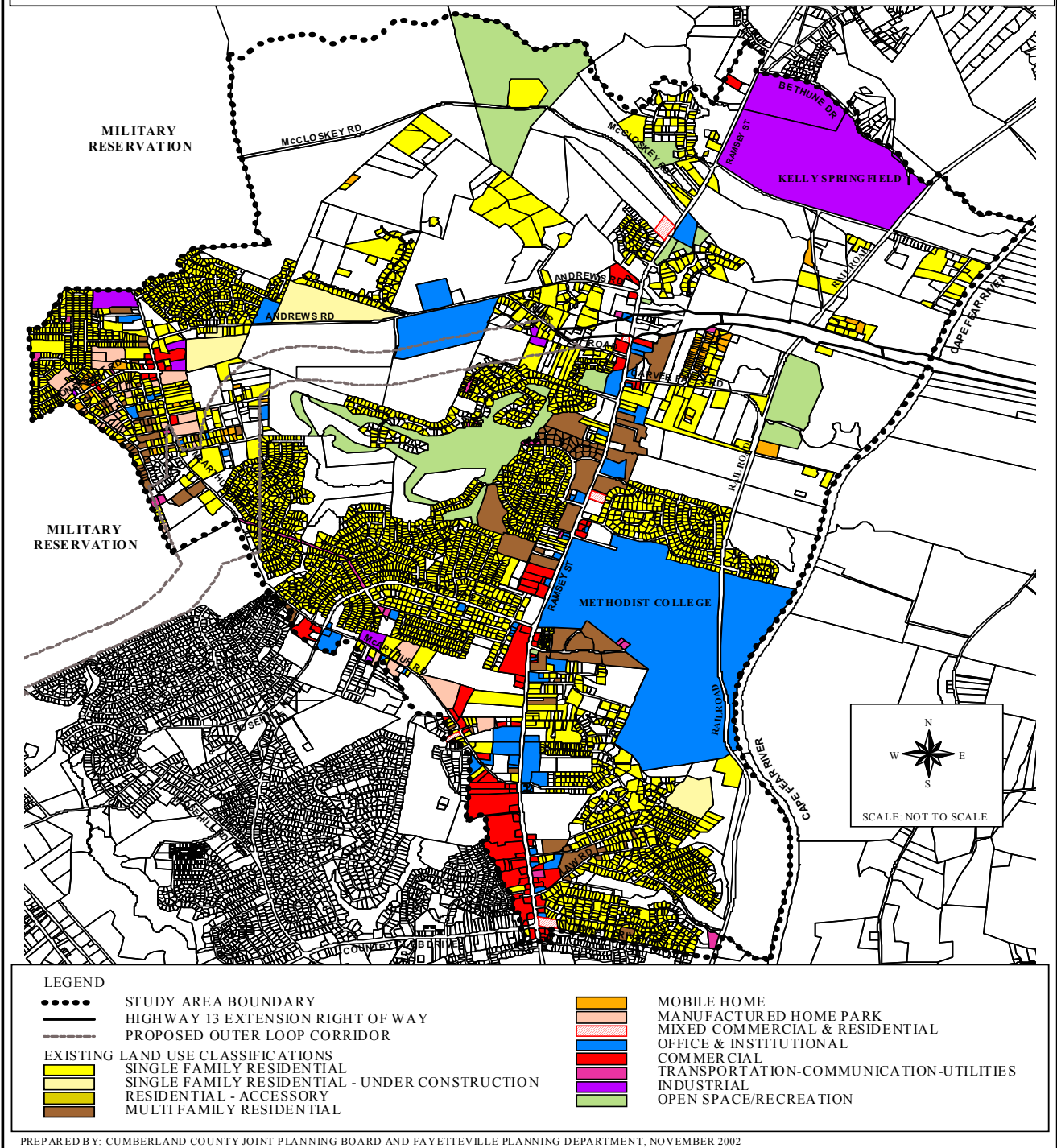
Single-family developments (site built homes) are located generally throughout the Study Area. Major subdivisions in the Area consist of College Lakes, Ascot, Kinwood, Kinwood by the River, North Lake, Longview Acres, Kings Grant, Greystone Farms, Fairfield Farms, Tokay, Woodcliff, College Downs, and Eureka Springs. Single-family residential development consumes approximately 1,963 acres plus approximately 109 acres under construction.

Open space uses are scattered throughout the Study Area, and include golf courses, lakes and ponds, the Conservancy Property, and the Pines of the Carolinas Girl Scout Camp. These uses account for approximately 458 acres of the existing development in the Study Area.

Other categories such as transportation, communications, utilities, street right of way and mixed uses covers approximately 762 developed acres.

MAP 6

**NORTH FAYETTEVILLE STUDY AREA EXISTING LAND USE**



**Exhibit 8 - North Fayetteville Area Existing Developed Land**

Type Of Development	Whole Census Tracts			Total Whole Tracts	Split Census Tracts			Total Split Tracts	Grand Total Developed Land
	25.02	25.03	25.04		12	25.01	37		
Single Family	588.57	493.36	910.87	1,892.80	0.85	10.86	58.73	70.44	1,963.24
Single Family Under Const.	24.74	0.30	83.99	109.03	0.00	0.00	0.00	0.00	109.03
Multi-Family	120.09	90.08	35.04	245.21	0.00	2.88	0.00	2.88	248.09
Manufactured Home Park & Manufactured Homes on Individual Lots	20.21	22.79	67.03	110.03	0.00	5.62	5.29	10.91	120.94
Mixed Commercial and Residential	5.39	0.00	5.28	10.67	0.00	1.29	0.00	1.29	11.96
Commercial	21.10	47.51	26.96	95.57	3.52	93.32	3.00	99.84	195.41
Industrial	0.00	5.89	23.62	29.51	0.00	1.03	330.22	331.25	360.76
Transportation/Communications & Utilities	6.91	7.60	10.23	24.74	0.00	0.00	0.00	0.00	24.74
Office & Institutional	619.80	39.84	102.24	761.88	0.00	10.78	0.00	10.78	772.66
Open Space & Recreation	76.24	11.04	344.27	431.55	0.00	0.00	0.00	0.00	431.55
Lakes & Water Bodies	22.36	0.00	4.50	26.86	0.00	0.00	0.00	0.00	26.86
Street Right- of- Way	145.52	102.64	181.23	429.39	1.04	4.80	203.04	208.88	638.27
Outer Loop Right -of- Way Under Construction	44.89	0.00	16.41	61.30	0.00	0.00	25.76	25.76	87.06
<b><u>TOTAL DEVELOPED</u></b>	1,695.82	821.05	1,711.67	4,228.54	5.41	130.58	626.04	762.03	4,990.57
<b><u>TOTAL UNDEVELOPED</u></b>	1,152.18	241.35	2,192.33	3,585.86	1.41	72.48	619.68	693.57	4,279.43
<b><u>TOTAL DEVELOPED &amp; UNDEVELOPED</u></b>	2,848.00	1,062.40	3,904.00	7,814.40	6.82	203.06	1,245.72	1,455.60	9,270.00
<b><u>PERCENT DEVELOPED</u></b>	59.54%	77.28%	43.84%	54.11%	79.33%	64.31%	50.25%	52.35%	53.84%

Data Source: Fayetteville Planning Department - October 2002

## EXISTING ZONING

The North Fayetteville Study Area falls under the zoning powers of Cumberland County and the City of Fayetteville. The portion under the County's jurisdiction was zoned as part of Area One in 1973. Zoning classifications in the Area under the County's jurisdiction include residential, commercial, industrial/manufacturing, and office and institutional districts as shown in **Map 7 - North Fayetteville Study Area Existing Zoning**.

Specific County zoning district classifications in the Area consist of the RR-Rural Residential District, PND-Planned Neighborhood District, the R15-Residential District, the R10-Residential District, the R6-Residential District, the R6A-Residential District, the R5A-Residential District, the R5-Residential District, the O&I-Office and Institutional District, the C (P)-Planned Commercial District, the C1-Local Business District, the C3-Heavy Commercial District, the M1-Light Industrial District, the M (P)-Industrial District, the M2-Heavy Industrial District, and the CD-Conservation District.

Specific City of Fayetteville zoning districts in the Area include the R10-Residential District; the R15-Residential District; R6-Residential District; R5A Residential District; R5-Residential District; PND-Planned Neighborhood District; P1, P2, P4-Professional Districts; C1-Local Business District; C1P-Planned Commercial District; C3-Heavy Commercial District; and M1, M2-Manufacturing Districts.

The City and County have many similar residential districts. These residential districts are R-15, R-10, R-6, R-5A, R-5, and PND. The R-15 Residential District comprises approximately 363 acres (3.92%) and permits a density of one unit per 15,000 square feet. The R-10 Residential District accounts for approximately 2,320 acres (25.04%) of the Study Area. The R-10 Residential District requires 10,000 square feet per dwelling unit and yields a density of approximately 4.3 dwelling units per acre. The R6 - Residential Districts generally require 6,000 square feet of land per dwelling unit but can yield a maximum density of 9.6 dwelling units per acre. This district is generally associated with Medium Density multi-family housing. Approximately 716 acres (7.72%) in the Study Area are zoned to the R6-Residential District. The R5A District is designed for multi-family housing allowing 13.5 units per acre. It comprises approximately 195 acres (2.10%) of the Study Area. The R-5 District allows the highest density. Approximately 24 acres (.26%) are zoned R5-Residential in the Study Area. The application of this district requires the availability of all urban services. The PND-Planned Neighborhood District is designed primarily for planned developments of various residential densities concurrent with neighborhood-oriented uses in a single project. It also allows traditional single-family development on 10,000 square foot lots. The PND-Planned Neighborhood District comprises approximately 3,980 acres (42.93%) of the Study Area.

The RR and R-6A Residential Districts are County districts only. The RR Rural Residential District comprises 196 acres (2.11%) and allows one dwelling unit per 20,000 square feet of land. This district yields a density of approximately 2.1 units per acre. The RR Rural Residential District permits conventional and manufactured homes on an individual lot. The Study Area contains approximately 204 acres (2.20%) of land-zoned R6A-Residential District. This district allows for conventional and manufactured homes on individual lots as well as manufactured home parks. Public water and sewer is recommended for the application of this district.

The City and County have similar non-residential districts. The non-residential districts in the County (within the Study Area) include the O&I- Office and Institutional District, the C1-Local Business District, the C (P)-Planned Commercial District, the C3-Heavy Commercial District, M (P)-Planned Industrial District, the M1-Light Industrial District, and the M2-Heavy Industrial District. Non-residential districts in the City (within the Study Area) include the P1 & P2-Professional Districts, C1-Local Business District, C1A-Area Commercial District, C1P-Planned Shopping Center District, the C3-Heavy Commercial District, the M1-Light Industrial Districts, and the M2-Heavy Industrial Districts.

Areas zoned for Office and Institutional Use (O&I & P2) within the Study Area comprise approximately 344 acres (3.71%) and are designed primarily for businesses rendering specialized services such as finance, real estate and brokerage; as well as traditional institutional functions both public and private, public assembly,

religious, cultural and recreational activities and group housing. The district is normally small and is often situated between businesses and residential areas serving as a transition from more intense commercial uses to residential uses.

The Light Commercial Districts (C1) consist of approximately 47 acres (.50%) of the Study Area which is designed to meet shopping needs of an immediate neighborhood by providing primarily convenience goods and services, such as banks, dry cleaners, offices, etc.

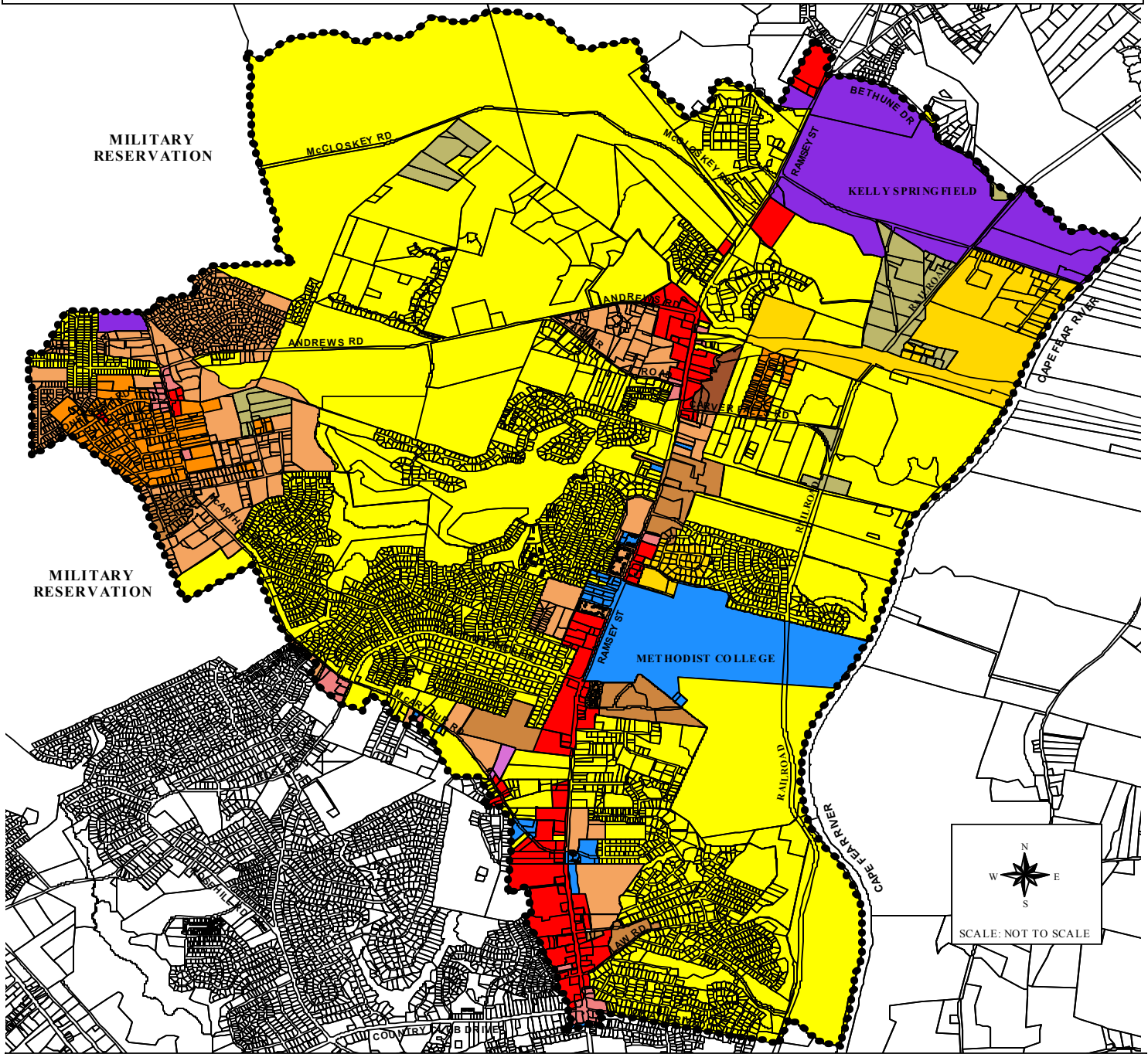
Planned commercial districts (CP & C1P) comprise approximately 343 acres (3.70%) of land and allow a full range of commercial uses and require plan approval. The Heavy Commercial District (C3), which is primarily geared toward a wide variety of retail, service, and wholesale establishments that require large amounts of ground area and easy access to the thoroughfare system, consumes approximately 4 acres (.043%).

The light industrial or manufacturing district (M1) comprises 7 acres (.077%) of land and is designed for a wide variety of light industrial operations involving manufacturing, processing and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail and heavy industrial uses of land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. Access and compatibility with surrounding uses are the most important location criteria for light industrial districts. Approximately 526 acres (5.68%) are denoted for heavy industrial or manufacturing use (M2 and MP). These districts are designed for uses confined to service wholesaling, manufacturing, fabrication and processing activities that can be conducted in an unobtrusive manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. The M (P) District is usually on very large tracts and requires plan approval.

The CD-Conservation District is designed primarily to preserve and protect identifiable natural resources from urban encroachment. Areas zoned in this district are usually swamps, marshes, flood land, poor or very severe soils areas, unique natural features, woodlands, and etc. Only one acre (.01%) of the Study Area is zoned to the Conservation District.



**MAP 7  
NORTH FAYETTEVILLE STUDY AREA EXISTING ZONING**



**LEGEND**

●●●● STUDY AREA BOUNDARY	PND (COUNTY & CITY)	P2 (CITY)	M(P) (COUNTY)
<b>ZONING CLASSIFICATIONS</b>	R6 (COUNTY & CITY)	CD (COUNTY)	M2 (COUNTY & CITY)
RR (COUNTY)	R6A (COUNTY)	C(P) (COUNTY)	M1 (COUNTY & CITY)
R15 (COUNTY & CITY)	R5A (COUNTY & CITY)	C1P (CITY)	
R10 (COUNTY & CITY)	R5 (COUNTY & CITY)	C3 (COUNTY & CITY)	
	O&I (COUNTY)	C1 (COUNTY & CITY)	

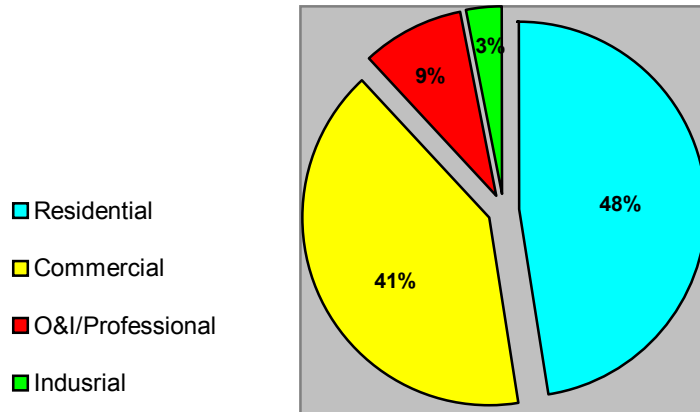
PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

## ZONING HISTORY

An analysis of rezoning cases submitted between 1975 and 2002 reveals that approximately 4,393 acres of land were initially zoned or rezoned within the Study Area. This involved at least 242 cases that were considered during this 22-year period. Of the cases submitted, 82% of the cases were approved (198 cases), 17% (41 cases) were denied, and 3 cases (1%) were withdrawn.

Land use trends in the Study Area indicate that there has been considerable residential and commercial growth in the Area. As depicted in **Exhibit 9 - Total Zoning Cases By Type**, approximately 48% of the total number of zoning cases submitted were to residential, 41% were to commercial, 9% were to Office and Institutional/Professional, and 2% were to Industrial.

**Exhibit 9 - Total Zoning Cases By Type**



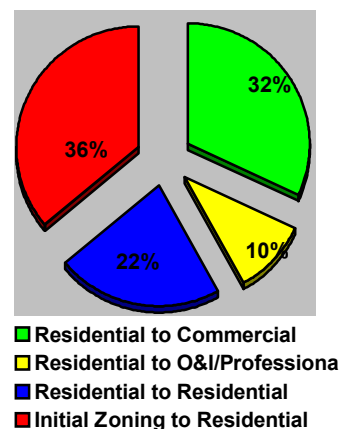
Data Source: Cumberland County Joint Planning Board - October 2002

Further examination of this data reveals that 44% of the total cases zoned to residential were Low Density (R10, R15 and PND), 50% were Medium Density Residential (R6, R6A and R5A) and 6% were Suburban Density. Out of the total cases involving commercial zoning, 45% were requests for C (P) and C1(P) Planned Commercial, 34% C-1 Light Commercial, and 21% C-3 Heavy Commercial. Information is also available illustrating the amount of acreage involved in these rezoning cases. At least 69% of the residentially rezoned acreage (2,185 acres) was rezoned to Low Density Residential, 933 acres were rezoned to Medium Density Residential (29% of the residentially zoned acreage) and at least 2% of the residentially rezoned acreage (66

acres) was rezoned to Suburban Density Residential. Additionally, 135 acres of the commercially rezoned land (61%) were rezoned to C(P) and C1P Planned Commercial, 22% of the commercially rezoned acreage (49 acres) were rezoned to C-1 Light Commercial and 39 acres of the commercially rezoned land (17%) were rezoned to C-3 Heavy Commercial.

According to **Exhibit 10 - Residential Zoning Shifts**, at least 36% of the total residential cases were initially zoned as residential (PND is included in this figure), 32% of the cases shifted from Residential to Commercial, 10% shifted from Residential to Office & Institutional/Professional. Additionally, 22% of the total approved rezoning cases sought a change from one type of residential zone to another. Out of the total cases changing from one type of residential zone to another, at least 50% of the cases went to Medium Density (R6, R6A and R5A), 44% changed to Low Density Residential (R10, R15, PND), and 6% changed to Suburban Density (RR). Approved cases resulting in a shift to commercial zoning reveal that approximately 45% resulted in C (P) and C1P Planned Commercial zoning, 34% resulted in C-1 and 21% C-3.

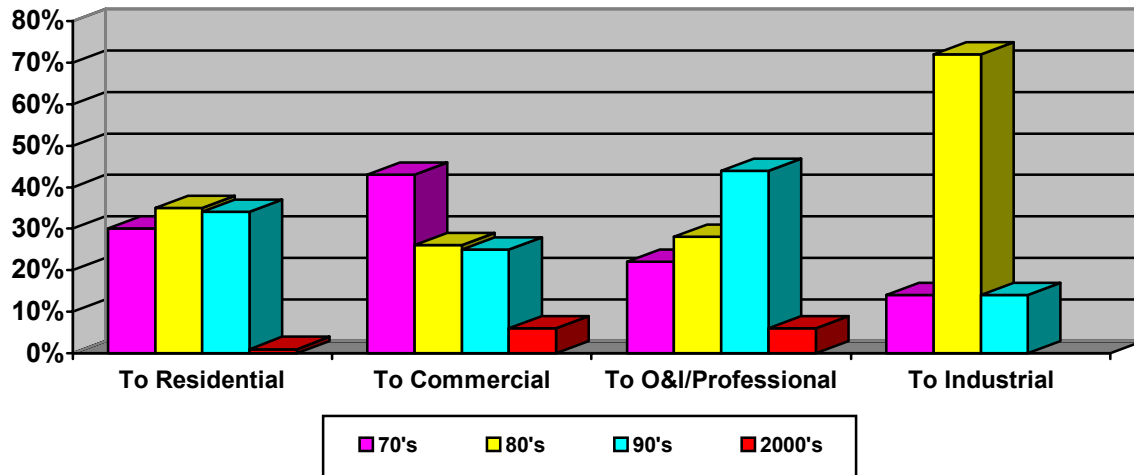
**Exhibit 10 - Residential Zoning Shifts**



Data Source: Cumberland County Joint Planning Board - October 2002

Zoning History also gives a comparison of when the zoning requests occurred, thus illustrating zoning trends within the Study Area. According to **Exhibit 11 - Zoning Trends by Decade**, a uniform amount of residential zoning changes took place within the 70's, 80's, and 90's, with 35% of the cases occurring within the 80's. Commercial rezoning took place primarily between the 70's and 90's, with 43% of the total commercial rezoning occurring in the 70's. The majority of cases resulting in changes to O&I/Professional occurred within the 90's (44%), while 22% of the changes occurred in the 70's and 28% occurred in the 80's. The majority of zoning change to industrial occurred within the 80's (72%) with an equal amount of change occurring within the 70's and 2000's (14%).

**Exhibit 11 - Zoning Trends by Decade**



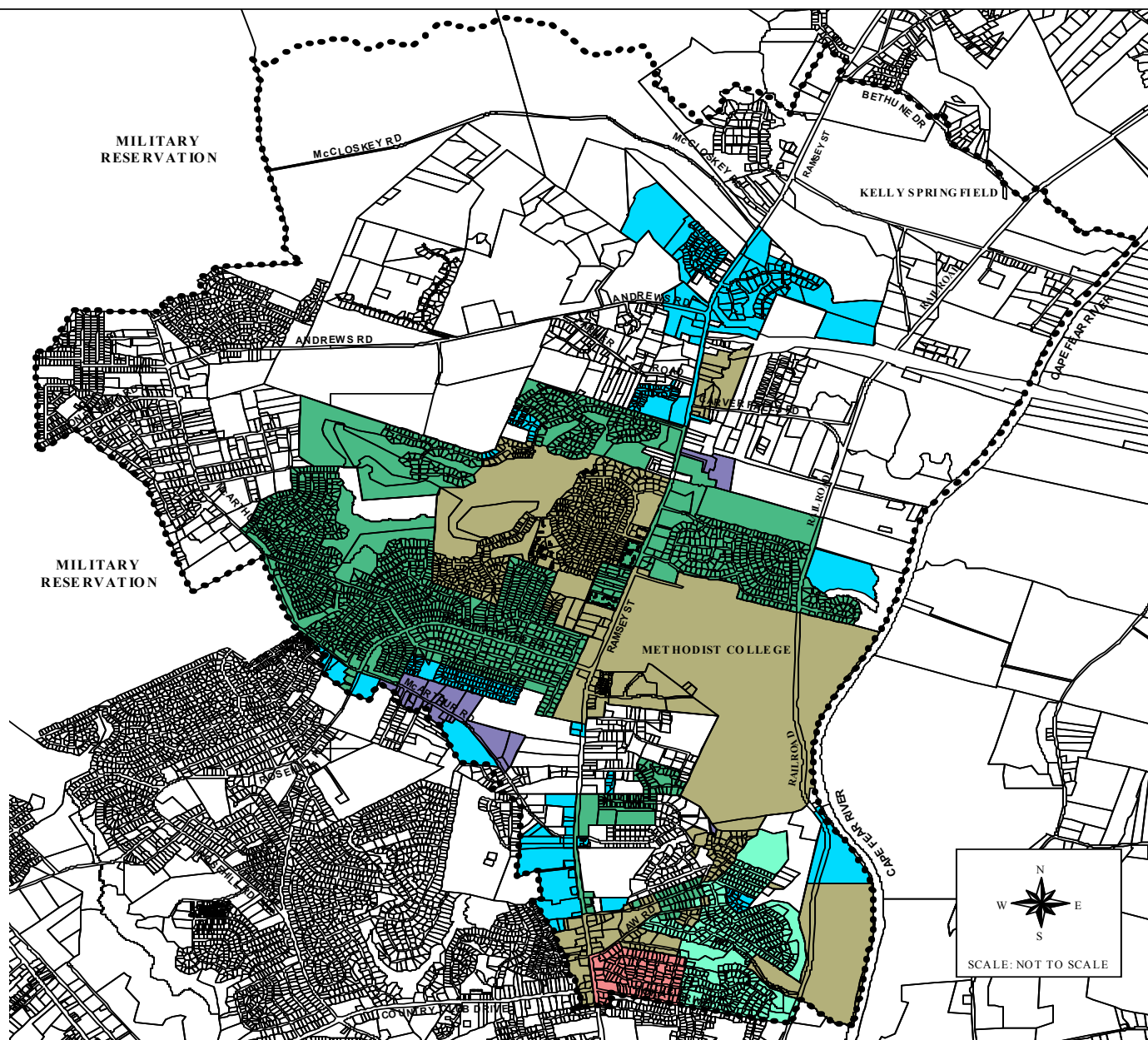
Data Source: Cumberland County Joint Planning Board - October 2002

Summing up this information reveals that the majority of the approved rezoning cases within the Study Area occurred between 1975 and 1999, a twenty-four (24) year period. The majority of the cases were residential and there was a significant shift from residential to commercial zoning within the Study Area. A significant amount of land area was rezoned to Low Density Residential and to Planned Commercial. Overall there seems to be a trend toward more intensive uses of land, such as Higher Density Residential and non-residential uses. The impact of the Outer Loop will add additional pressure for more intensive land uses within the Area. During the initial zoning process, a significant amount of land was designated as PND Planned Neighborhood Development, which can be developed as R10 Low Density Residential or can be developed with a mixture of low and medium density residential and some commercial or professional development, thus creating a neighborhood within a singular development. The PND or other types of mixed-use development could serve as a solution to development pressure within the Study Area.

## ANNEXATION HISTORY

Over the years, the City of Fayetteville annexed a significant portion of the Study Area as illustrated in **Map 8 - City of Fayetteville Annexation History by Decades**. During the decades of the 70's and 80's, the largest amount of annexation occurred resulting in 2,731 acres or 74.57% of the annexed land within the Study Area. Most of the larger subdivisions such as King's Grant, Kinwood, Ascot, and College Lakes were annexed during the decade of the 80's. These annexations have left "holes" in the City boundary. Current annexation plans include the incorporation of the "holes" into the City Limits.

**MAP 8**  
**CITY OF FAYETTEVILLE ANNEXATION HISTORY BY DECADES**



**LEGEND**

..... STUDY AREA BOUNDARY

**CITY OF FAYETTEVILLE ANNEXATION HISTORY**



1950 - 1959  
 1960 - 1969



1970 - 1979  
 1980 - 1989  
 1990 - 1999  
 2000 TO PRESENT

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

# COMMUNITY FACILITIES

## UTILITIES

### Water Service

Water service is provided to the Study Area by both public (Fayetteville Public Works Commission) and numerous private community water systems and individual wells. This is illustrated in **Map 9 - North Fayetteville Study Area Water Service**.

Individual wells are a source of water for those residents not served by community water systems. These individual wells' water source is from groundwater contained in underground aquifers. The yield of these wells are determined by the aquifers' hydraulic characteristics, well spacing and well construction quality. Well yields in the Study Area can yield from 5 to over 300 gallons per minute (gpm). The water quality can range from good to excessive iron, high hardness and acidity. Since the water table in the area can be less than 10 feet in some parts of the Study Area, there can be a high vulnerability to pollution.

### Sewer Service

A public sewer system and individual septic tanks provide sewer service. Public sewer service is provided by the Fayetteville Public Works Commission. PWC primarily serves the area within the City Limits of Fayetteville as well as select areas outside the City Limits of Fayetteville. These areas include the Eureka Springs area, Andrews Road Area, portions of Carvers Falls Road, and the north Ramsey Street Area to Pine Forest Middle School. Long-range plans are to extend the system to serve the Kelly Hills Subdivision and points north toward Elliot Bridge Road. The existing sewer lines are illustrated in **Map 10 - North Fayetteville Study Area Sewer Service**.

The remaining portion of the Study Area (unincorporated portions in the County) is served by septic tank. The soil data shows that approximately 43.0% of the Area has severe limitations for septic tank use, 1.0% for moderate, and 10.0% with slight limitations. This is illustrated in **Map 11 - North Fayetteville Study Area Septic Tank Suitability**. According to the Cumberland County Health Department records, between 1995 and 1998, there have been 43 septic tank repairs in the Area. This data also shows that there were 23 new septic tanks installed in the Area over the same time period. This information is as shown in **Map 12 - North Fayetteville Study Area Septic Tank Repair and Installation Data, October 1995 - January 1999**.

### Electric Service

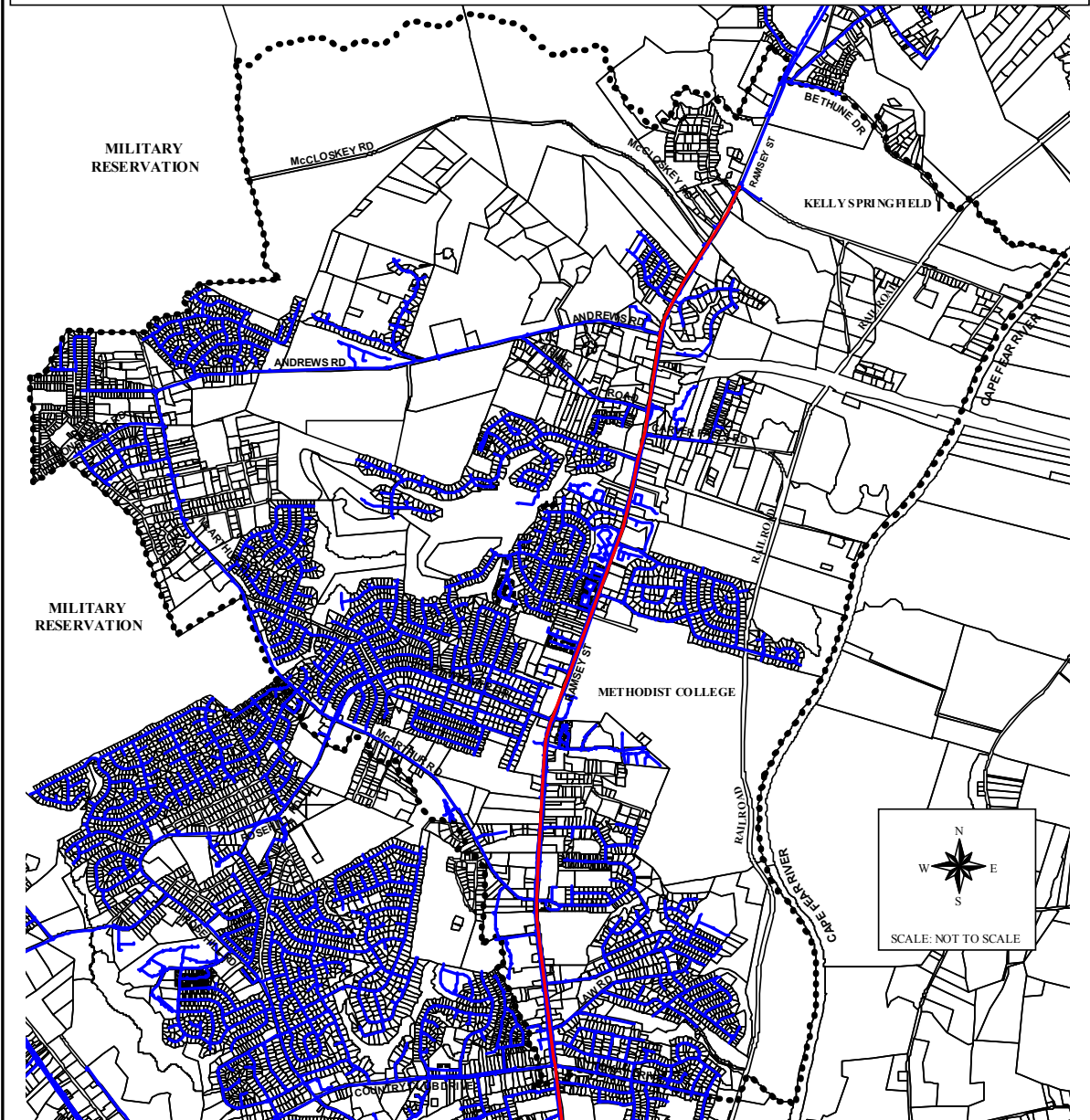
The Public Works Commission (PWC), Carolina Power and Light Company (CP&L), and South River Electric Membership Corporation (SREMC) provide electric service to the Study Area. The Public Works Commission serves most of the Area within the corporate limits of Fayetteville. Carolina Power and Light Company serves an area along Ramsey Street. South River Electric Membership Corporation serves an area west of the CP&L service along Ramsey Street and generally an area north of Country Club Drive to the Military Reservation as shown in **Map 13 - North Fayetteville Study Area Electrical Providers**. All of the electrical providers have had similar characteristics in the growth of their customer base, the increase in electricity use per customer, and the increase in cost per kilowatt unit. CP&L operates generators and nuclear power plants and sells electricity both retail to consumers and wholesale to the other providers.

### Telephone Services

Sprint Telephone Company generally provides local telephone service to the Area. Sprint is a full service communications company poised for continued growth in technology and new subscribers. There will be considerable changes in the telecommunications industry in the future, due to deregulations and technological advances; but none of these changes should negatively impact the growth in the Study Area.

MAP 9

*NORTH FAYETTEVILLE STUDY AREA WATER SERVICE*



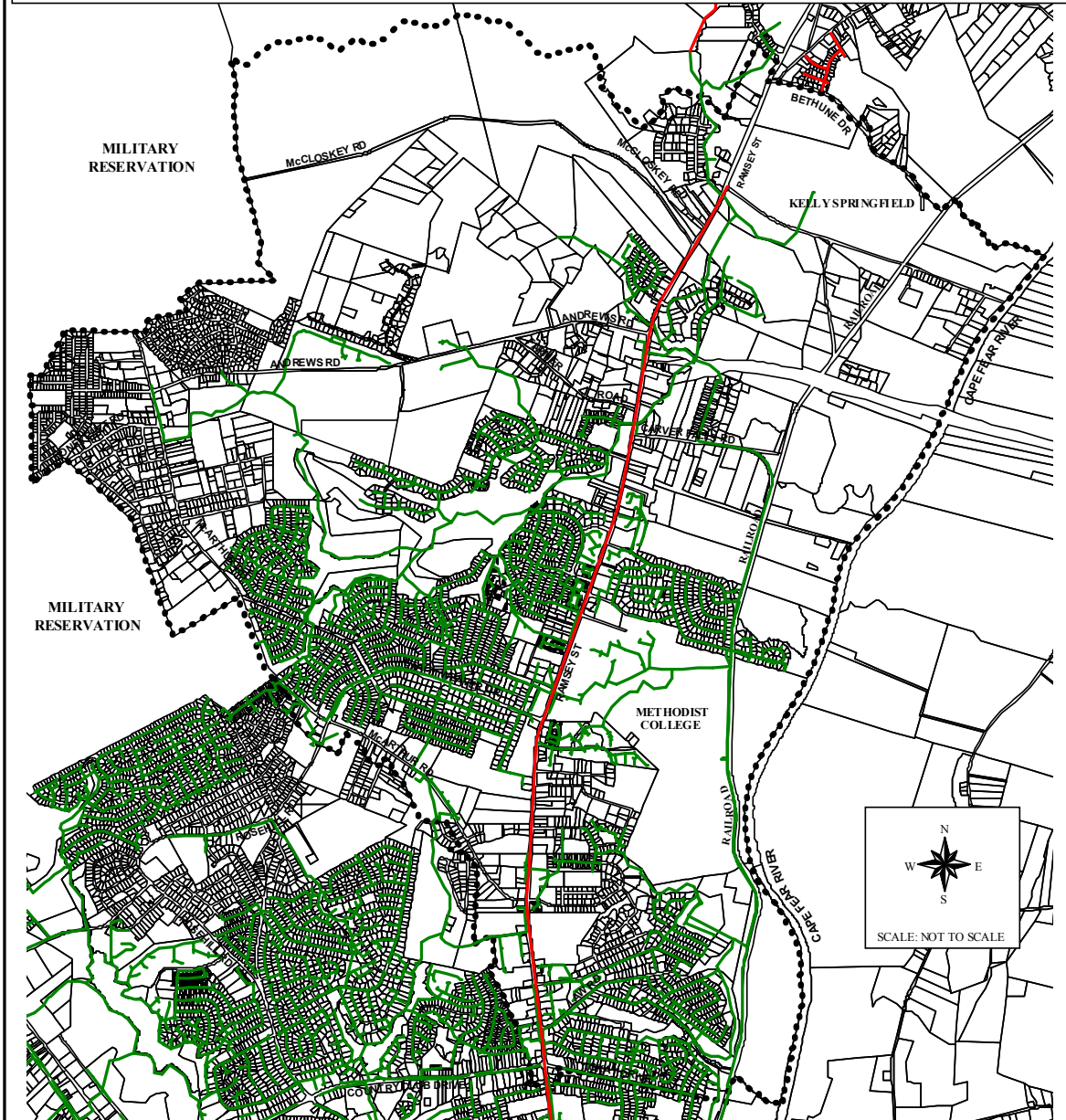
LEGEND

- PROPOSED WATER LINE
- EXISTING WATER LINES
- ..... STUDY AREA BOUNDARY

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

MAP 10

**NORTH FAYETTEVILLE STUDY AREA SEWER SERVICE**

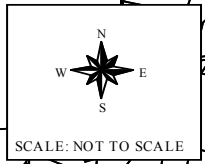
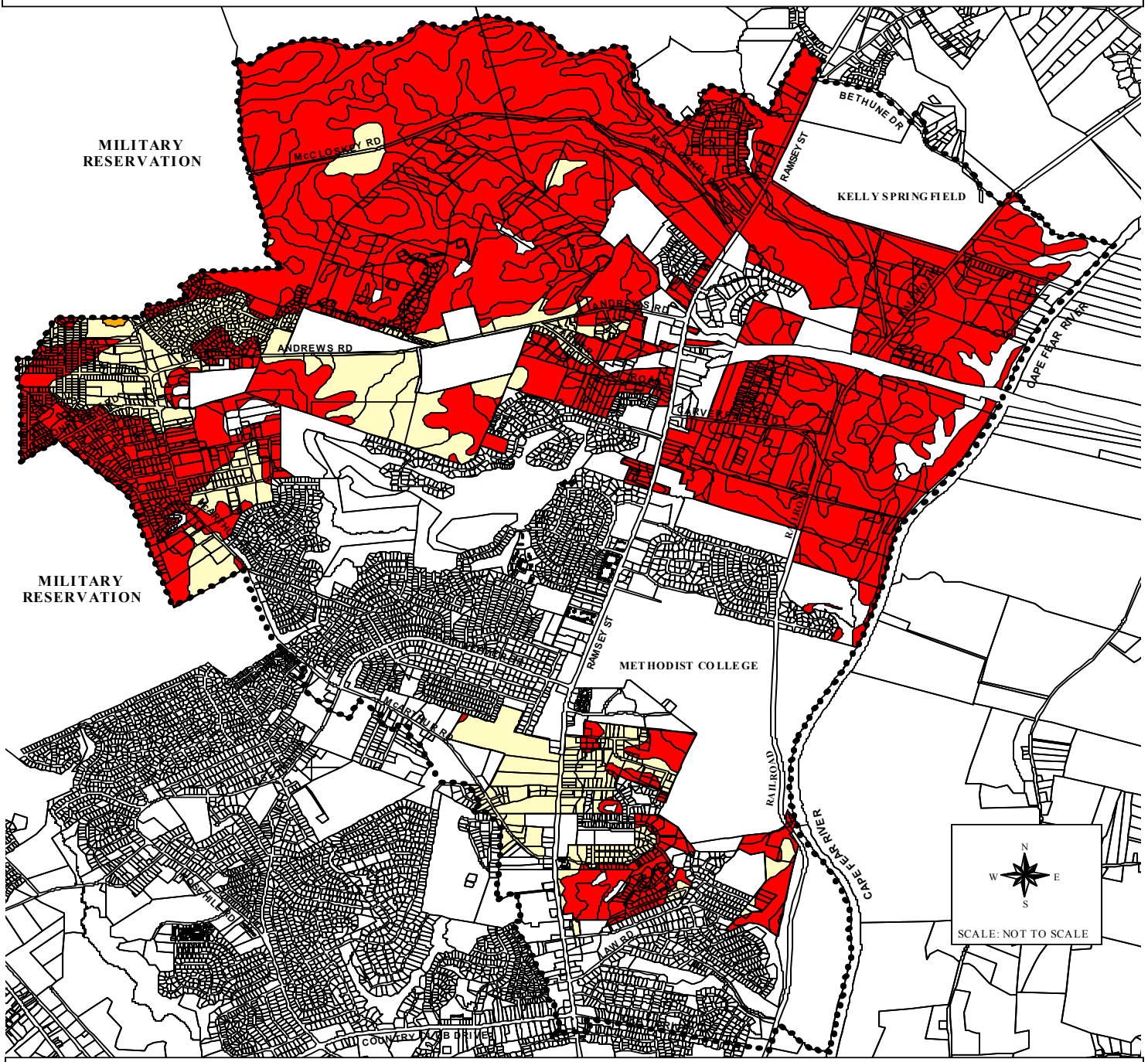


LEGEND

- PROPOSED SEWER LINES
- EXISTING SEWER LINES
- - - - STUDY AREA BOUNDARY

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, NOVEMBER 2002

**MAP 11**  
**NORTH FAYETTEVILLE STUDY AREA SEPTIC TANK SUITABILITY**



**LEGEND**



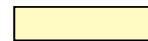
STUDY AREA BOUNDARY



SEVERE



MODERATE



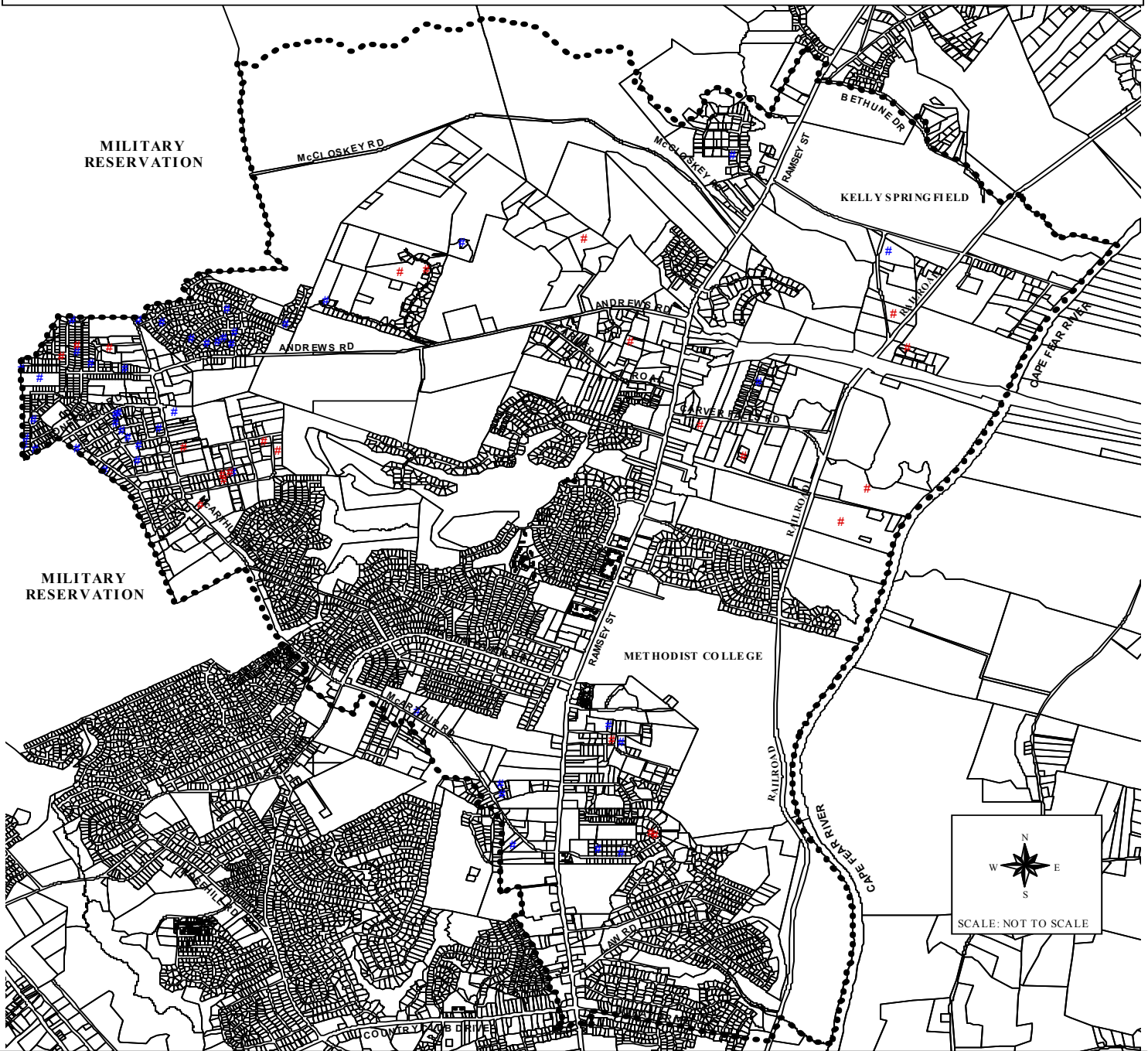
SLIGHT

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002



MAP 12

**NORTH FAYETTEVILLE STUDY AREA SEPTIC TANK REPAIR AND INSTALLATION DATA**



LEGEND



STUDY AREA BOUNDARY



SEPTIC TANK REPAIRS



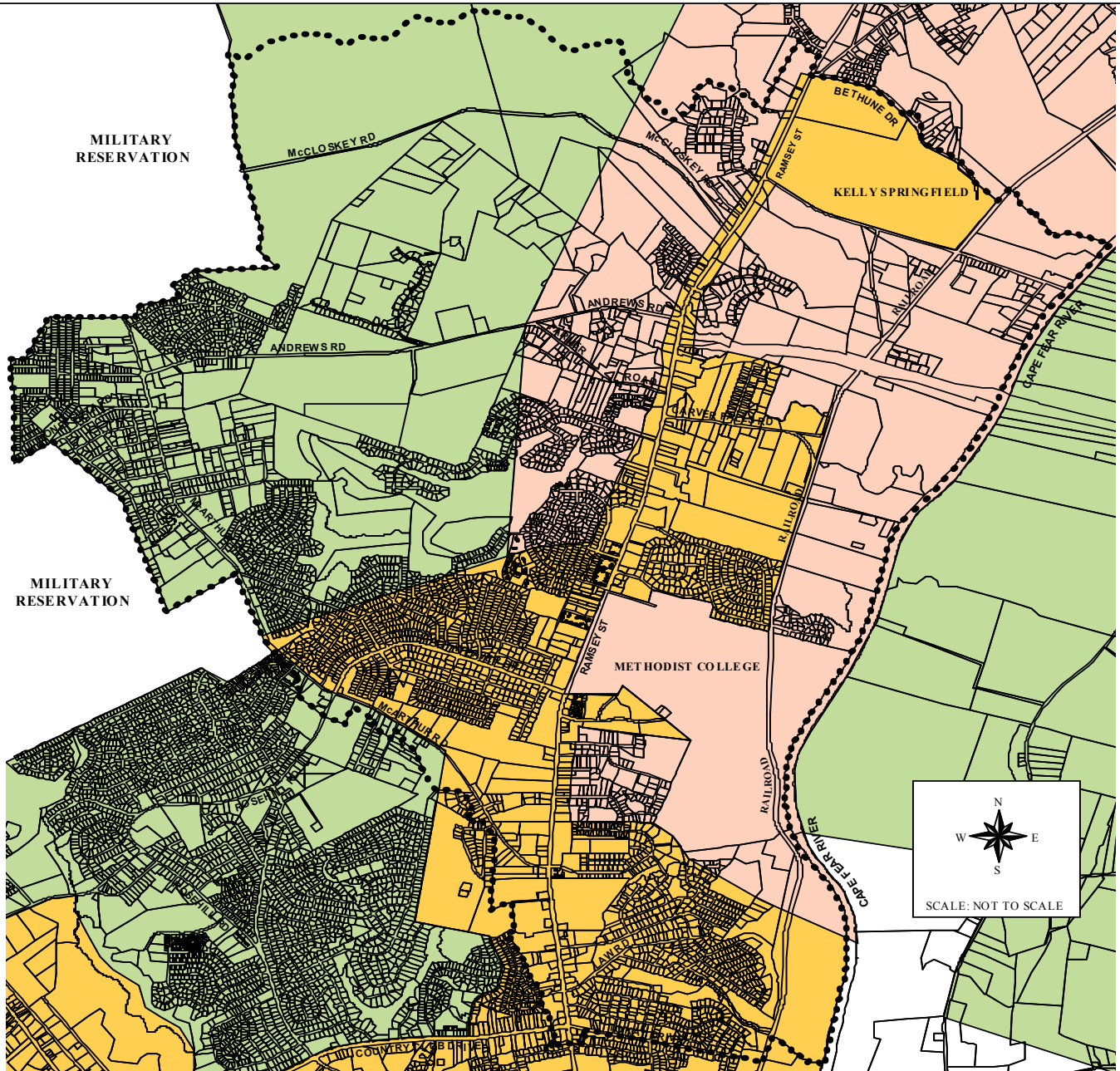
NEW SEPTIC TANKS

(NOTE: SEPTIC TANK DATA FROM OCTOBER 1995 TO JANUARY 1999)

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

MAP 13

**NORTH FAYETTEVILLE STUDY AREA ELECTRICAL PROVIDERS**



LEGEND

..... STUDY AREA BOUNDARY

ELECTRICAL PROVIDERS	
	CAROLINA POWER & LIGHT
	PUBLIC WORKS COMMISSION
	SOUTH RIVER EMC
	UNASSIGNED

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, NOVEMBER 2002

## PARKS AND RECREATION SERVICES

Parks and recreation facilities and services are provided to the North Fayetteville Area by Cumberland County, the City of Fayetteville, and private entities as illustrated in **Map 14 - Parks and Recreation Facilities**. County recreation facilities and services include Pine Forest High School, Long Hill Elementary School, Reid Ross Classical School, Howard Hall Elementary School, College Lakes Elementary School, and Pine Forest Junior High School and Recreation Center. City of Fayetteville facilities include College Lakes Recreation Center, Tokay Park, and College Lakes Park. Private recreation areas include the Jordan Soccer Complex, Methodist College Recreation Facilities, the Girl Scout Camp, Carvers Falls Golf Range, and Kings Grant Golf Course.

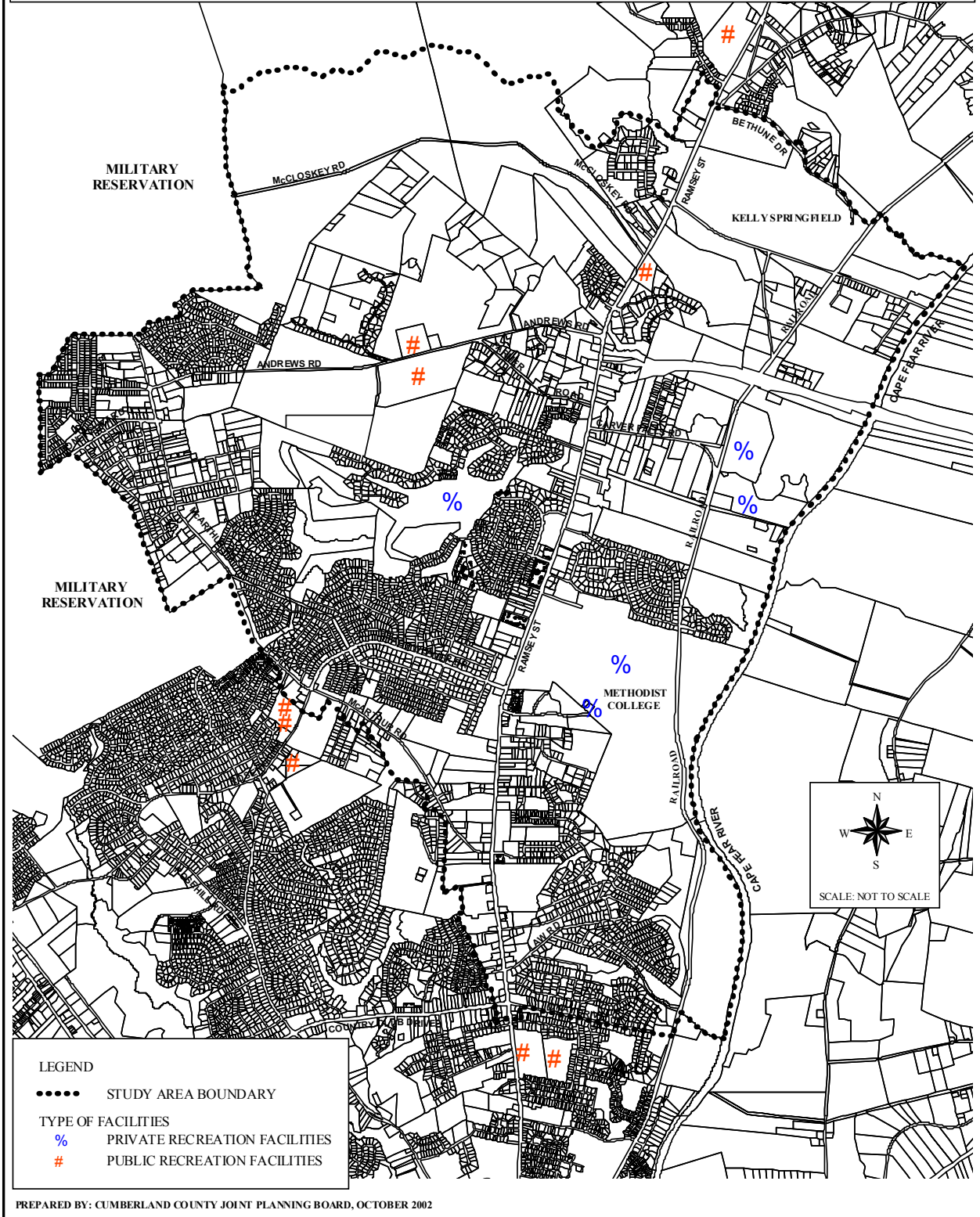
The Cumberland County and City of Fayetteville Subdivision Regulations require developers to dedicate land area for recreational purposes for all new residential development or pay a fee in lieu thereof. When land is to be dedicated, a minimum of 500 square feet per dwelling unit is required when the land is above the floodplain; 1,000 square feet per dwelling unit when the land is in the floodplain; and 2,000 square feet per dwelling unit when the area is a water body. These regulations are designed to provide for the recreation and open space needs of the residents.

According to future plans of the County Parks and Recreation Department, major parkland acquisition is proposed in the Study Area. This parkland acquisition is located in the vicinity of Pine Forest High School, Methodist College, and the Sports Complex near Methodist College as shown on **Map 15 - Cumberland County Future Parkland Acquisition Plan**. Other future parkland acquisition sites that may impact the Study Area include park sites in the Elliot Bridge Road Area, and the Slocumb Hunt Club Area. The 1995 Annual Report for the Cumberland County Board of Commissioners and the Fayetteville City Council by the Open Space Study Committee recommended that a ratio of 8.75 acres per 1,000 people be achieved by 2010. The Board of County Commissioners and the City Council adopted this report.

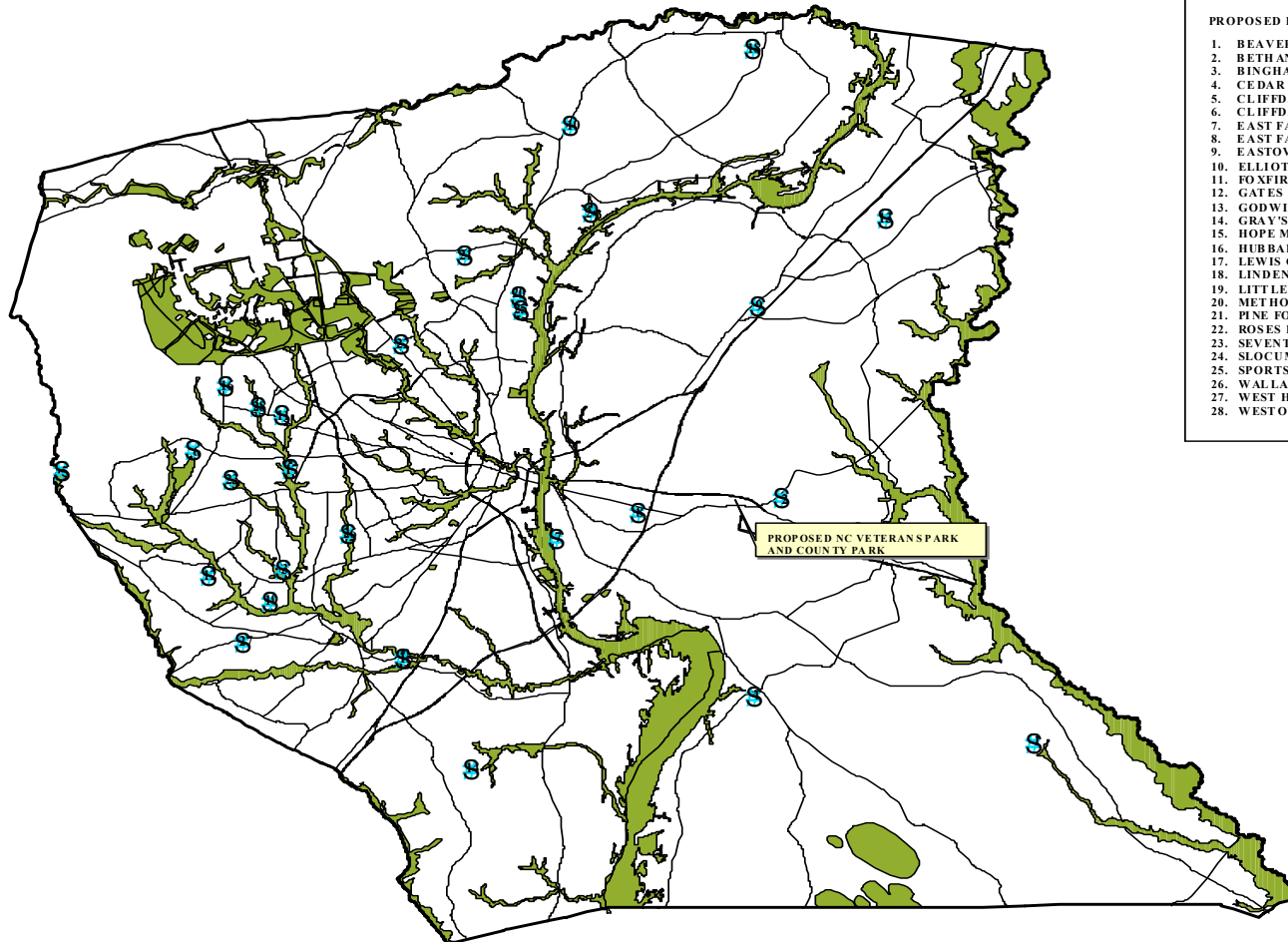
During 1985, the City of Fayetteville adopted the Fayetteville Urban Area Parks and Recreation Master Plan, as a strategic outline to meet the leisure needs of an expanding city. According to this Plan, two park facilities in the North Fayetteville Study Area were to be acquired by 1990. These facilities were Green Valley Country Club (just south of the Study Area) and College Lakes Park land. Green Valley Country Club has been since sold to a private concern and the College Lakes Park land has been acquired and developed. The Plan proposed a trolley line (linking downtown, recreation facilities, commercial activities, cultural facilities, residential areas, etc.) in the Urban Area, which includes the Study Area. The Norfolk and Southern Railroad tracks, which bisect the Area, was proposed to be shared with the trolley line. The northern most terminal for the trolley line was the Slocumb Hunt Club just north of the Study Area, with a station located at Methodist College. The Plan also proposed the acquisition of parkland adjacent to Pine Forest Senior High School, Methodist College, and the Slocumb Hunt Club (just north of the Study Area).

During 1994, the Fayetteville City Council formed the Open space Study Committee to develop recommendations for a City Greenway System. The Council later expanded the Committee's mandate to include overseeing the Joint Planning Board Staff in the development of a County-wide Open Space Plan. In 1995, the Board of Commissioners voted to participate in this process. The 2010 Land Use Plan, adopted by the County Commissioners in 1995 and the City Council in 1996, called for the implementation phase of the Open Space and Environmentally Sensitive Areas section of the Plan to be referred to the Open Space Study Committee. The Committee prepared a document entitled 1995 Annual Report for the Cumberland County Board of Commissioners and the Fayetteville City Council, February 1995, which was adopted by the Fayetteville City Council and in part by the Cumberland County Board of Commissioners.

**MAP 14  
NORTH FAYETTEVILLE STUDY AREA PARKS AND RECREATION FACILITIES**



MAP 15  
 CUMBERLAND COUNTY FUTURE PARKLAND ACQUISITION PLAN



- LEGEND**
- 2010 LAND USE PLAN OPEN SPACE
- PROPOSED PARK LAND ACQUISITION**
1. BEAVERDAM / PETER'S CREEK
  2. BETHANY / STEDMAN
  3. BINGHAM DRIVE
  4. CEDAR CREEK
  5. CLIFFDALE / HOKE LOOP ROAD
  6. CLIFFDALE / REILLY ROAD
  7. EAST FAYETTEVILLE
  8. EAST FAYETTEVILLE / VANDER
  9. EASTOVER / WADE / SOUTH RIVER
  10. ELLIOT BRIDGE ROAD
  11. FOXFIRE
  12. GATES FOUR / WINDMERE
  13. GODWIN / FALCON
  14. GRAY'S CREEK / SWAN'S CREEK
  15. HOPE MILLS
  16. HUBBARD-MARTIN PARK / SCHOOL
  17. LEWIS CHAPEL PARK / SCHOOL
  18. LINDEN
  19. LITTLE ROCKFISH
  20. METHODIST COLLEGE
  21. PINE FOREST PARK / SCHOOL
  22. ROSES LAKE
  23. SEVENTY-FIRST PARK / SCHOOL
  24. SLOCUMB HUNT CLUB
  25. SPORTS COMPLEX
  26. WALLACE POND
  27. WEST HOPE MILLS
  28. WEST OVER PARK / SCHOOL



PREPARED BY: CUMBERLAND COUNTY PLANNING DEPARTMENT, OCTOBER 2002

SCALE: NOT TO SCALE

## **FIRE SERVICE**

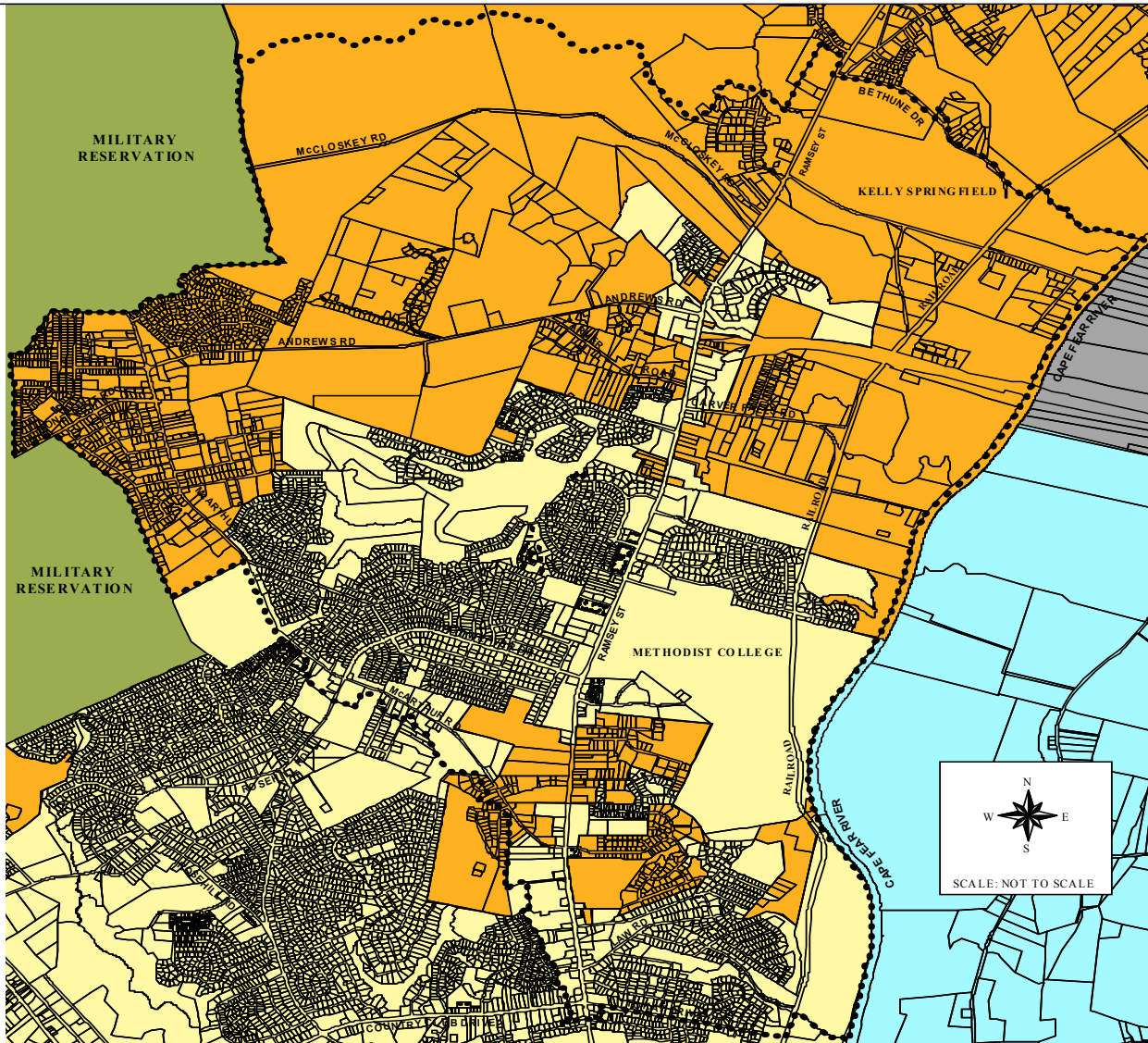
Fire service in the Study Area is provided by the Fayetteville Fire Department and the Westarea Volunteer Fire Department. The service area of these departments is as shown in **Map 16 - Fire Protection Service Area and Facilities**. Fire Service in the North Fayetteville Study Area is adequate.

The Fayetteville Fire Department covers the portion of the Study Area within the corporate limits of Fayetteville by Station Number 7, located at 301 Stacey Weaver Drive. Station Number 7 was built in 1988 consisting of 6,270 square feet and housing 24 firefighters. The Fayetteville Fire Department has an ISO rating of "2".

The County area is in the Westarea Fire District. Fire protection service is provided by the Westarea Volunteer Fire Department, which has three stations (Station #10, 15, and 20). Each of these stations has a prescribed sub-area of primary responsibility within the Westarea Fire District, yet they all provide fire protection service throughout the District. Stations #10 and #15 provide the primary service to the Study Area. Station #10 is located at 4820 Rosehill Road at the Pleasant Loop intersection, approximately one-quarter mile from the Study Area. The Station consists of approximately 9,000 square feet and serves the southern portion of the Study Area outside the City of Fayetteville. Station #15 is located at 6787 Ramsey Street next to Pine Forest Middle School, contains approximately 5,660 square feet and serves the northern portion of the Study Area. The ISO Rating on these stations is "5".

MAP 16

**NORTH FAYETTEVILLE FIRE PROTECTION SERVICE AREA**



LEGEND

..... STUDY AREA BOUNDARY



FIRE DISTRICTS  
 BLACK RIVER FIRE DISTRICT  
 CITY OF FAYETTEVILLE FIRE DISTRICT  
 EASTOVER FIRE DISTRICT  
 FORT BRAGG / POPE A.F.B. FIRE DISTRICT  
 WEST AREA FIRE DISTRICT

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

## EDUCATIONAL FACILITIES

The Cumberland County Board of Education Staff was asked to assess the school issues that may impact the Area. Their response shows that there are three schools located in the North Fayetteville Study Area. These schools are Pine Forest High, Howard Hall Elementary, and Long Hill Elementary as illustrated in **Map 17 - North Fayetteville Area Impacted School Facilities**. The Cumberland County Board of Education uses the COHORT Projection Formula for projecting future school enrollment as the standard set forth by the North Carolina Department of Public Instruction. The COHORT Formula is based on a five-year history and does not take into account land availability, building trends, zoning, etc.

Pine Forest High currently has 1,836 students, which is significantly above its capacity of 1,705. However, an approved redistricting plan will bring the number of students below capacity. The long-range outlook for Pine Forest High is continued growth. There is plenty of land for expansion, and with the opening of the Outer Loop, there should be renewed interest for development in the northern part of the County. Howard Hall Elementary currently has 499 students, which is above its functional capacity of 454 students. It is anticipated that this facility will experience a small amount of growth in the next several years. Long Hill Elementary currently has 451 students, which is significantly above its functional capacity of 386 students. The School Board Staff expects the current Long Hill district to continue to grow because of a large amount of undeveloped land that stretches to the Harnett County Line. Within the long-range plans a new elementary school for this part of the County has been identified, although no funding has been allocated.

Students from the North Fayetteville Study Area are also assigned schools outside the Area. These schools include Raleigh Road Elementary, College Lakes Elementary, Lucille Souders Elementary, Pine Forest Middle, Nick Jeralds Middle, Spring Lake Middle, and E. E. Smith High.

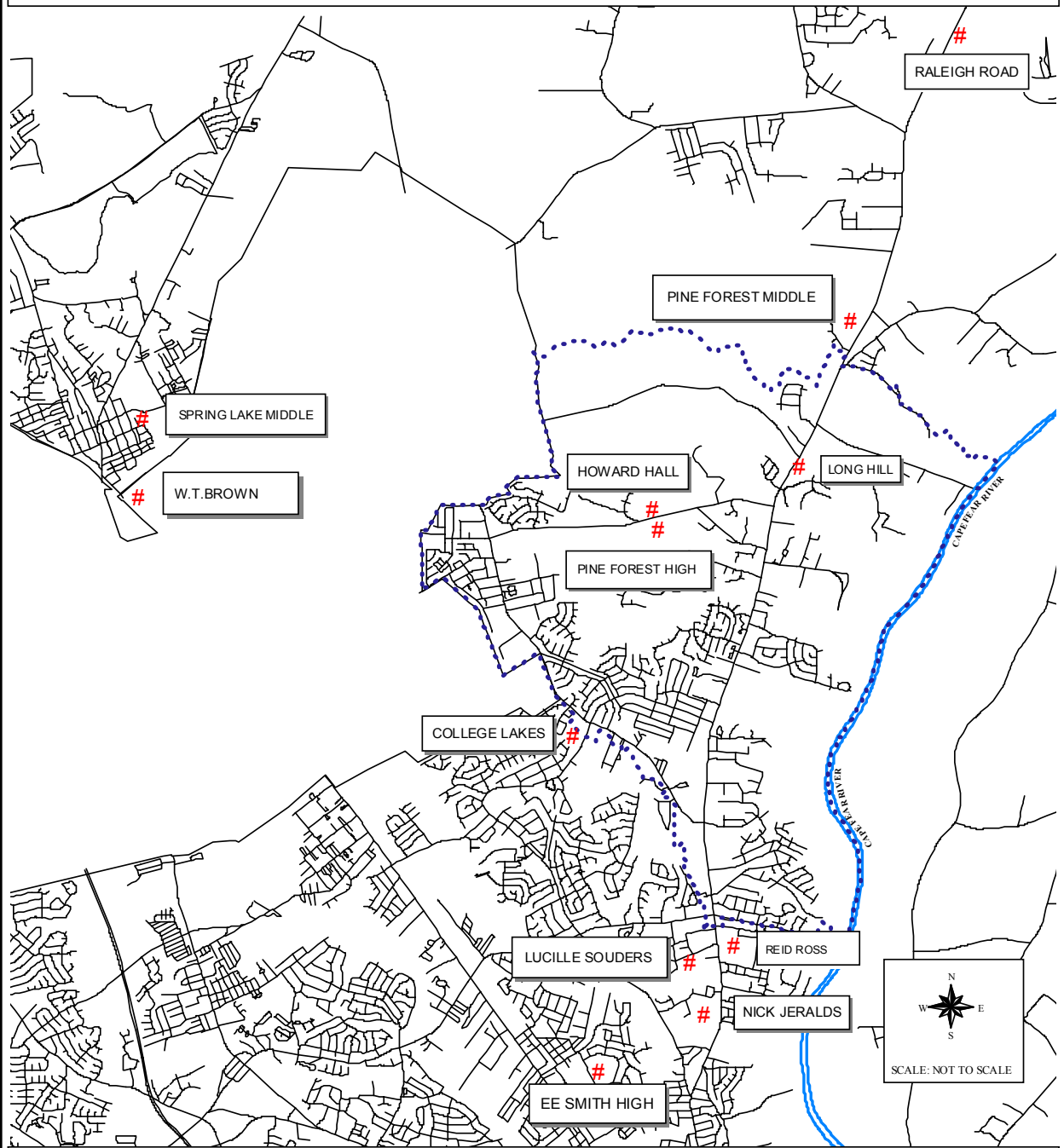
Raleigh Road Elementary is located at 8334 Ramsey Street north of the Study Area. It is a K-1 school that is paired with Long Hill Elementary. Raleigh Road has a current enrollment of 193 students, which is above their functional capacity of 182. Like Long Hill Elementary, continued growth is expected at Raleigh Road Elementary. College Lakes Elementary is located just west of the Study Area. College Lakes has a current enrollment of 411 students, which is near its functional capacity of 412 students. College Lakes Elementary has been in a slight decline because of the aging neighborhood. Within the 2002-2003 school year a small area will be added to the district to maintain the level at capacity. Lucille Souders Elementary is located just south of the Study Area off Ramsey Street at 128 Hillview Avenue. This school has a current enrollment of 463 students, which is significantly above their functional capacity of 354 students. This area is maintaining its current population. A small area of the school's district has been added to College Lakes Elementary School's district. Pine Forest Middle has a current enrollment of 903 students, which is slightly above their functional capacity of 872 students. A small part of this attendance area has been reassigned to Spring Lake Middle School for the 2002 - 2003 school year. Pine Forest Middle, like Long Hill Elementary has plenty of room for growth in the Area. Nick Jeralds Middle has a current enrollment of 704 students, which is above their functional capacity of 664 students. Expectations are that this school will maintain its enrollment. Spring Lake Middle has a current population of 582 students, which is below their functional capacity of 664 students. This school district has been in a decline for several years but action has been taken to keep the school near capacity. The redistricting plan for the 2002 - 2003 school year should result in a small increase in the current enrollment. E.E. Smith High has a current enrollment of 1,208 students, which is below their functional capacity of 1,435 students. This school district has been in a slight decline for several years. The 2002-2003 redistricting plan should bring the enrollment to near capacity.

There are several other schools outside the North Fayetteville Study Area that impact the Study Area. These are the choice schools: Reid Ross Classical and W.T. Brown Elementary School. Reid Ross Classical is a year round school spanning grades six through twelve. It is located just south of the Study Area at 3200 Ramsey Street. W.T. Brown Elementary is a year round school located in Spring Lake. It has a capacity of 896 students with a current enrollment of 546. Both of these schools are below capacity, but have had increasing enrollment every year. This is a trend expected to continue especially for Reid Ross Classical.



According to the Board of Education Staff assessment, the overall demographic student population in the North Fayetteville Study Area is stable. However, the schools that serve the population north of the Study Area are expected to continue to grow at a steady rate.

**MAP 17**  
**NORTH FAYETTEVILLE STUDY AREA IMPACTED SCHOOLS**



**LEGEND**

# IMPACTED SCHOOL FACILITIES

..... STUDY AREA BOUNDARY

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

## MILITARY OPERATIONS

The military operations conducted at Simmons Army Air Base have a direct impact upon the North Fayetteville Study Area in terms of land use compatibility because of the adjacent location of the Air Base to the Study Area. Operational effects are for example potential aircraft crash areas, aircraft approach zones, aircraft noise, and height obstruction areas. **Map 18 - North Fayetteville Study Area Simmons Air Field Airport Operations Impact** illustrates the primary effects that are generated from aircraft operations. Any aircraft operation has the potential for a crash associated with each incoming or departing aircraft. Military and civilian planners identify at least three zones surrounding airfields according to the probability of a crash. The zone having the greatest potential for aircraft crashes is known as the Crash/Clear Zone. This zone is approximately 1,000 feet wide and extends approximately 3,000 feet from of each end of the runway. The second most critical zone is referred to as Approach Zone I (APZ-1) and carries a significant risk for a potential crash. This zone is approximately 1,000 feet wide and extends at least 2,500 feet from the end of the clear zone. Approach Zone II (APZ-2) is less critical than APZ-1 but still has the potential for aircraft crashes. This zone is approximately 1,000 feet wide and extends approximately 2,500 feet from the APZ-1 Zone.

Noise generated from military operations includes noise associated with aircraft takeoffs, landings and flyovers. Again, planners have identified specific geographical areas that are directly impacted by military operations. These areas are labeled as Noise Level and Accident Potential Zones (NAPZ) and are ranked 1 to 5 according to the intensity of the noise and accident potential associated with operations. According to this exhibit, as the NAPZ increase numerically, the noise and accident potential decreases.

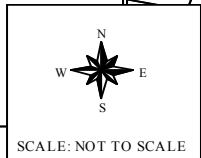
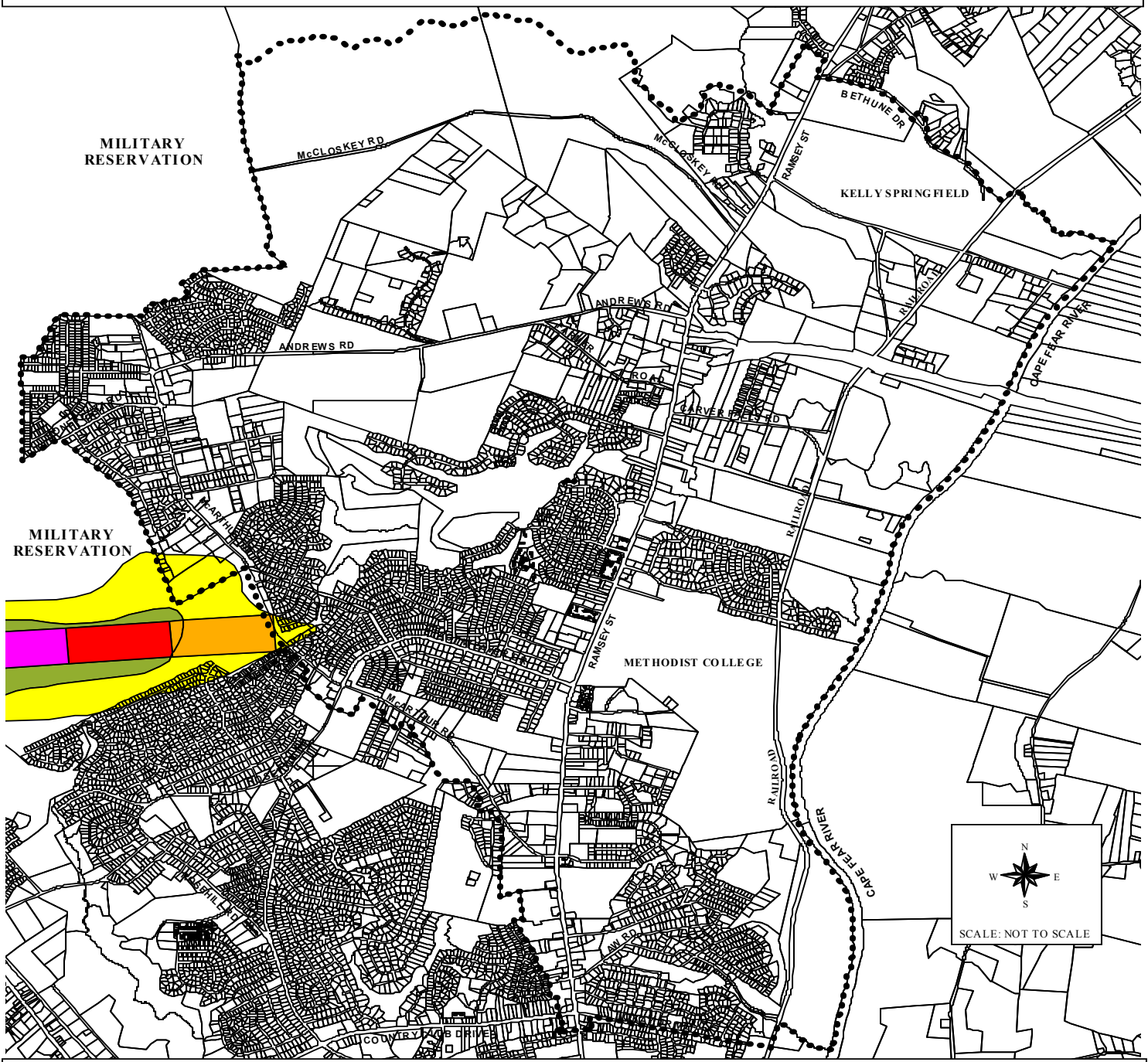
All of these effects are taken into consideration during the preparation of a detailed land use plan. Both military and civilian planners are primarily concerned with the health, safety and welfare of civilian and military personnel as well as ensuring that the day-to-day operations of the military installations and surrounding communities are functioning smoothly. One of the primary ways of achieving this balance is to propose future land use that will be compatible with military operations. One of the major objectives of land use compatibility is to reduce the risk of having a large concentration of population within the crash/clear and accident potential zones surrounding the airfields. Examples of non-compatible land uses within a crash/clear zone include, but are not limited to: Medium or High Density Residential neighborhoods, schools, churches, movie theaters, retail sales, hazardous waste or flammable storage facilities, etc. Compatible land uses within a crash/clear zone could include, but are not limited to the following: billboards, farming and greenhouses, golf courses, parks and playgrounds, public utilities, sanitary landfills, signs, etc. The list of compatible land uses increases as the zones progress away from the airfield. For example, NAPZ – 4, which is the outermost accident potential zone, permits most uses. Single-family residential units are allowed if they are built to specifications that would reduce noise levels and are site built. No manufactured homes or mobile home parks are considered compatible within this zone.

Height restrictions are another factor to be considered when making allowed for military operations. The military defines Height Obstruction Zones as a series of concentric imaginary surfaces surrounding the airfield, reaching from 150 feet to 500 feet above the primary surface. A height obstruction is defined as any object or structure that extends further than 150 feet above ground at the site of the structure or which penetrates the imaginary surface of the Height Obstruction Zones.

Portions of the Study Area are impacted by height limitations from Simmons Army Airfield. Structures in these portions are limited to a height of 150 feet to 500 feet, depending upon the proximity to the Airfield. This restriction should not present a problem for the Study Area because the affected areas are currently either developed residentially or are undeveloped. Height limitations can be accommodated in the Plan development process.

MAP 18

**SIMMONS ARMY AIR FIELD AIRPORT OPERATIONS IMPACT**



**LEGEND**

..... STUDY AREA BOUNDARY

**AIRPORT ZONES**

- NAPZ - 2 (75 + Ldn NOISE CONTOUR)
- NAPZ - 3 (70-75 Ldn NOISE CONTOUR)
- NAPZ - 4 (65-70 Ldn NOISE CONTOUR)

- NAPZ - 5 (60-65 Ldn NOISE CONTOUR)
- APPROACH ZONE 2
- APPROACH ZONE 1
- CLEAR ZONE

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# ENVIRONMENTAL ISSUES

## HYDRIC SOILS AND WETLAND AREAS

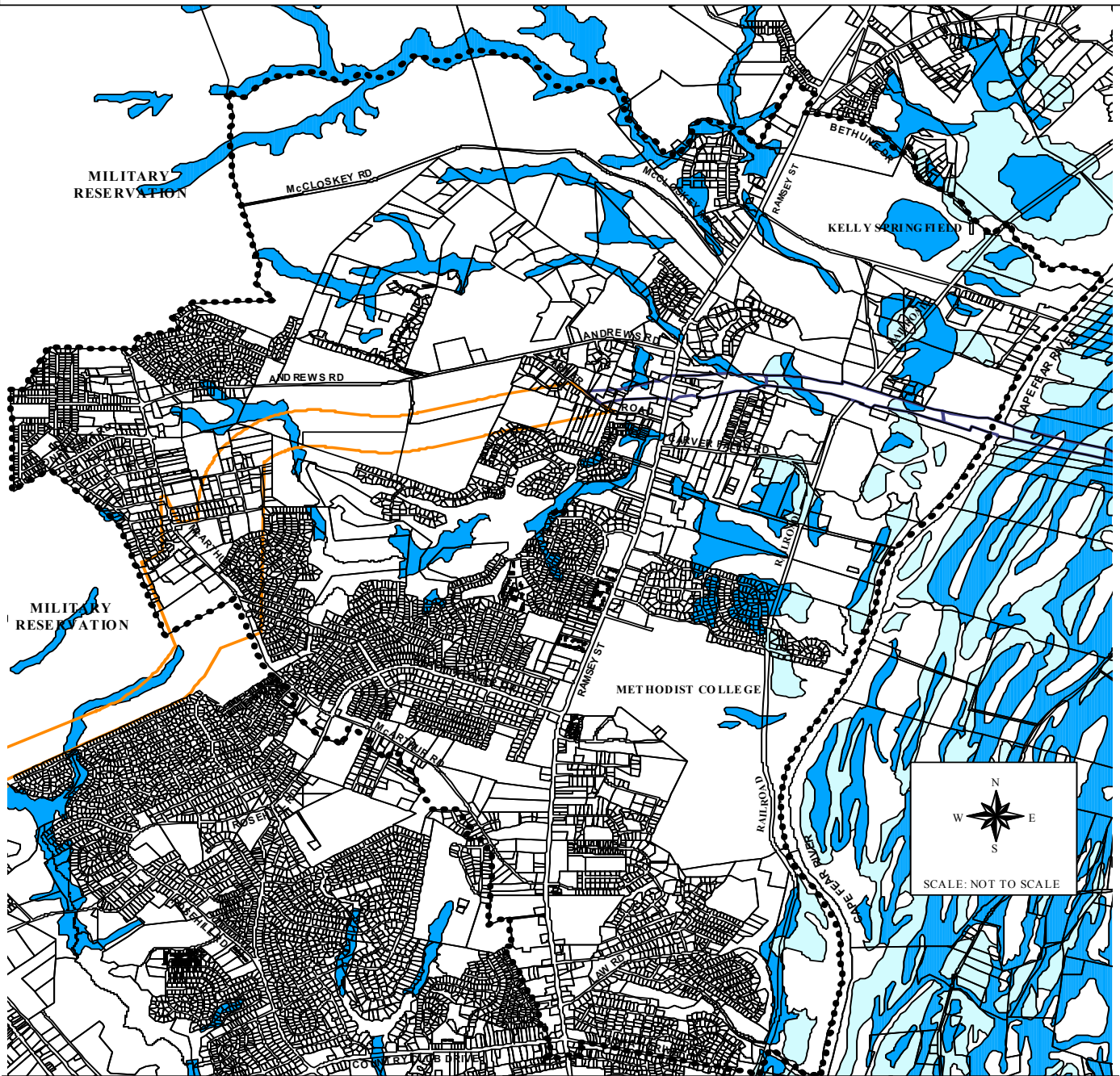
The U.S. Army Corps of Engineers and the Environmental Protection Agency jointly define wetlands as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soils conditions.” Wetlands generally include swamps, marshes, bottomland forests, floodplains, wet meadows, and pocosins. The Clean Water Act of 1977 authorized the Army Corps of Engineers and the Environmental Protection Agency to administer and enforce Section 404 of that Act, which requires anyone depositing dredged or fill materials into the “waters of the United States, including wetlands,” to apply for and receive a permit for such activities. The local Army Corps of Engineers District Office determines if an area is wetland based on three indicators: vegetation, soils, and hydrology. Vegetation indicators mean that plant species specific for wetland areas exist on the site. Soil indicators denote hydric soils, which have characteristics developed under conditions where soil oxygen is limited by water saturation for long periods on the site. Hydrology indicators refer to the presence of water, either above the soil surface or within the soil for a sufficient period of the year to significantly influence the plant types and soils that occur in the area. All three factors must be present for an area to be classified as a wetland.

Wetlands are important and should be protected in order to ensure the health, safety, and welfare of the residents; provide recharge areas for groundwater; serve as a filter trap for sediments, pesticides, and other non-point source types of pollutants; provide non-structured flood control; provide a rich source of timber; provide a buffer zone between upland activities and valuable aquatic systems; provide a buffer against shoreline erosion; and provide food and shelter for a great variety of wildlife.





Within the Study Area approximately 9.0% of the land area has hydric soils as a major component and 3.0% could possibly exhibit hydric soil characteristics or have wet spots as shown in **Map 19 - North Fayetteville Study Area Hydric Soils**. This means that this area exhibits a strong possibility that one of the variables for determining if wetland exists is prevalent. Any development plans in this area should be coordinated with the Army Corps of Engineers before any land disturbing activities are undertaken. Another factor that exhibits the possible prevalence of wetlands is the floodplain area as shown in **Map 20 - North Fayetteville Study Area Floodplain**. This area, according to Federal Emergency Management Agency (FEMA), is within the designated 100-year flood area and there would be a 1% probability within any given year that this area would be inundated with floodwater. Additionally, the area is located within the 500-year flood area would be subject to a 0.2% probability within any given year that this area would be subject to floodwater.

MAP 19

**NORTH FAYETTEVILLE STUDY AREA HYDRIC SOILS**

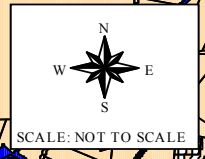
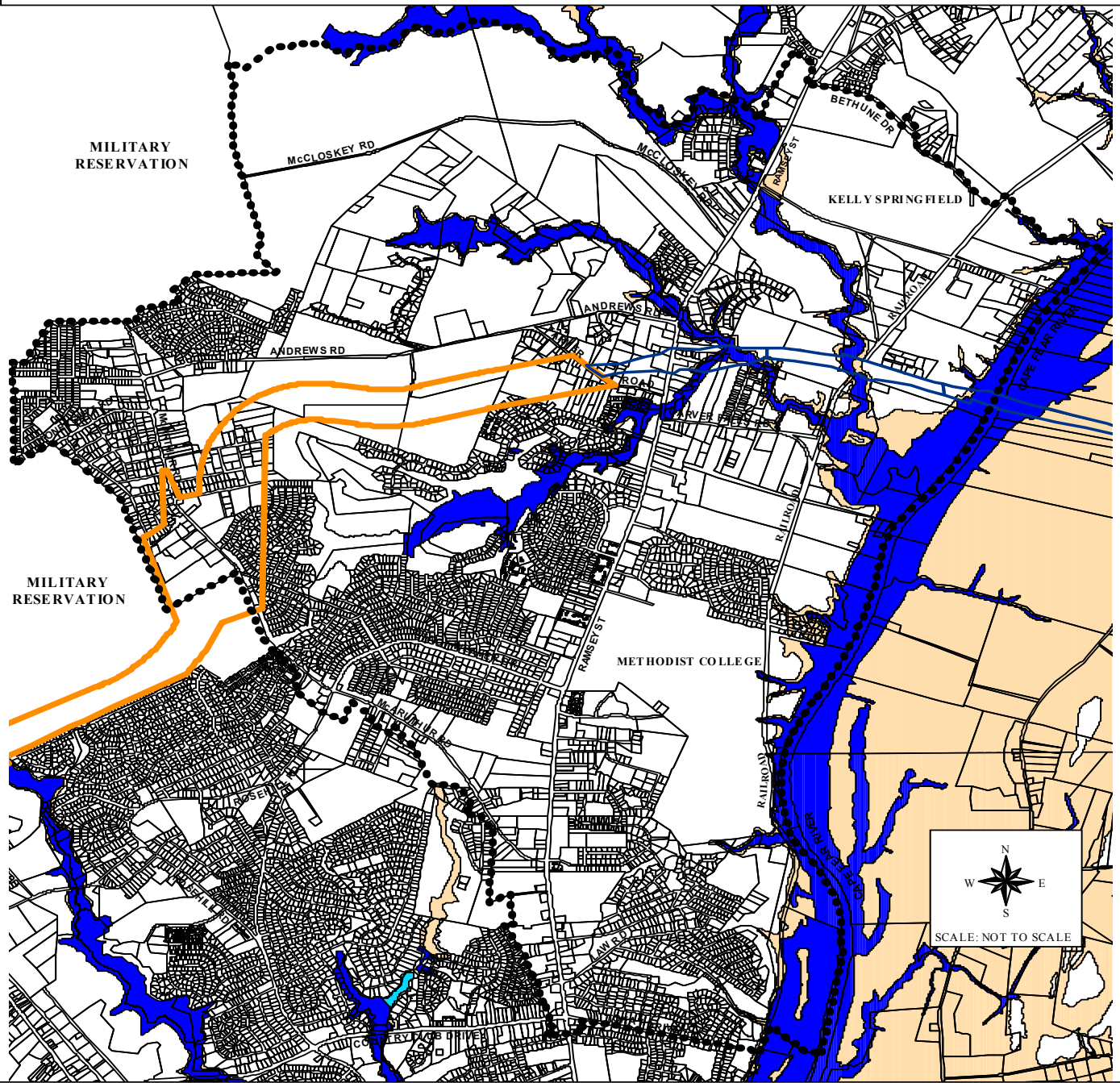


LEGEND






- |   |                                   |   |  |
|---|-----------------------------------|---|--|
| ●●●●●   | STUDY AREA BOUNDARY               |  | HYDRIC SOILS OR HAVE HYDRIC SOILS AS A MAJOR COMPONENT               |
|  | HIGHWAY 13 EXTENSION RIGHT-OF-WAY |  | COULD POSSIBLY EXHIBIT HYDRIC SOIL CHARACTERISTICS OR HAVE WET SPOTS |
|  | OUTER LOOP PROPOSED CORRIDOR      |   |  |

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MAP 20  
**NORTH FAYETTEVILLE STUDY AREA FLOODPLAIN**



**LEGEND**

- |   |                                   |   |   |
|---|-----------------------------------|---|---|
| •••••   | STUDY AREA BOUNDARY               |  | FLOODWAY AND 100 YEAR FLOOD                           |
|  | HIGHWAY 13 EXTENSION RIGHT-OF-WAY |  | 100 YEAR FLOOD, ELEVATIONS AND FACTORS NOT DETERMINED |
|  | OUTER LOOP PROPOSED CORRIDOR      |  | 500 YEAR FLOOD  |

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## **WATER FEATURES**

### **Watercourses and Water Bodies**

For purposes of this Study, water features are defined as watercourses and water bodies. Watercourses include rivers, creeks, streams, drainage ways, and canals. Generally, watercourses carry runoff from development, farming operations and natural areas. Drainage ways and canals collect and remove excess surface and subsurface water from development, farming and natural areas. This drainage way and canal water is channeled to streams and creeks, which empty into rivers. The Cape Fear River is the primary watercourse in the Study Area. Secondary watercourses in the area include Carvers Creek, and numerous tributaries to the Cape Fear River. Water bodies are lakes and ponds, having three primary functions: storing drinking water, recreation, and irrigation. There are no water bodies in the Study Area utilized to store drinking water. Most of the water bodies in the Area were created to provide irrigation for crops and may be classified as “farm ponds” or in conjunction with development as recreation and natural resource for residents. The location of watercourses and water bodies in the North Fayetteville Study Area is as shown in **Map 21 - North Fayetteville Study Area Water Features and Water Supply Watersheds**.

### **Watersheds**

There are two water supply watersheds in the Study Area as illustrated in **Map 21 - North Fayetteville Study Area Water Features and Water Supply Watersheds**. These water supply watersheds are the Cape Fear River and Big Cross Creek Watersheds. Both supply raw drinking water to residents in the City of Fayetteville or any area served by the Public Works Commission. The watershed area is classified as WS-IV, where waters by definition are protected as water supplies that are generally moderately to highly developed watersheds. Discharges are restricted to a limited number of treated domestic wastewater (sewage) or industrial wastewater discharges; no new industrial discharges are allowed in the Critical Area; and local non-point source control programs are required to control non-point source pollution. The Cape Fear Watershed Area consists of approximately 39,277 acres with 8,653 acres (23%) in the Study Area. The Hoffer Water Treatment Facility is the intake location for this watershed. The Big Cross Creek Watershed consists of approximately 9,648 acres with 617 acres (7%) in the Study Area. Portions of the Eureka Springs Area and McArthur Road area between Stacey Weaver and Ramsey Street are located in the Big Cross Creek Watershed. The intake for this watershed area is the Glenville Water Treatment Facility.

The existing watershed regulations for Cumberland County and the City of Fayetteville limit development to two dwelling units per acre. All other residential and non-residential development shall be allowed a maximum of 24% built upon area. A maximum of three dwelling units per acre, or 36% built upon area is allowed for projects without a curb and gutter street system, whichever is least restrictive. High-density options using engineered storm water control devices are permitted as long as it does not exceed 70% built upon area. A minimum of a 100-foot vegetative buffer is required for all new development activities that exceed the low-density option while a minimum of 30 feet is required for the low-density option.

## **NATURAL AREAS**

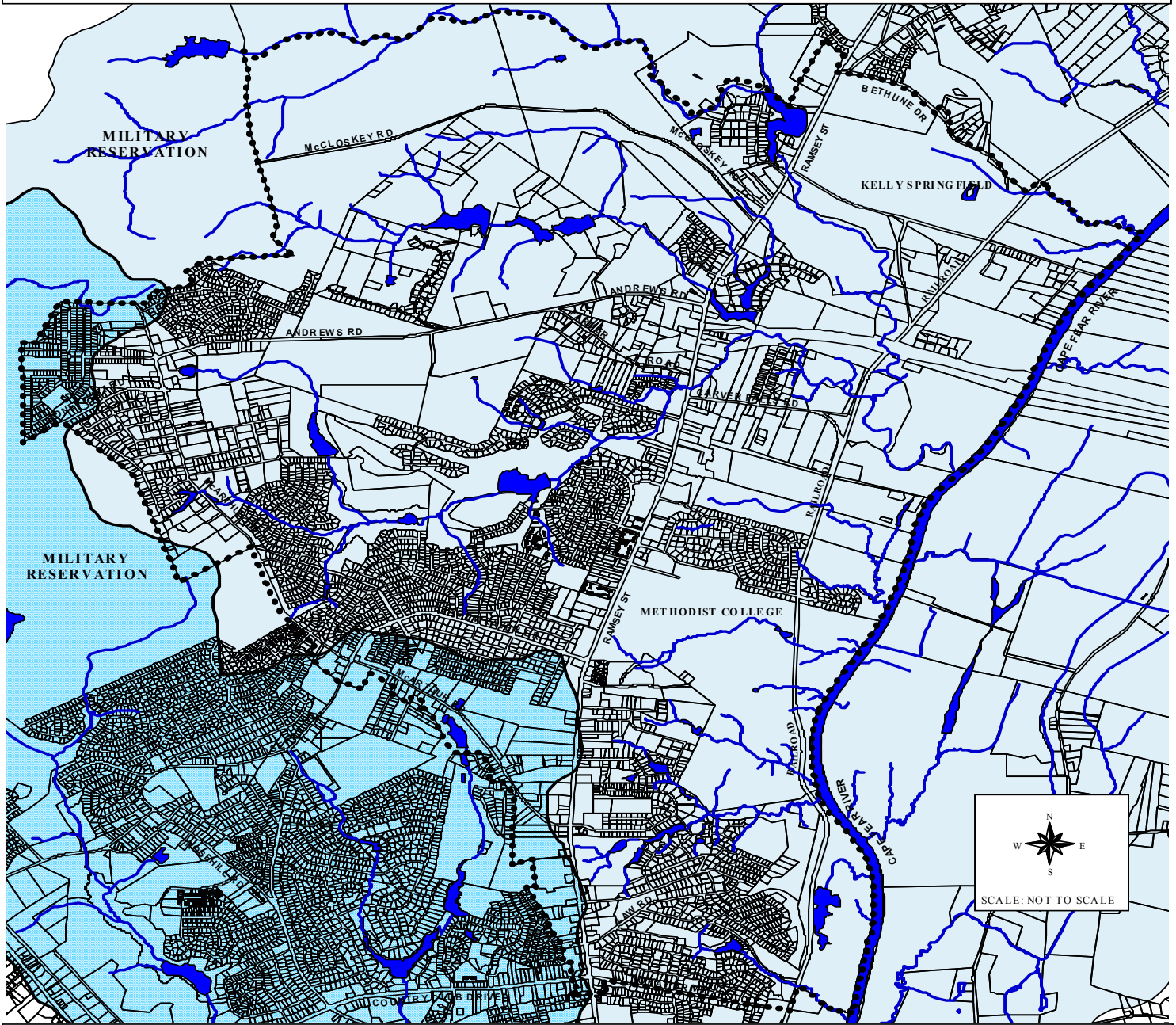
According to the North Carolina Natural Heritage Program (NCNHP) of the North Carolina Department of Natural Resources and Community Development, there are two significant natural areas located in the Study Area. The NCNHP identifies five natural features or elements that determines a significant natural area designation. They are: a) natural area- an area containing one or more high quality examples of ecological and/or geomorphic elements; b) plant community- a representative or high quality example of a plant community; c) physical feature- a representative or high quality example of geologic, geomorphic, or aquatic feature; d) endangered species- animal or plant species that have been identified as endangered, threatened, or of special concern status; e) special habitat- important breeding, wintering or feeding habitat for wildlife species. These areas are prioritized based on National (A), Statewide (B), and Regional (C) significance. The Cape Fear River Bluffs, the Cape Fear River and Carvers Creek (including falls) are rated as “B” Priority Areas. Other areas nearby rated “C” are Clark Park and Slocomb Loblolly-Cypress Woods. Private and significant natural areas and facilities in the area include the Pines of the Carolinas Girl Scout Camp and the



Carvers Creek Shooting Preserve. The North Carolina Nature Conservancy recently purchased a 1,152-acre natural area that is partly within the Study Area.

MAP 21

WATER FEATURES, CAPE FEAR RIVER AND BIG CROSS CREEK WATER SUPPLY WATERSHEDS



LEGEND

- STUDY AREA BOUNDARY
- WATERCOURSES AND WATER BODIES

WATERSHED CATEGORY

- CAPE FEAR RIVER WATERSHED AREA CLASS WS-IV
- CROSS CREEK WATERSHED AREA CLASS WS-IV

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## AGRICULTURAL AND FARM ISSUES

The North Fayetteville Study Area has some designated Prime Farmland and State and Locally Important Farmland. Prime Farmland, as defined by the U.S. Department of Agriculture consists of soils that are best suited to producing food, feed, forage, fiber, and oilseed crops. The soils need only to be treated and managed using acceptable farming methods, have adequate moisture, and a sufficient growing season. Prime Farmland soil produces high yields with minimal inputs of energy and economic resources, and farming these soils results in the least damage to the environment. In Cumberland County, approximately 16% of the total land area (66,700 acres) is classified as Prime Farmland. Within the Study Area, approximately 6.0% (534 acres) of the total land area is classified as Prime Farmland.

State and Locally Important Farmland consists of soils with characteristics that do not fit the definition of Prime Farmland in one or more ways. They are suited for producing crops economically when managed according to modern farming methods, but require management practices such as more fertilization, and drainage to control excessive water. In Cumberland County, approximately 30% (127,300 acres) of the total land area meets the definition of State and Locally Important Farmland. In the Study Area, approximately 11% (959 acres) of the Area is classified as State and Locally Important Farmland. This data is reflected in **Map 22 - North Fayetteville Study Area Farmland Characteristics and Bona Fide Farms**. Additionally, current data by the County Tax Office shows there are 32 bona fide farms in the Study Area. This comprises about 2.0% of the total bona fide farms in the County.

Current trends in the farming industry are reflected in the Study Area. These trends are that the number of farms is decreasing, as is the number of acres being farmed, and the number of farmers. However, the average farm size is increasing. All of these trends are expected to continue well into the future.

The overall goal of the Farmland Plan, as outlined in the Cumberland County 2010 Land Use Plan, is to "protect and preserve natural resources, the environment, and the rural character; enhance and protect farming and the agricultural industry; and enhance and protect the quality of life of rural residents."

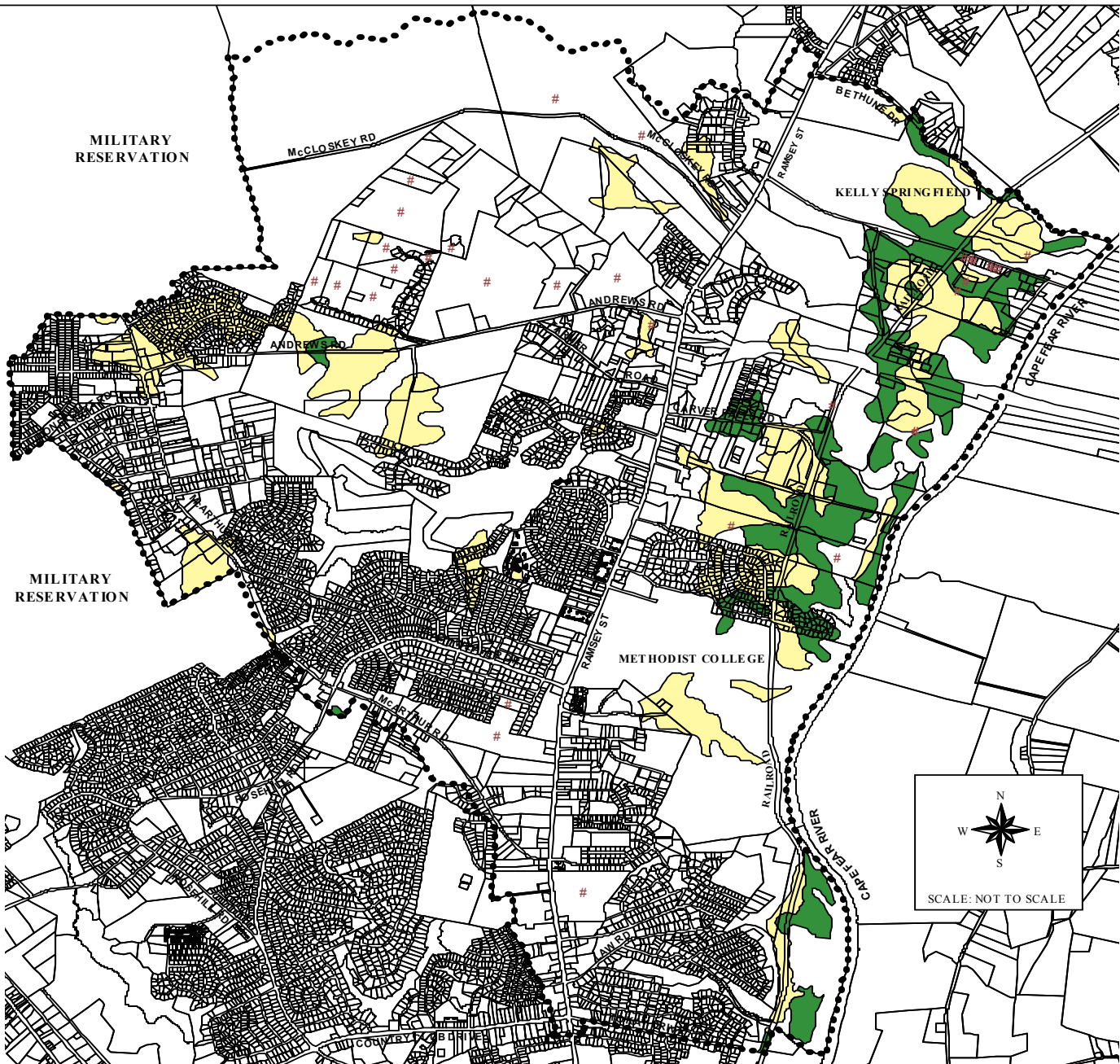
The Cumberland County 2010 Land Use Plan addressed farming and agri-business as a vital economic force in the County that needed to be protected from urbanization. The Plan recognized that there were farming areas in the County that would have to be conceded to urban development and no farmland protection measures would be applicable to these areas. The Plan defined Farmland Protection Areas, identified measures to protect farmland and recommended that the following be established as protected areas: rivers, streams, creeks, and drainage ways abutting farming operations. Other protection efforts include the provision of Class "C" Private Streets only under certain conditions; formulation of a Farm Advisory Committee; requiring a disclosure notice on final plats and deeds of property in the Farmland Protection Area advising property owners of subjection to farming operations; measures to provide and enhance farming opportunities for young people; and the active preservation of farmland and rural character. Due to the number of farms, the amount of Prime and State and Locally Important Farmland, and the direction of growth, the Study Area should not be in the Farmland Protection Area.

Based on the State's criteria for large-scale swine farming operations, there is a small location in the extreme northwestern area that may permit large-scale swine operations. This area is so small that it is insignificant in developing plans for the Study Area.


In conclusion, while there are still bona fide farms in the Area, these farms are in the direct path of urban development. This scenario is detrimental to the farmers and the residents that live in the Area. This area is not suitable for protection as a viable farming community, and should be conceded to urban development.

MAP 22

FARM CHARACTERISTICS AND BONA FIDE FARMS



LEGEND

- |       |                     |   |                                    |
|-------|---------------------|---|------------------------------------|
| #     | BONAFIDE FARMS      |  | PRIME FARMLAND                     |
| ..... | STUDY AREA BOUNDARY |  | STATE & LOCALLY IMPORTANT FARMLAND |

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## CULTURAL RESOURCES

Cultural resources in the North Fayetteville Study Area include an art gallery, an outdoor theater, auditoriums, private recreation area, and historic features. Methodist College houses an art gallery in the Mallet-Rogers House on the campus as well as the O'Hanlon Amphitheater. The O'Hanlon Amphitheater is a 700-seat facility used annually for Easter Sunrise Service, several folk concerts, and theatrical productions by the College Drama Department. It is open for use by the general public. Reeves Auditorium is a 1,200-seat facility located on the Campus of Methodist College. It has been the stage for numerous theatrical productions, dance recitals, lectures, exhibits, concerts and community benefit performances. It is the home of the Fayetteville Symphony Orchestra and the Fayetteville Symphonic Band. The North Carolina Symphony also performs at this facility.

Historic features include the Mallett-Rogers House and Carvers Falls scenic site. The Mallett-Rodgers House was built around the 1830's for antebellum merchant and textile mill owner Charles Peter Mallett. It is a one and one-half story Federal style wood frame house with steep gables and dormers that is a rare example of the traditional North Carolina Coastal Plain cottage. The house was placed on the National Register in 1983 and removed in 1986. It is currently located on the Campus of Methodist College and used as an art gallery.

The Sandhills Area Land Trust's Natural Heritage Program conducted a natural area inventory of Cumberland County (Natural Area Inventory of Cumberland County, North Carolina, October 2002) and identified two sites in the Study Area with state significance, and two with regional significance. The sites with state significance are the Methodist College Hardwood Slopes and the Upper Cape Fear River Aquatic Habitat. The sites with regional significance are the Cape Fear River Bluffs and the Carver Falls.

The creek ravines and slopes of the Methodist College Hardwood Slopes are covered with mature hardwood forests, and occasionally a State rare plant. This example of a Mesic Mixed Hardwood Forest community type is partly owned privately and partly by the City of Fayetteville. The Upper Cape Fear River Aquatic Habitat, extending upstream from Fayetteville to Chatham County, includes the longest free-flowing section of the Cape Fear River, and is known for rare sightings of the Federally and State Threatened American alligator in the public waters.

The steep slopes of the Cape Fear River Bluffs are covered with a mature hardwood forest and old-growth trees. This privately owned site is home to a State rare plant, and many nesting species of migrant birds. Carver Falls is a natural area and a scenic natural waterfall, which is a rare geomorphic feature in the North Carolina Coastal Plain. It is located on Carvers Creek near the confluence of the Cape Fear River, and presently in private ownership - leased to the Pines of the Carolina Girl Scout Camp.

## PAST PLANS, POLICIES AND REGULATIONS

### EARLIER PLANS

The Fayetteville Planning Department completed a Plan for portions of the Area in 1963. This Plan did not extend beyond Methodist College. In 1970 the Cumberland County Joint Planning Board completed the Cumberland County Land Use Analysis and Land Potential Study for Cumberland County and looked at existing land use in the Area. According to that data, Methodist College and the Kelly Springfield Tire Plant existed. There was a small amount of commercial development along Ramsey Street (between Tokay and Longview Drive), at the intersection of Andrews Road and Ramsey Street, and in the Eureka Springs area.

Residential development existed between Tokay Drive and Law Road, the initial development of College Lakes and Kinwood, and several blocks north and south of Honeycutt Road in Eureka Springs.

In 1970 the first land use plan was developed for Cumberland County (1970 Cumberland County Land Use Plan). This Plan provided a basic framework for the general guidance of future growth and renewal in the County. The general thrust of this Plan was to determine “What type of community do we want to have?”, and the goals and policies necessary to get there.

The Cumberland County Joint Planning Board developed the Land Use Policies Plan in 1977. This Land Use Policies Plan updated land use policies dealing with residential, commercial, and industrial land use and its development. Location criteria for the various densities and types of development were established. The Plan also outlined concepts such as the Urban Services Area, Primary and Limited Business Streets, and entrance corridor beautification. It outlined location and site requirements for fire stations, libraries, parks and schools; addressed environmental and historic preservation policies; policies and plans dealing with transportation; and recommended coordination and policy mechanisms for cooperative planning and development.

In 1985 the Cumberland County Joint Planning Board adopted the Raleigh Road Study. This Study included a 500 foot depth on both sides of Ramsey Street from Tokay Drive to Andrews Road.

## RECENT PLANS

The Cumberland County 2010 Land Use Plan contains the general framework for the revitalization and future development of the County as well as a general land use map. This map outlined land use categories that included residential, light and heavy commercial, activity node, office and institutional, light and heavy industrial, governmental, and open space. The location of these areas is as shown in **Map 23 - North Fayetteville Study Area 2010 Land Use Plan**. This Plan has a hierarchy of residential land use intensity that begins with the least intense, Suburban Density (2 units per acre), followed by Low Density Residential (2.1 to 6 units per acre), Medium Density Residential (6.1 to 15 units per acre), and High Density (over 15 units per acre).

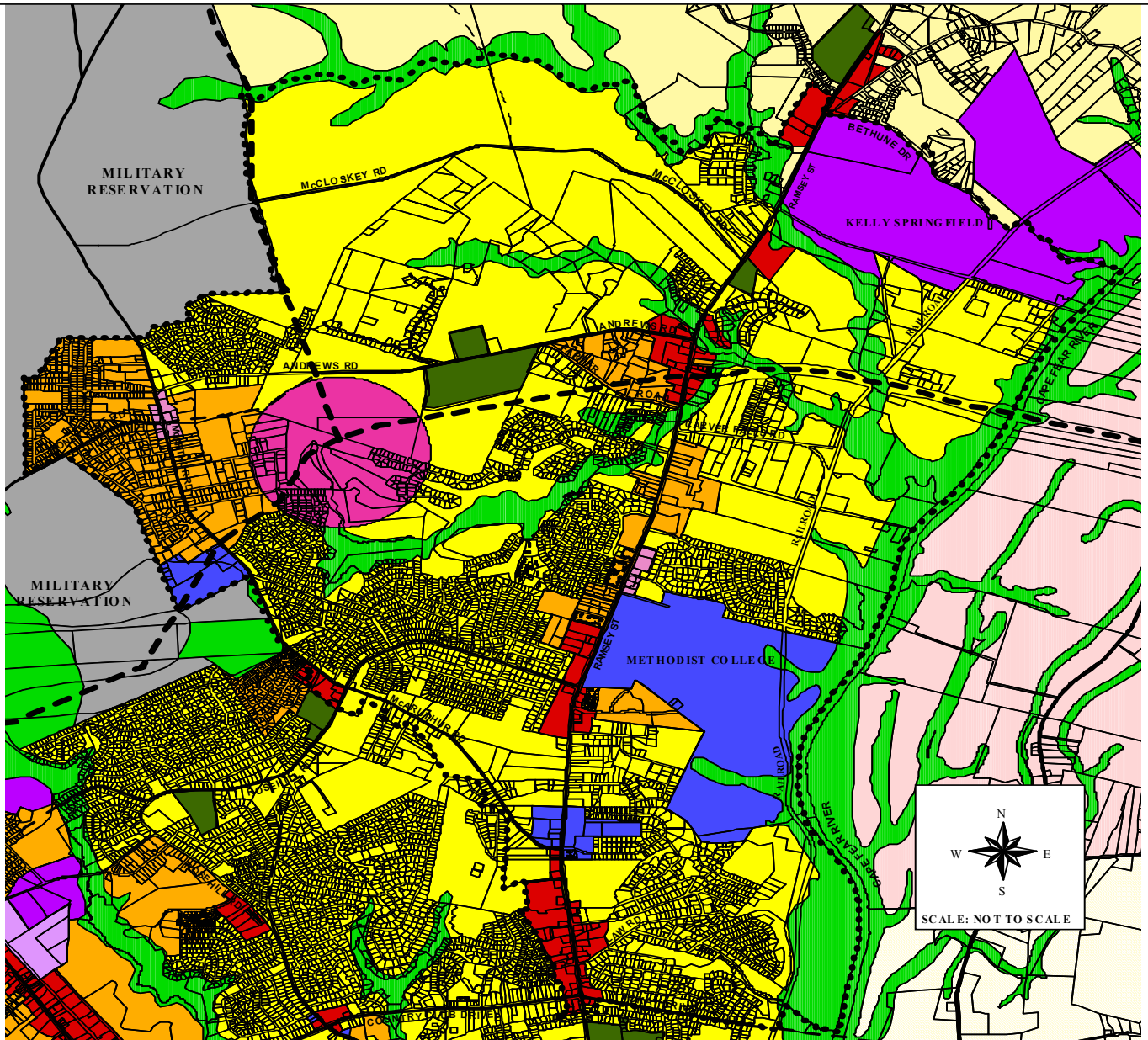
The Cumberland County 2010 Land Use Plan defines an Urban Services Area and a Municipal Influence Area. The Urban Services Area is the area where development is promoted because this area is most likely to have the urban services such as water, sewer, garbage pick-up, police protection, fire protection, street lighting, storm drainage, etc. All of the Study Area falls within the defined Urban Services Area as illustrated in **Map 24 - Designated Urban Services**.

The Municipal Influence Area allows a municipality to have its development standards enforced in an area outside of its corporate limits. Usually this area is most likely to receive urban services from the municipality and eventually become part of the municipality. The Cumberland County Board of Commissioners must approve this Municipal Influence Area. The Study Area was within the City of Fayetteville Municipal Influence Area as adopted in the 2010 Land Use Plan. This Plan has been altered since its adoption with the deletion of the City of Fayetteville and the Town of Hope Mills areas; and the addition of area by the Town of Spring Lake and Stedman as shown on **Map 25 - 2010 Plan Adopted Municipal Influence Area**. There is a great possibility that this Municipal Influence Area map will change in the future as plans are developed for Wade, Falcon, Godwin, and Linden.

The Cumberland County 2010 Land Use Plan recommended the application of the Transitional Use and Zoning Policy. The Transitional Use and Zoning Policy provide a transition between intense non-residential uses (the most intense use) and farmland (the least intense use). It is based on the assumption that intense non-residential uses are more compatible with office and institutional uses and Medium and High Density Residential than farmland uses. The application of this policy helps minimize the impact of intense non-residential development on potential and existing Low Density and farmland development.

In June 2001 the City of Fayetteville prepared the Cape Fear River Corridor Long Range Plan. This Plan looked at the feasibility of developing and preserving portions of the Cape Fear River corridor from the Botanical Garden to Methodist College. This Plan outlined prospective primary and secondary land uses by sub areas along the Cape Fear River and actions to achieve implementation of the development program.

**MAP 23**  
**NORTH FAYETTEVILLE STUDY AREA 2010 LAND USE PLAN**



**LEGEND**

- PROPOSED THOROUGHFARES**  
 - MAJOR THOROUGHFARE - FREEWAYS  
 - MAJOR THOROUGHFARE  
 - MINOR THOROUGHFARE
- EXISTING THOROUGHFARES**  
 - MAJOR THOROUGHFARE - FREEWAYS  
 - MAJOR THOROUGHFARE  
 - MINOR THOROUGHFARE

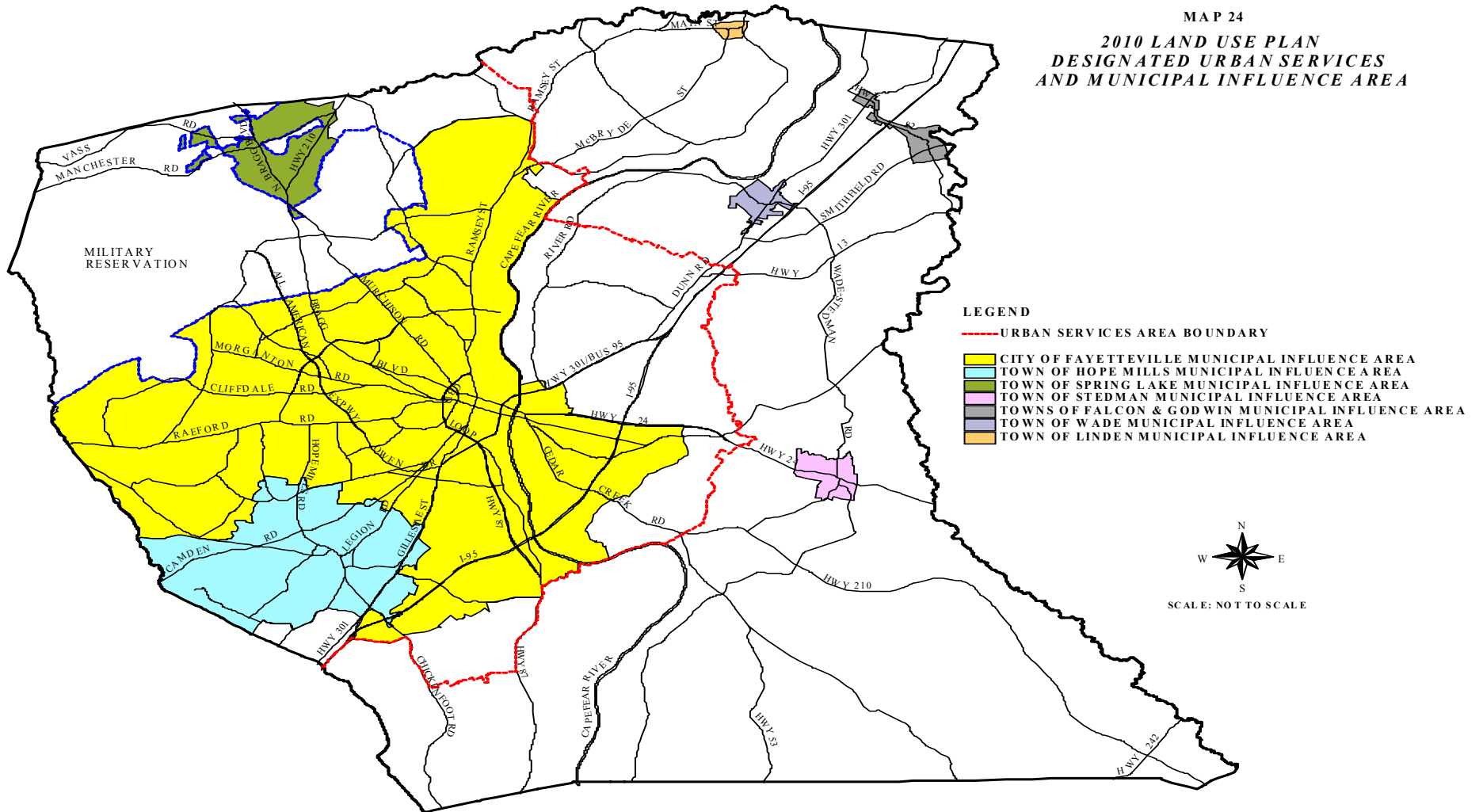
- LAND USES**
- FARMLAND
  - ONE ACRE RESIDENTIAL LOTS
  - SUBURBAN DENSITY RESIDENTIAL
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
  - LIGHT COMMERCIAL
  - HEAVY COMMERCIAL
  - DOWNTOWN

- ACTIVITY NODE**
- OFFICE & INSTITUTIONAL
  - LIGHT INDUSTRIAL
  - HEAVY INDUSTRIAL
  - GOVERNMENTAL
  - OPEN SPACE
  - HISTORICAL OLD POST DISTRICT - FORT BRAGG
  - ACADEMIC TRAINING - FORT BRAGG
  - REDEVELOPMENT/HOLDING - FORT BRAGG
  - RANGE & TRAINING - FORT BRAGG
  - AIRFIELD OPERATIONS - FORT BRAGG

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002



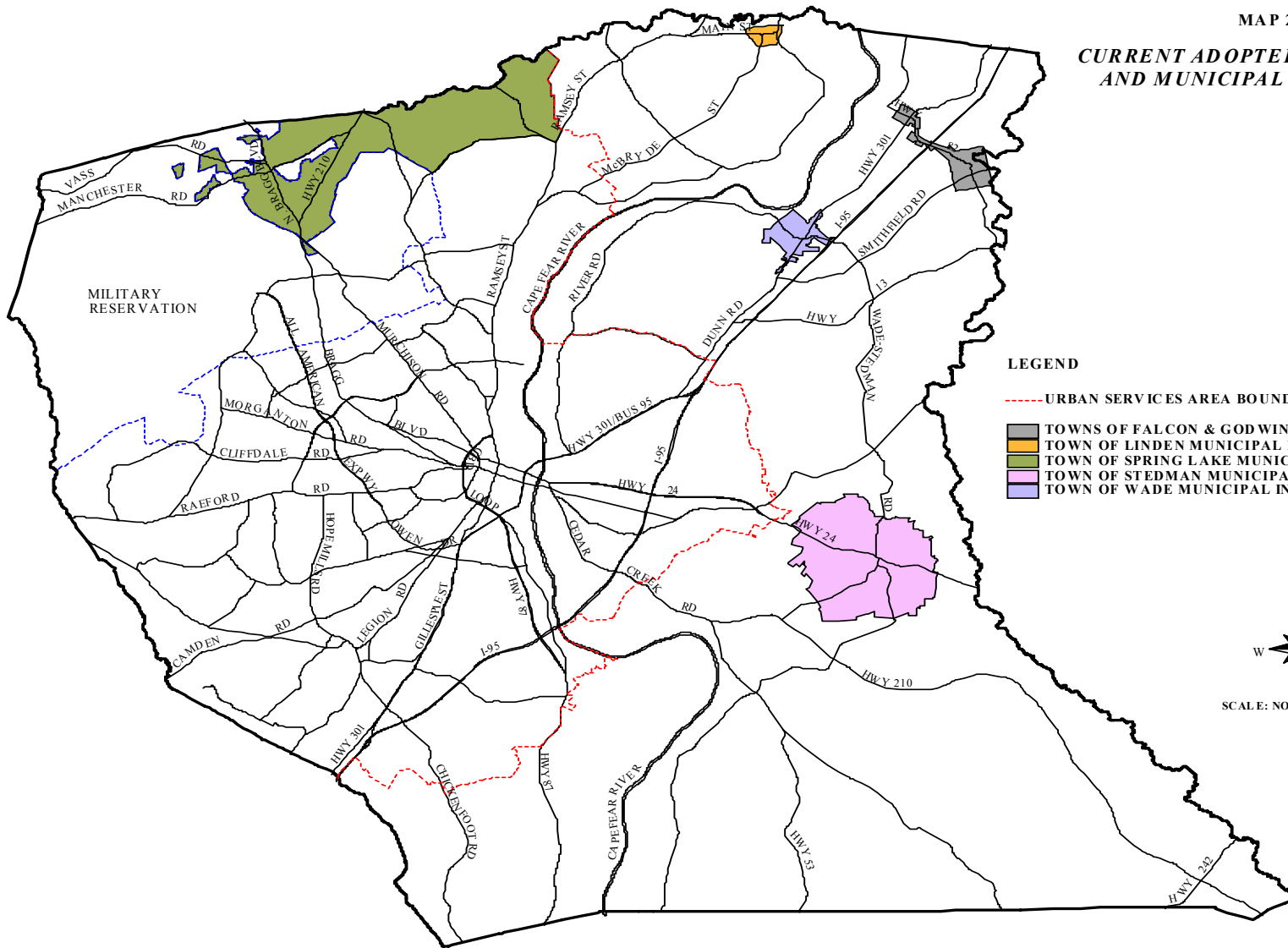
MAP 24  
**2010 LAND USE PLAN  
 DESIGNATED URBAN SERVICES  
 AND MUNICIPAL INFLUENCE AREA**



PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, NOVEMBER 2002



**CURRENT ADOPTED URBAN SERVICES  
AND MUNICIPAL INFLUENCE AREA**



**LEGEND**

- - - URBAN SERVICES AREA BOUNDARY
- TOWNS OF FALCON & GODWIN MUNICIPAL INFLUENCE AREA
- TOWN OF LINDEN MUNICIPAL INFLUENCE AREA
- TOWN OF SPRING LAKE MUNICIPAL INFLUENCE AREA
- TOWN OF STEDMAN MUNICIPAL INFLUENCE AREA
- TOWN OF WADE MUNICIPAL INFLUENCE AREA



PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, NOVEMBER 2002

# **PUBLIC PARTICIPATION**

A North Fayetteville Study Area Community Meeting was held on September 13, 2001 at College Lakes Recreation Center in order to introduce to the Citizens their role in developing the North Fayetteville Area Land Use Plan and to solicit their input towards the Plan's development. Notices were mailed out to approximately 4,500 property owners within the Study Area. Approximately 106 residents attended. Attendees of this meeting were asked to state issues of concern and express their "visions" for the future of the Study Area. Additionally, they were asked to complete a questionnaire that gave additional insight to concerns and issues that are important to them. Volunteers were asked to serve on the North Fayetteville Study Area Citizens Planning Committee to develop the Plan with Planning Staffs' facilitation. A synopsis of the Vision Session and Questionnaire results are outlined in this section. A more detailed report of these activities can be obtained from the Planning Staff. The Vision Session and the Questionnaires provided groundwork for developing goals for the Study and the Plan.

The first summary will address the citizens' responses at the Vision Session held during the Community Meeting. These responses were expressed as future visions, as well as strengths and weaknesses of the Study Area. The second summary will address the findings of the Questionnaire.

## **VISION SESSION**

The residents' future vision of the Area included underground utilities, public water and sewer service to all the Area, sidewalks on both sides of streets, pedestrian/bicycle path along the Cape Fear River, bus service, Andrews and McArthur Roads widened, cross walks on Ramsey Street, more right turn and deceleration lanes into businesses on Ramsey Street, more traffic lights, computer coordinated traffic lights, hospital in the Area, satellite FTCC Campus, police substations, senior citizens center, shopping mall movie theaters, fewer strip centers, recreation service for both children and adults, more recreation opportunities along the Cape Fear River, better planning and stricter development regulations, and landscaping along all major entrance corridors.

Strengths in the Area included the neighborhoods and communities in the Area, quiet neighborhoods, safe, low crime, Methodist College, diversity of churches, natural area and wildlife, library, recreation center, good schools, location, and southern hospitality.

The vision session attendees listed weaknesses in the Area: transportation congestion, lack of business, lack of medical services, lack of enforcement of City and County codes, land locked by Fort Bragg, lack of long term planning, lack of community involvement, frequent change in school districts, not enough schools, lack of facilities and services for senior citizens, and few sidewalks.

## **QUESTIONNAIRE**

Residents attending the Vision Session were asked to complete a questionnaire in order to obtain additional information that would be helpful in the preparation of a Land Use Plan. Out of approximately 107 persons who attended the meeting, 88 questionnaires were completed. The Questionnaire addressed strengths, weaknesses, an evaluation of facilities and services, the quality of life, and major problems in the Area.

The questionnaire addresses the resident's perception of the strengths in the Area. The top ranked strengths include the quiet and peacefulness of the neighborhoods, the people, its location and accessibility, environmental qualities (i.e. open space, trees, forest, vacant land), and low crime rate. The top ranked weaknesses in the Area were listed as traffic congestion/inadequate roads, lack of park and recreation facilities and services, lack of variety in shopping opportunities, strip commercial development, and lack of

sidewalks. An evaluation of the facilities and services according to the questionnaire rated the top worst were the lack of sidewalks, bus service, park facilities, street maintenance, health facilities, recreation programs, social services programs, and street lights.

The questionnaire revealed that approximately 63% of the residents were satisfied with the Area, while 31% were somewhat satisfied, 6% were not satisfied. As major problems in the Area they listed the lack of walkable streets, traffic congestion, and traffic accidents, the amount of park facilities, lack of job opportunities, lack of shopping opportunities, and aircraft noise.

Other findings of the questionnaire are that 94% of the respondents think the Outer Loop will bring additional growth to the Area; 34% said their quality of life will get better because of the Outer Loop, while 31% said it will stay the same, and 35% said it will get worse. The positive effects of the Outer Loop are better access, more variety of commercial development, increase in property values, traffic improvement, and job creation; the negative effects include increase in traffic congestion, commercial development impact, increase in noise, increase in crime, decrease in property values, and the destruction of the natural environment. The respondents felt the most beneficial type of development in the Area would be commercial development that expands the shopping opportunities, nice restaurants and movie theatres, residential, parks and recreation areas, office and professional, and family-oriented development.

The final part of the questionnaire indicated some general characteristics of the respondents. The group was 83% White, 95% were homeowners, 90% lived in single family detached houses, 67% have lived in the Area over 10 years, 50% expect to live in the Area the rest of their lives, 61% were 50 years old or older, and 70% lived within the City Limits of Fayetteville. Other characteristics of the respondents include that approximately 26% lived in College Lakes, 15% in Eureka Springs, 12% in Kinwood, 9% in Kings Grant, and 38% in various areas throughout the Study Area.

## **CITIZENS PLANNING COMMITTEE**

The North Fayetteville Citizens Planning Committee was formulated from volunteers at the Vision Session. The Committee met between October 2001 and May of 2002 and fashioned a proposed North Fayetteville Study Area Land Use Plan Map. This map was presented to the residents in the Area on June 6, 2002 at a community meeting. Again, notices were mailed and approximately 106 residents attended this meeting. The purpose of the meeting was to educate the community on the Committee's findings and get feedback from the community on the proposed Plan Map. The North Fayetteville Study Area Citizens Planning Committee met again to consider the community's and individual property owner's issues and concerns. The North Fayetteville Study Area Citizens Planning Committee presented their recommended Plan Map at a Public Hearing held September 24, 2002 at Pine Forest High School in a joint meeting of the Cumberland County Joint Planning Board and the Fayetteville Planning Commission. Approximately 150 residents attended. At this Public Hearing residents and property owners were given the opportunity to address issues and concerns about the proposed Plan Map. These issues and concerns were forwarded to a Joint Subcommittee comprised of three members from the County Planning Board and three members from the Fayetteville Planning Commission. The Joint Subcommittee met on October 10, 2002 at the College Lakes Recreation Center and addressed the issues and concerns of the residents and individual property owners. The Joint Subcommittee recommended a North Fayetteville Study Area Land Use Plan Map to be forwarded to a joint meeting of the Cumberland County Joint Planning Board and the Fayetteville Planning Commission on October 29, 2002 for consideration and review.

The document will be forwarded to each planning organization for public hearing and recommendation to the governing bodies for final approval. The Cumberland County Board of Commissioners will adopt the portion of the Study Area in the unincorporated portion of the County and the Fayetteville City Council will adopt the portion in the City of Fayetteville.

# PLAN GOALS

During the initial Planning Committee meeting, a “crash” course on land use planning was conducted, and the Planning Staffs outlined its tasks. The first task for the Committee was to develop a set of goals the Plan should achieve. Once generated, the Committee ranked the goals in their order of importance. They are as follows:

## **Planning**

Encourage efficient planning efforts that will contribute to a safe, clean and harmonious environment for area residents and that will provide a balanced combination of commercial, residential and industrial developments.

- Develop a viable land use plan that will effectively guide growth.
- Highly encourage future decisions regarding zoning changes, permits and subdivisions that are strictly based on the Land Use Plan.
- Develop a land use plan and land use controls compatible with military operations, artillery blasts, and highway construction.
- Implement orderly and effective planning that will provide an equitable mixture of commercial, residential and industrial land uses.

## **Utilities**

Maintain and provide adequate utilities to meet current and future needs within the Study Area.

- Promote the expansion of natural gas services to areas in the Study Area not currently served.
- Expand sewer and water services to areas where development is most likely to occur.
- Seek and implement changes in City/County codes that would require underground utilities.
- Update current water and sewer long-range plans.

## **Visual Image**

Preserve and further enhance the visual appearance of the Study Area.

- Promote and support all measures that will enhance the visual image of all aspects of the community.
- Support the preservation and planting of vegetation; the protection of natural areas and resources; and the conservation of the natural beauty of the Area.
- Adhere to “Designated Entrance Corridor” standards outlined in the Cumberland County 2010 Land Use Plan.
- Enforce, develop and/or improve ordinances that address community aesthetics such as landscape, tree and sign ordinances.
- Encourage City and County Inspection Departments to be proactive and aggressively enforce ordinances regarding overgrown lots, litter, abandoned and inoperable vehicles, illegal junk yards, trash cans left on curbs, etc.
- Institute regulations that will compel city sanitation workers to make a note of residences and open spaces that require special sanitation pick-up, then submit a request to the appropriate department for pick up.
- Formulate regulations that would require landlords or leasing agents to include in leasing agreements pertinent sections of City and/or County ordinances regarding trash pick-up and property appearance. Hold landlords and leasing agents accountable for non-compliance.
- Encourage PWC and/or other utility companies to provide new customers with brief summaries of City and/or County ordinances regarding trash pick-up and property appearance.
- Restrict unnecessary clear cutting for commercial and residential developments.

- Enforce and/or amend buffer requirements to ensure 10 to 20 feet of vegetation around new commercial and residential developments.
- Utilize open spaces and landscaping to soften, beautify, and improve the image of the Area.
- Develop new ordinances that regulate billboards and signs.

### **Commercial Development**

Encourage new, relocating and expanding commercial activities that are responsive to market needs and are appropriately located and designed so that they are safe, attractive and compatible with their surroundings.

- Control self-perpetuating strip commercial development, improve its visual appearance, lessen its negative impact on adjoining thoroughfare streets, and make it more complementary and compatible with other land uses.
- Encourage the development of various levels of shopping centers to meet the commercial needs of Area residents, in centralized nodes at selected intersections and interchanges.
- Improve the visual image of older commercial development without imposing undue financial hardship on businesses.
- Create harmonious, compatible commercial development that respects the natural and social environment.
- Discourage new commercial developments in close proximity to existing residential developments.
- Develop innovative incentives for businesses to occupy vacant buildings.

### **Recreation**

Establish a community-wide recreational network that will offer a wide range of recreational opportunities to include open spaces; bike/walking paths; playgrounds; designated areas for roller blading and three wheel driving; team sports; picnic areas; and leisure activities.

- Build bike/walking paths to provide safe passage over and/or under major thoroughfares, to include the Outer Loop.
- Design and implement a network of sidewalks, bike/jogging trails and road right-of-ways to provide pedestrian access throughout the community.
- Allocate funding for the construction of bike/walkways/sidewalks when existing roads are resurfaced or widened.
- Encourage and seek support for the establishment of a large-scale regional recreational facility.
- Expedite the development of the "River Trail" greenway along the Cape Fear River.
- Provide open space and park facilities near all large-scale residential developments.

### **Residential Development**

Provide a reasonable variety of housing types and prices, which are attractive, well maintained, safe, and appropriately located.

- Restrict size and density of new housing developments.
- Promote the maintenance and preservation of existing housing through code enforcement and compliance programs.
- Provide designated locations for the development of mobile/manufactured homes.
- Promote a high standard for mobile/manufactured home parks equal to that of traditional single-family developments.
- Enforce minimum lot size requirements for all new developments.

### **Health And Public Safety**

Provide adequate and efficient emergency, health and law enforcement service within the Study Area.

- Promote a higher visibility and faster response time from local law enforcement and ambulatory agencies.
- Provide a medical facility within the Study Area, which is open 24 hours a day, 7 days a week.
- Solicit a higher level of citizen participation and law enforcement coordination to strengthen neighborhood watch programs.
- Pursue code changes that would require a minimum number of entrances/exits appropriate to various densities of residential developments to allow reasonable accessibility for law enforcement and emergency vehicles.

### **Transportation**

Provide a network of streets and highways, mass transit, bicycle trails, greenways, and sidewalks to allow for the efficient movement of people and goods throughout the Study Area.

- Coordinate long-range land use and transportation planning to reasonably ensure that adequate roads will be in place before large developments of all types are completed.
- Provide routine and quality maintenance of all streets and highways.
- Require curb and gutters for all new developments.
- Encourage a study to determine the benefits of smaller bus sizes to better accommodate the actual transit usage.
- Develop a network of pedestrian facilities such as sidewalks, nature trails, greenways, bicycle trails, etc. to link neighborhoods, schools, recreation, governmental and cultural facilities, shopping, etc.
- Support ordinances that will require sidewalks on both sides of the street for new developments.
- Promote the installation of streetlights in the County.
- Consider the adopted Land Use Plan when planning for transportation improvements to adequately plan for traffic flow before actual development occurs.
- Plan and build bike trails/pedestrian walks to provide safe passage over and/or under major thoroughfares, to include the Outer Loop.
- Design all new bridges to include pedestrian walkways.

### **Industrial Development**

Provide a centralized area for industrial development that will minimize sporadic industrial sites, while providing an atmosphere that is conducive to clean, high tech, and high paying industries.

- Prevent the deleterious effects of industry on residential areas and other industries.
- Recruit clean, high tech industries that will not negatively impact the natural and social environment of the Area.
- Limit new industry developments to light and moderate intensities.
- Restrict industrial development to areas served by rail, highway, and/or port facilities, as well as being away from environmentally sensitive areas and residential developments.
- Determine if any sites are suitable in the area for cluster industrial developments. If so, designate the area on the Land Use Plan Map.

### **Miscellaneous Community**

- Encourage the use of school facilities during after school hours to provide structured activities for children.
- Establish an Extra-Territorial Jurisdiction (ETJ) for the City of Fayetteville.
- Reduce City/County Taxes.
- Promote the creation of a centralized volunteer system to help meet various community needs.
- Reestablish the Municipal Influence Area (MIA) concept for the City of Fayetteville.

# RECOMMENDATIONS

Some general recommendations outlined in the Cumberland County 2010 Land Use Plan are applicable to the North Fayetteville Study Area. These concepts include the Urban Services Area concept, the Municipal Influence Area concept (MIA), the Designated Entrance Corridors concept, the Nodal/Corridor Urban Form concept, and the Transitional Use and Zoning Policy.

## URBAN SERVICES AREA

The Urban Services Area concept, proposed in the 1971 Cumberland County Land Use Plan and re-endorsed in the Cumberland County 2010 Land Use Plan, is applicable in the North Fayetteville Study Area. The Urban Services Area defines an area where higher density development will be promoted based on the fact that urban services exists, is proposed, or will be proposed in the next twenty years. These urban services include public or community water, sanitary sewer, storm drainage, street lighting, police and fire protection, recreation, and garbage collection. All of the Study Area is included in the Urban Services Area. It is generally presumed that the City of Fayetteville and the Public Works Commission will provide these services.

## MUNICIPAL INFLUENCE AREA

The Cumberland County 2010 Land Use Plan recommended the establishment of a Municipal Influence Area concept (MIA). The purpose of this concept was to give the municipalities in the County some control over development outside of their corporate limits since none of the municipalities in the County have extra-territorial jurisdiction. Under this concept a municipality's development standards can be enforced in a defined area approved by the Board of County Commissioners. This allows the municipality to retain its individuality; to plan and program the extension of public services and facilities in an effective and efficient manner; it forces the municipalities to address future annexation and growth plans and intra-municipal boundaries before they become issues; and it makes future annexations into the municipality more efficient and cheaper. It is recommended that the entire Study Area, outside the City Limits of Fayetteville be included in the City of Fayetteville's Municipal Influence Area as shown in **Map 26 - Recommended Fayetteville Municipal Influence Area**.

## NODAL / CORRIDOR URBAN FORM

The Cumberland County 2010 Land Use Plan established the Nodal/Corridor concept as the basis for developing the County. The continuation of this concept is recommended in the North Fayetteville Study Area. Under this concept, high intensity development (commercial and industrial) will be concentrated in nodes at the intersection of major thoroughfares or along major thoroughfares in areas where urban services exist. No new strip commercial development is recommended.

The advantages of the Nodal/Corridor Urban Form are that it provides convenient access for residents to retail and employment areas; helps define and provide neighborhood identity; allows for a wide variety of housing types and densities; preserves agricultural areas; promotes a strong central business district; supports efficient mass transit service; provides for efficient and economical public services, and provides a positive visual image and interest along thoroughfares.



## **TRANSITIONAL USE AND ZONING POLICY**

The Transitional Use and Zoning Policy is designed to provide a transition between high intensity uses and low intensity uses. It minimizes the impact of non-residential uses on Low and Suburban Density Residential development as well as preserves the traffic capacity of thoroughfares. An illustration of the application of this concept for the County and the City of Fayetteville is as shown in **Exhibit 12- Transitional Use and Zoning Policy Concept**.

## **DESIGNATED ENTRANCE CORRIDOR**

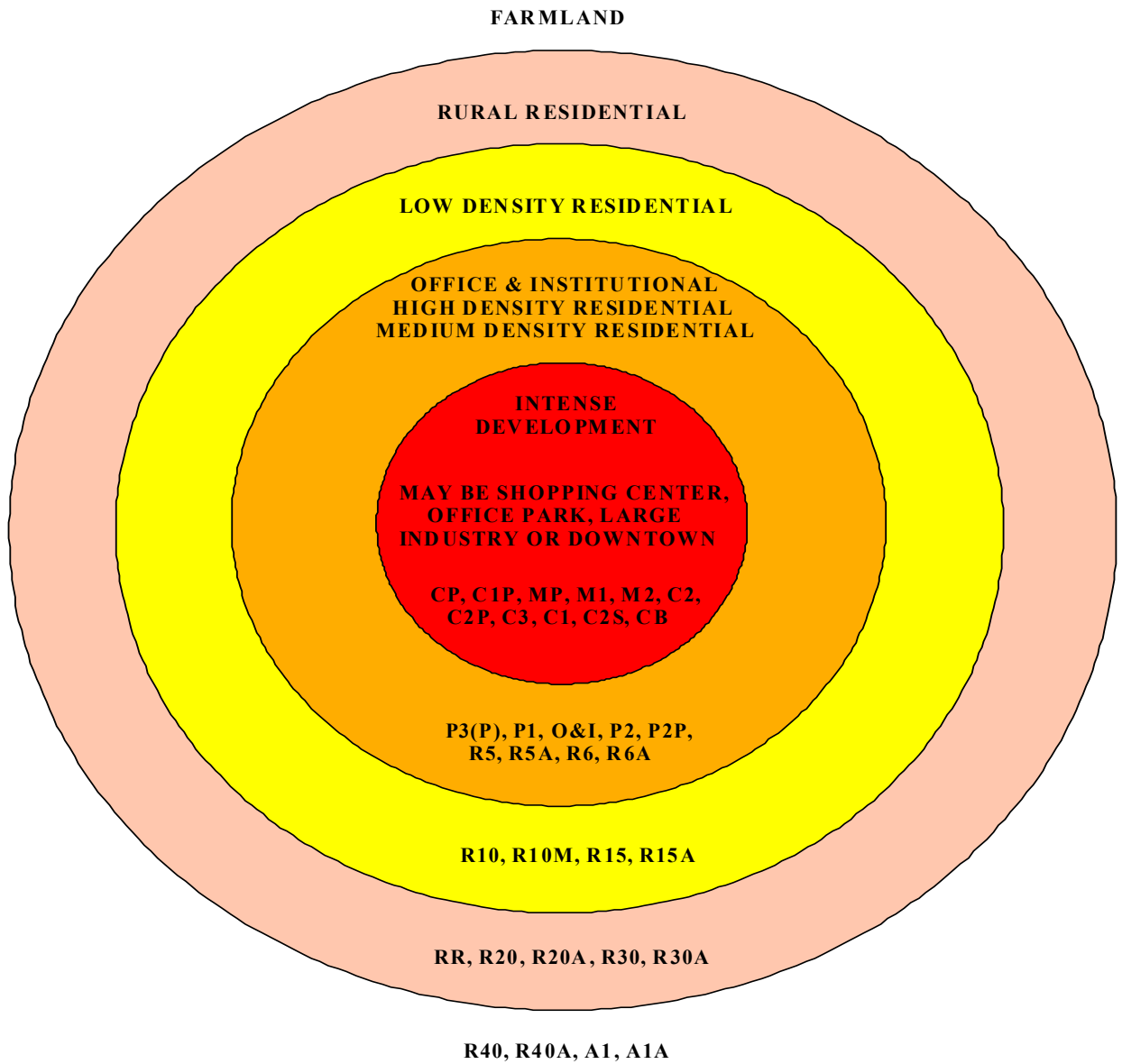
The first visual images of a community usually determine one's impression of the community. The Cumberland County 2010 Land Use Plan recommended that all municipalities enhance the visual appearance of their entranceways through landscaping, sign control, land use compatibility, and circulation measures. Further, all new development along the major entranceways into Cumberland County should plant street trees, and a landscape ordinance be developed to require on site landscaping of all non-residential development as well as Medium and High Density Residential development. These entrances include the Fayetteville Outer Loop, Ramsey Street, McArthur Road, Stacey Weaver Drive/Rosehill Road, Andrews Road, and Tokay Drive as shown in **Map 27 - North Fayetteville Study Area Designated Entrance Corridors**. An illustration of how these Entrance Corridors can be treated is as shown in **Exhibit 13 – Application of the Designated Entrance Corridor Concept Illustration**.

## **WATER AND SEWER PLAN**

The North Fayetteville Planning Committee ranked utilities as the number two goal the Plan should address. It is important for the Area to have a definite plan as to where new facilities should be installed as well as improvements to existing facilities. It is recommended that all development within the Area be required to have public or community water and sewer; and that all utilities meet the Public Works Commission standards.

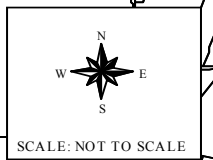
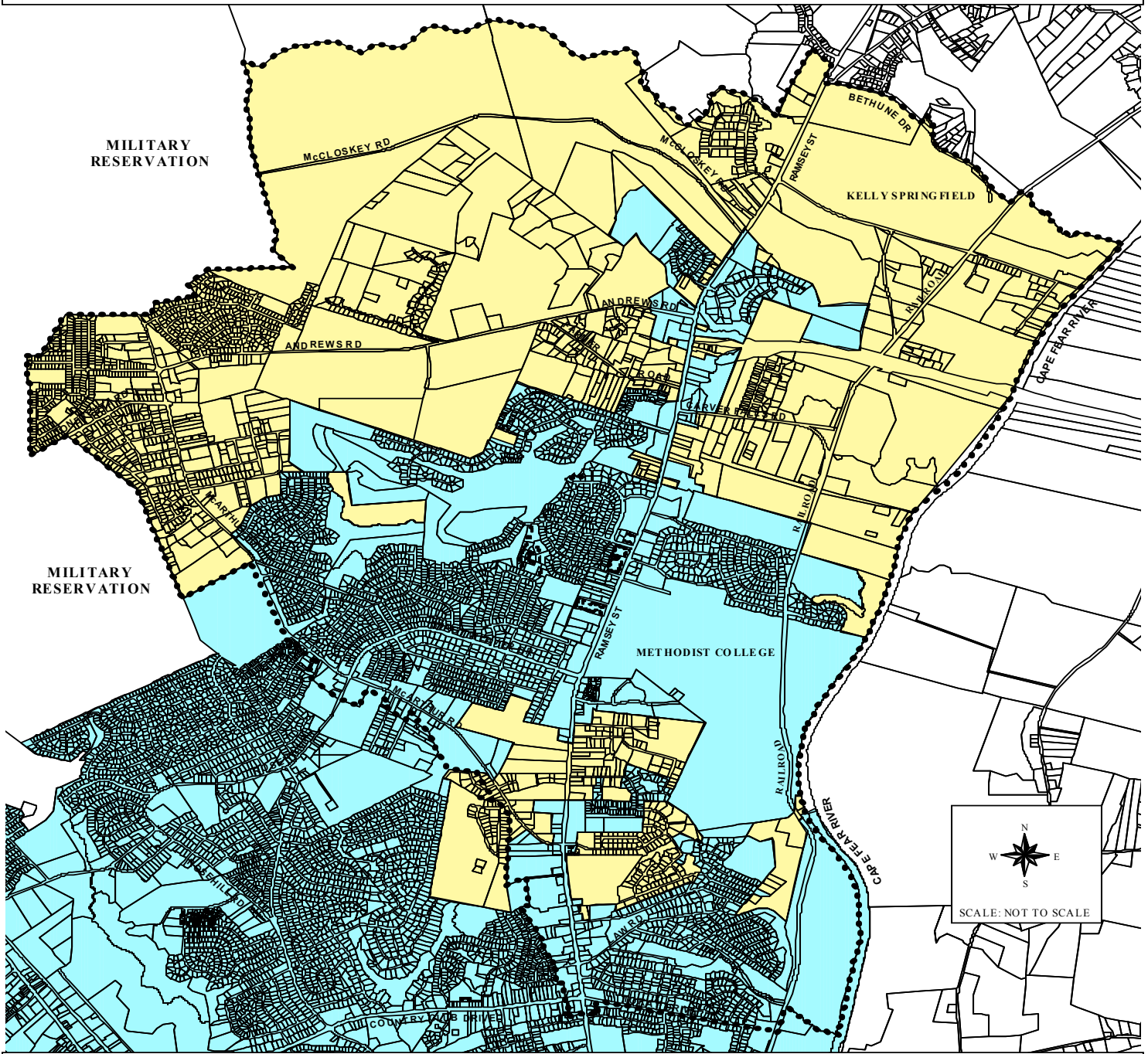
EXHIBIT 11

**TRANSITIONAL USE AND ZONING POLICY CONCEPT**






PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, NOVEMBER 2002

RECOMMENDED FAYETTEVILLE MUNICIPAL INFLUENCE AREA

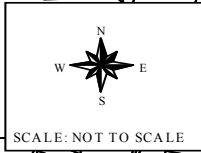
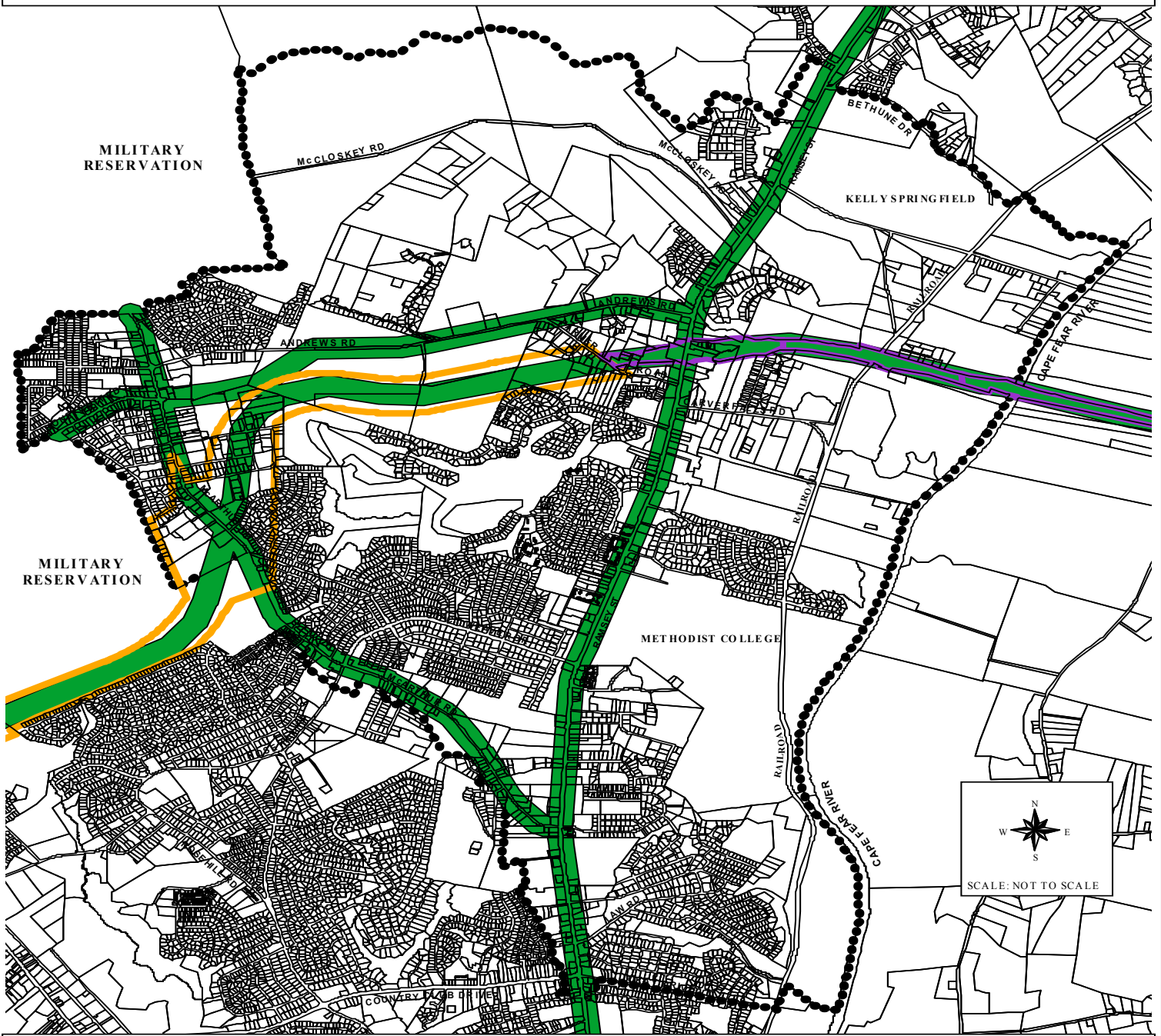






LEGEND

-  STUDY AREA BOUNDARY
-  PROPOSED FAYETTEVILLE MUNICIPAL INFLUENCE AREA
-  CITY OF FAYETTEVILLE

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

MAP 27  
**NORTH FAYETTEVILLE STUDY AREA DESIGNATED ENTRANCE CORRIDORS**



LEGEND	
	HIGHWAY 13 EXTENSION RIGHT-OF-WAY
	OUTER LOOP PROPOSED CORRIDOR
	ENTRANCE CORRIDORS
	STUDY AREA BOUNDARY

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

**Exhibit 13 – Designated Entrance Corridor Concept Illustration**



*RAMSEY STREET(SOUTH) AND  
McARTHUR ROAD INTERSECTION*



*RAMSEY STREET(SOUTH) AND  
LAW ROAD INTERSECTION*



Prepared by: Cumberland County Joint Planning Board – November 2002

## **TRANSPORTATION PLAN**

The Transportation Plan recommendations address vehicular, rail, river, mass transit, and pedestrian circulation. Vehicular circulation issues pertain to the road network. Rail looks at the Norfolk and Southern Railroad service that traverses the Area in a north-south direction. River traffic looks at the current and future use of the Cape Fear River. Mass transit addresses the FAST Bus System current and future service. Pedestrian circulation issues pertain to sidewalks and pedestrian trails.

One of the strong themes in the future growth of the North Fayetteville Area is a strong concentration on making the Area more pedestrian friendly. Methods of tying the residential areas, parks and recreation areas, shopping, cultural facilities, and schools together requires the use of sidewalks and pedestrian trails. Many of the pedestrian trail areas can be developed while helping maintain the natural resources, providing recreation areas, and enhancing the economic development of the Area by utilizing the protected areas along the streams and creeks that meander through the Area. These protected areas are called greenways. The circulation plan recommends both improvements to the road network and the introduction of a greenway/pedestrian trail concept, along with the addition of sidewalks on key streets.

Vehicular transportation issues addresses the street network and the bus system. The Plan for vehicular transportation are illustrated on **Map 28 - North Fayetteville Study Area Recommended Vehicular Transportation Plan** and are outlined in more detail below:

### **Street Improvements**

In order to improve the existing and future vehicular circulation in the Area, the following street improvements are recommended:

- Expand Ramsey Street into a boulevard with seven lanes, with the center lane to be landscaped and with controlled turning lanes at major intersections. Widen McArthur Road, Andrews Road and Stacey Weaver Drive with boulevard type cross-sections.
- Provide a pedestrian connector between Pine Forest High School (north side of the Outer Loop) and the residential area south of the Outer Loop.
- Provide intersection improvements at McArthur Road and Ramsey Street; McArthur Road and Rosehill Road; McArthur Road and Chesapeake Road; Andrews Road and Ramsey Street; and Andrews Road and McArthur Road.

### **Mass Transit improvements**

Bus service should be extended throughout the Area to include service to the Kelly Springfield Tire Plant, College Lakes Recreation Center and Park, Pine Forest High and Middle Schools, Howard Hall Elementary School, Long Hill Elementary School, College Lakes Elementary School, the Northeast Branch Library, and Methodist College. Bus “pull-offs” with bus shelters should be constructed along Ramsey Street at key stops and at all stops serving the schools, recreational facilities, the library, and Methodist College. Transit service is recommended to be extended north to Pine Forest Middle School along Andrews Road to McArthur Road, and then south on McArthur Road to Ramsey Street, connecting to the existing Route # 5 at the Northgate Shopping Center.

### **Rail Service**

The Norfolk and Southern Railroad operates on the eastern edge of the Study Area parallel to the Cape Fear River. All of the railroad tracks are above the 100-year flood plain elevation. Approximately two trains a day

utilize these tracks. The only spur off the tracks is into the Kelly Springfield Tire Plant. There are currently very few sites zoned for industrial or manufacturing along the track north of the Study Area, but the track extends into Harnett County. Efforts should be made to accommodate this resource for future industrial and manufacturing operations near the Kelly Springfield Plant and other areas to the north and into Harnett County.

### **River Transportation Service**

The only river traffic in the Area are the small pleasure and fishing boats utilizing the Cape Fear River. These crafts can only travel as far north as the falls at Carvers Creek, because above Carvers Creek, the river is very shallow and dangerous. Plans should include the utilization of this natural feature as a recreational resource for both water use and other outdoor activities as an engine for economic growth.

### **Pedestrian Improvements**

Pedestrian circulation is a very important issue in developing a long-range plan for the North Fayetteville Study Area. Pedestrian circulation facilities should be integrated into the economic and recreational elements of the Area. These circulation facilities include greenway/pedestrian/bicycle trails and sidewalks as shown in **Map 29 - North Fayetteville Study Area Recommended Pedestrian Transportation Plan**. The recommended improvements and additions in this Plan are as follows:

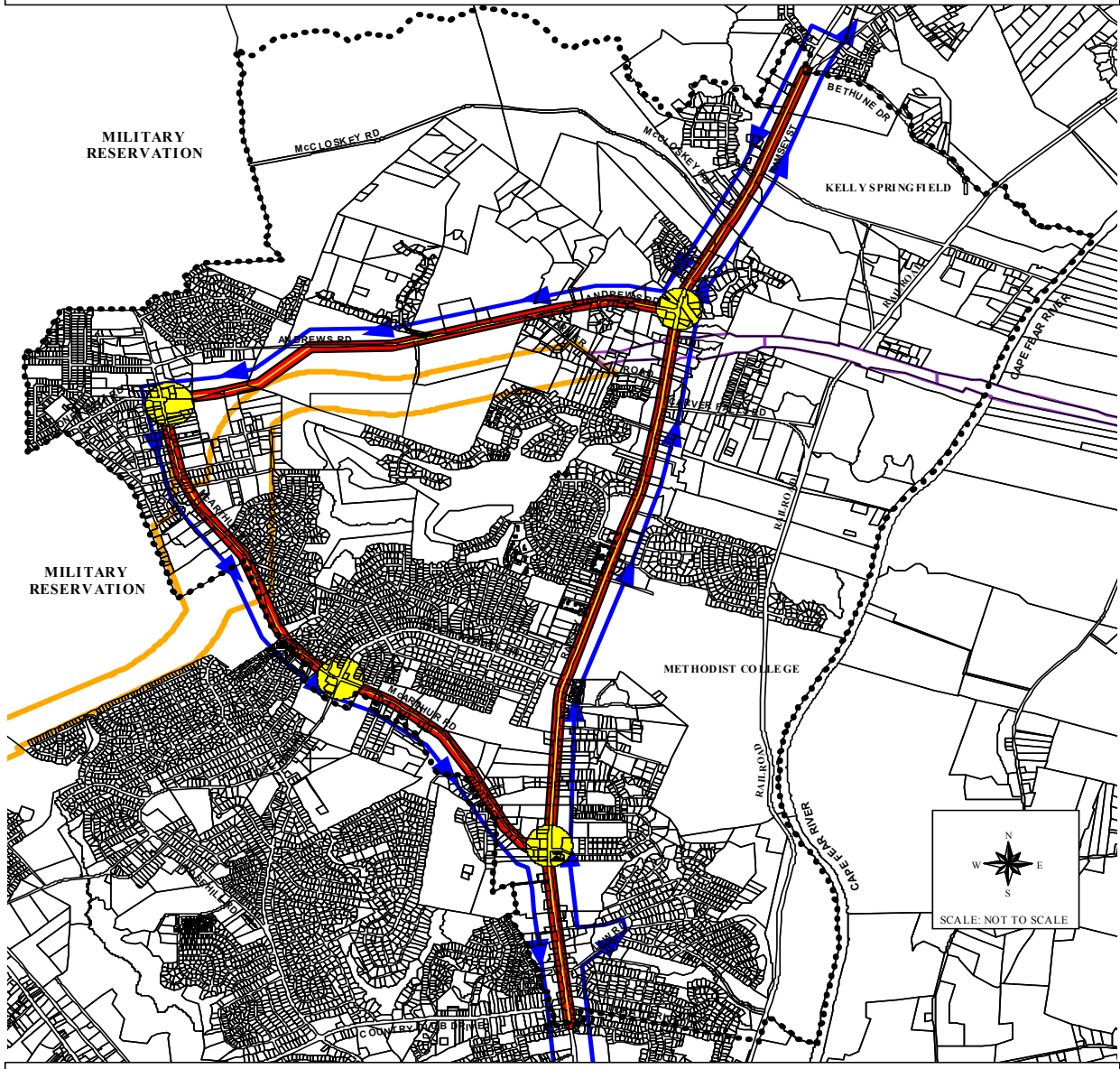
### **Greenway/Pedestrian Trails**

- Develop a greenway/pedestrian/bicycle trail along the Cape Fear River and all of the tributaries off the Cape Fear River into the Kinwood Subdivision Area, Methodist College, Tokay Subdivision Area, and the Andover Drive area.
- Develop a greenway/pedestrian/bicycle trail along Carvers Creek from the Cape Fear River to the western edge of the Study Area; the creek that runs through Kings Grant and the College Lakes Development, which eventually ends at Eureka Springs; and the creek that runs east of Greystone Farms Subdivision, crossing Ramsey Street at the Kelly Springfield Plant, forming the northern boundary of the Study Area, and tying to the Nature Conservancy Property.

### **Sidewalks**

- Provide sidewalks along both sides of Ramsey Street from Andrews Road to Tokay Drive and south beyond the Study Area boundary.
- Provide sidewalks along both sides of Stacey Weaver Drive/Rosehill Road.
- Provide sidewalks along both sides of Tokay Drive.
- Provide sidewalks along both sides of Andrews Road during the future widening.

MAP 28  
**NORTH FAYETTEVILLE STUDY AREA RECOMMENDED VEHICULAR PLAN**



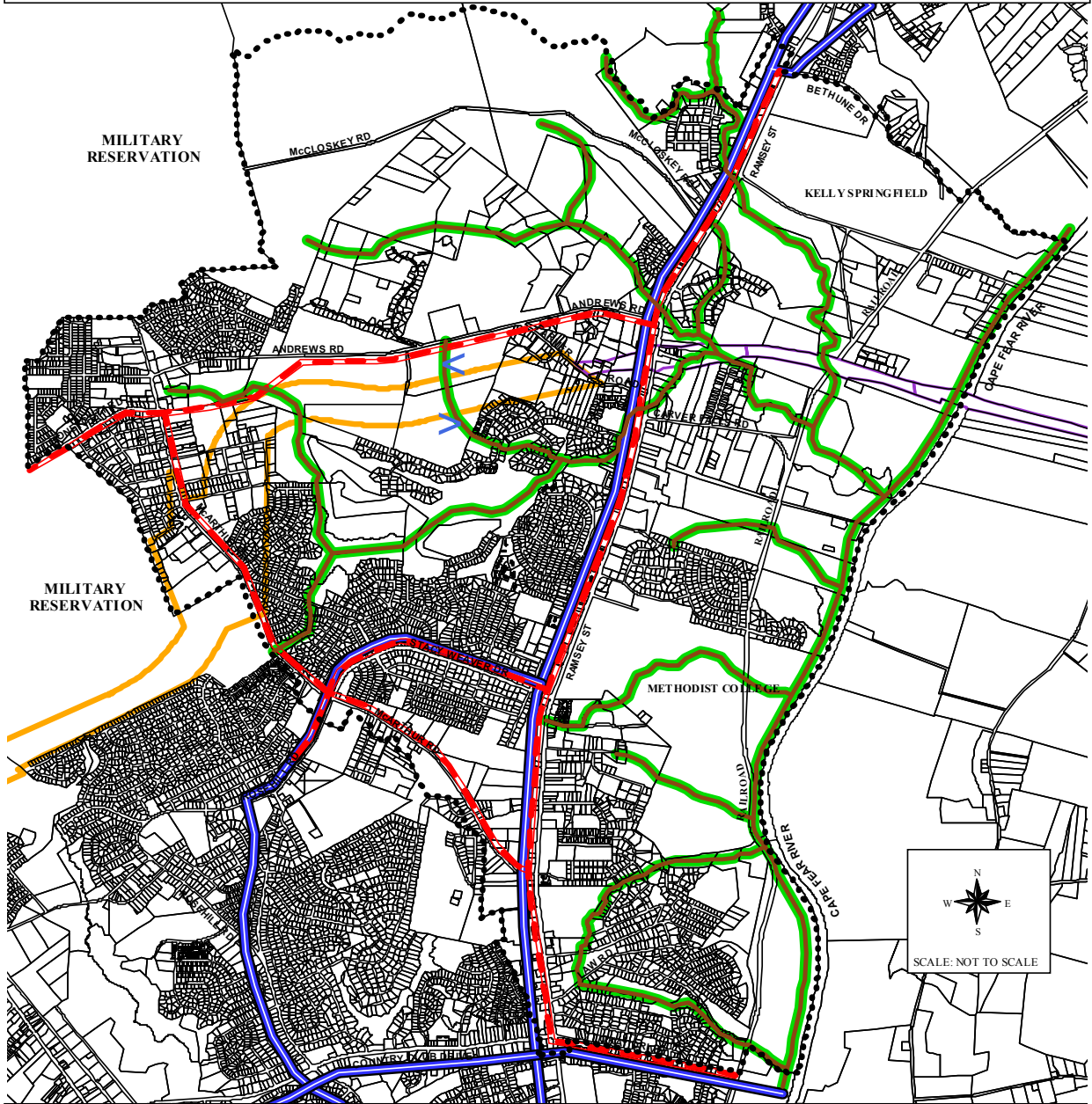
LEGEND

- ..... STUDY AREA BOUNDARY
- INTERSECTION IMPROVEMENTS
- ▬ BOULEVARD TYPE CROSS SECTION IMPROVEMENTS
- ➔ FAST BUS ROUTE
- ▭ HIGHWAY 13 EXTENSION RIGHT-OF-WAY
- ▭ OUTER LOOP PROPOSED CORRIDOR

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002



**MAP 29**  
**NORTH FAYETTEVILLE STUDY AREA RECOMMENDED PEDESTRIAN PLAN**



LEGEND		
.....	STUDY AREA BOUNDARY	SIDEWALKS (BOTH SIDES)
<	PEDESTRIAN CONNECTOR	PROPOSED BICYCLE ROUTES
	GREENWAYS - PEDESTRIAN/BICYCLE TRAIL	HIGHWAY 13 EXTENSION RIGHT-OF-WAY
		OUTER LOOP PROPOSED CORRIDOR

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

## VISUAL IMAGE

The North Fayetteville Study Area is a primary gateway into the community. Efforts should be made to enhance the visual image of the Area. This includes banning all billboards along the Outer Loop and requiring extensive landscaping at all interchanges on the Outer Loop; implementing landscaping requirements for all development along Ramsey Street, McArthur Road, Andrews Road, Honeycutt Road, Stacey Weaver Drive, Rosehill Road, Country Club Drive, and Tokay Drive; adding street lights; placing overhead wires underground; installing sidewalks; and controlling the proliferation of signs.

## NORTH FAYETTEVILLE STUDY AREA RECOMMENDED LAND USE PLAN

The North Fayetteville Citizens Planning Committee developed a proposed land use plan for the Study Area, with facilitation from the Planning Staff, and with modifications from the Joint Subcommittee, comprised of members from the County Joint Planning Board and the Fayetteville Planning Commission. The recommended plan is as shown on **Map 30 – North Fayetteville Study Area Recommended Detailed Land Use Plan**. The Plan calls for additional Planned Commercial development at the following locations: at the interchange of the Outer Loop and Ramsey Street/Andrews Road; a good portion of the frontage area of the Kinwood Subdivision at Methodist College; on the north side of Long Hill School; at the intersection of Ramsey Street and McCloskey Road; on the west side of Ramsey Street south of Wolfpoint Drive; the entire triangle between Ramsey Street and McArthur Road; and at the intersection of Shawcroft Road and Ramsey Street at the entrance to the Kings Grant Subdivision. The Plan acknowledges the existing commercial development and provides expanded depth so that when these areas are developed or redeveloped, there will be sufficient land area to provide proper egress and ingress, landscaping, parking, and internal circulation. All the commercial development recommended is planned commercial, which means plan approval is required. The group endorsed the Nodal Corridor Urban Form Concept and recommended a commercial node (approximately 86 acres or 1% of the Study Area) at the interchange of the Outer Loop and McArthur Road. This node was recommended due to the fact that the functional design of the interchange has not been determined and it would be difficult to delineate the preferred location of commercial activities. Approximately 484 acres (5%) of the Study Area is designated as planned commercial.

Planned Industrial use is proposed along Ramsey Street between Melstone and Bethune Drives back to the Cape Fear River, including the Kelly Springfield Tire Plant; a small tract on the southern end of the Planned Commercial area just south of Wolfpoint Drive; and on the west side of McArthur Road at the boundary of the Military Reservation. Approximately 456 acres (5%) of the Study Area is designated as planned industrial.

Approximately 728 acres (8%) is designated as Office and Institutional use. It comprises all the existing school sites (Pine Forest High and Middle Schools, Long Hill Elementary, Howard Hall Elementary), Methodist College, and the Northeast Branch Library site. Other designated Office and Institutional uses include an existing office complex at Ascot; on the east side of Ramsey Street from Andover Road south to the existing commercial area and the all the property on the north side of Treetop Drive back to Methodist College; along McArthur Road from Oakmont Circle to the Northgate Shopping Center area; and on the north side of McArthur Road at the Rosehill Road intersection.

Medium Density Residential development (a density of roughly 6 to 15 units per acre) comprises approximately 518 acres (6%) of the Study Area, and is proposed on the west side of McArthur Road from the proposed Activity Node at the Outer Loop/McArthur Road Interchange north to Honeycutt Road (except the Planned Commercial Area at the McArthur Road/Honeycutt Road intersection), north of Honeycutt Road to Braxton Boulevard. Medium Density Residential is also proposed on the east side of Ramsey Street behind the Planned Commercial area from the Outer Loop to the existing commercial area south of Lofton Street; the apartment complex area south of Treetop Drive; behind the proposed O&I uses on the east side of Ramsey

Street from a lot depth on Andover Road to Longview Drive; between Longview Drive and Law Road; on the west side of Ramsey Street recognizing the existing development in King's Grant; the Ascot Subdivision; and from Girard Avenue to Villa Drive. Other Medium Density Residential uses are proposed on the north side of McArthur Road adjoining the proposed planned commercial area at the McArthur Road/Ramsey Street intersection and on the south side of McArthur Road between Walker Street and College Lakes Shopping Center.

Low Density development is recommended throughout the Study Area, comprising over 5403 acres (58%). Low Density Residential implies a density of roughly 2 to 6 units an acre.

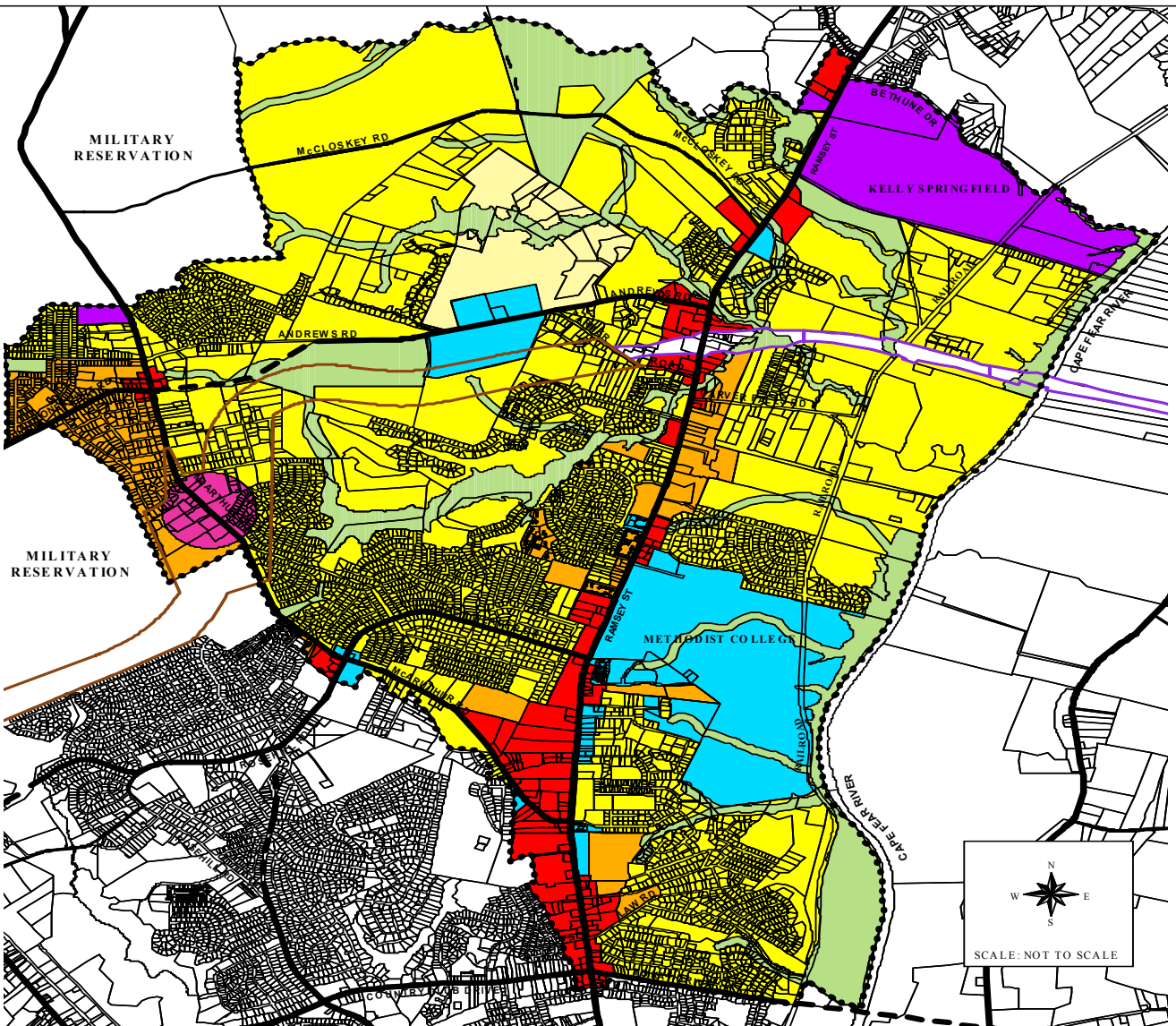
Suburban Density Residential is proposed along Andrews Road behind Howard Hall Elementary School. Suburban Density implies a density of two units per acre. Approximately 258 acres (3%) of the Study Area is recommended for Suburban Density Residential.

Open Space is proposed along all streams designated 100-year flood zone and for streams and drainage ways with no flood designation, a twenty feet strip on both sides from the bank. Open Space is also designated adjacent to Pine Forest High School; the Conservancy Area off McCloskey Road; the Girl Scout Camp Area and Carvers Falls; and a large area between the Railroad Tracks and the Cape Fear River that has been under previous consideration as a public golf course by the City of Fayetteville. Open Space comprises approximately 1269 acres (14%) of the Study Area.

Approximately 71 acres of the Study Area is contained in the right-of-way of the Outer Loop. These acres were not used in the land use compilation data. This does not include the 1000 feet wide corridor being considered in the second phase of the Outer Loop Project that extends from Ramsey Street to the western edge of the Study Area.

Early in its deliberations, the North Fayetteville Study Area Planning Committee decided that even though farming is a viable economic force in the County and though there are some bona fide farms in the Study Area, this Area is not suitable for long term farming operations. The potential conflicts with urban development and farming will create problems in the future. Therefore, the entire Study Area should be conceded to urban development.

**MAP 30**  
**NORTH FAYETTEVILLE STUDY AREA RECOMMENDED LAND USE PLAN**



<b>LEGEND</b>		<b>LAND USE CLASSIFICATIONS</b>	
••• STUDY AREA BOUNDARY	EXISTING THOROUGHFARE	Suburban Density Residential	Open Space
— PROPOSED THOROUGHFARE	MAJOR THOROUGHFARE	Low Density Residential	Commercial
— MAJOR THOROUGHFARE	MINOR THOROUGHFARE	Medium Density Residential	Activity Node
— MINOR THOROUGHFARE	— HIGHWAY 13 EXTENSION RIGHT-OF-WAY	Office & Institutional	Industrial
— OUTER LOOP PROPOSED CORRIDOR			

PREPARED BY: CUMBERLAND COUNTY JOINT PLANNING BOARD, OCTOBER 2002

## **ESTABLISH CITIZENS GROUP**

There are several advantages of having a citizens group participate in the planning process. It allows for more direct neighborhood participation in the planning process and provides a platform for consensus building in the neighborhood as well as providing education. This aids in plan adoption and implementation. The second advantage is that it can put an organization in place for future planning activities in the Area. This reduces the time frame it takes to reevaluate the Plan, saves money and time in the public participation aspect of plan development, provides continuity in the community, and provides a communication link between the Planning Staff, the Planning Board/Commission, the elected officials, and the community.

It is recommended that a North Fayetteville Citizens Planning Committee should be organized as a primary link for citizen input and oversight in the Area. It should be notified of any planning activities in the Study Area and the Planning Staff should conduct formal presentations annually.

## **ENDORSEMENT OF EXISTING PLANS**

There are existing plans that are recommended to be enforced in conjunction with the proposed Plan. These Plans include the Cape Fear River Corridor Long Range Plan, 2001, and the 1977 Land Use Policies Plan. The 1977 Land Use Policies Plan will require updating to reflect changes that have occurred since its adoption.

**RESOLUTION OF ADOPTION  
NORTH FAYETTEVILLE AREA DETAILED LAND USE PLAN  
COUNTY OF CUMBERLAND**

WHEREAS, the Cumberland County Joint Planning Board is empowered to prepare, adopt and recommend plans for Cumberland County, in accordance with G.S. 153A-321 and G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Board has prepared a specific document entitled the North Fayetteville Study Area Land Use Plan designed to provide the Cumberland County Government a general statement of desirable objectives to guide future growth, change, and development in Cumberland County; and

WHEREAS, by its approval, the Planning Board further recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Board further recognizes the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Boards and Boards of County Commissioners;

NOW THEREFORE, BE IT RESOLVED that the County of Cumberland hereby adopts the North Fayetteville Study Area Land Use Plan and Map on this \_\_\_ day of \_\_\_\_\_ 2003.

BY: \_\_\_\_\_

Talmage Baggett, Chairman  
Board of County Commissioners

ATTEST: \_\_\_\_\_  
Marsha Fogle, Clerk To Board

**RESOLUTION OF ADOPTION  
NORTH FAYETTEVILLE AREA DETAILED LAND USE PLAN  
CITY OF FAYETTEVILLE**

WHEREAS, The Fayetteville Planning Commission is empowered to prepare, adopt and recommend plans for the City of Fayetteville, in accordance with G.S. 160A-464 of the North Carolina General Statutes; and

WHEREAS, the Planning Commission has prepared a specific document entitled the North Fayetteville Study Area Land Use Plan designed to provide the City of Fayetteville Government a general statement of desirable objectives to guide future growth, change, and development in north Fayetteville; and

WHEREAS, by its approval, the Planning Commission further recognizes that certain elements of the Plan will require more intensive planning before specific commitments are made to their implementation; and

WHEREAS, the Planning Commission further recognizes the Land Use Plan Map is one of several items of relevant information used to make decisions about future land uses and is subject to future re-evaluation and changes by existing and future Planning Commissions and City Councils;

NOW THEREFORE, BE IT RESOLVED that the City of Fayetteville hereby adopts the North Fayetteville Study Area Land Use Plan and Map on this \_\_\_ day of \_\_\_\_\_ 2003.

BY: \_\_\_\_\_

Marshall Pitts, Mayor  
City of Fayetteville

ATTEST: \_\_\_\_\_  
Bobbi Joyner, City Clerk

# PLANNING STAFF

## CUMBERLAND COUNTY JOINT PLANNING BOARD

### **Comprehensive Planning Section**

\*Mr. Will Denning  
Ms. Hope Barnhart  
Ms. Denise Sykes  
Ms. Carmen Holmsley

### **Support Staff**

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Ms. Maurizia Chapman, Transportation  
Ms. Donna McFayden, Graphic Services  
Mr. Matt Rooney, Community Assistance  
Ms. Sandra Troupe, Transportation

## FAYETTEVILLE PLANNING DEPARTMENT

\*Mr. David Nash  
Mr. Victor Sharpe  
Mr. Jimmy Teal

November 2002

\* Project Leader



## NORTH FAYETTEVILLE STUDY AREA CITIZENS PLANNING COMMITTEE

Karen and Leroy Atkins	Kathy McGuire
Pat and Earl Atkinson	Nellie McKinnie
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Carol and James Knight	Gwen and Gary Yates
Tammy and David Livingston	Grace Yeager
Bill Maxwell	

The Cumberland County Joint Planning Board and the Fayetteville Planning Commission and their staffs appreciate the time and effort by the volunteers who served on the Citizens Planning Committee.