

SWC

SWC - Southwest Cumberland Study Area

Introduction

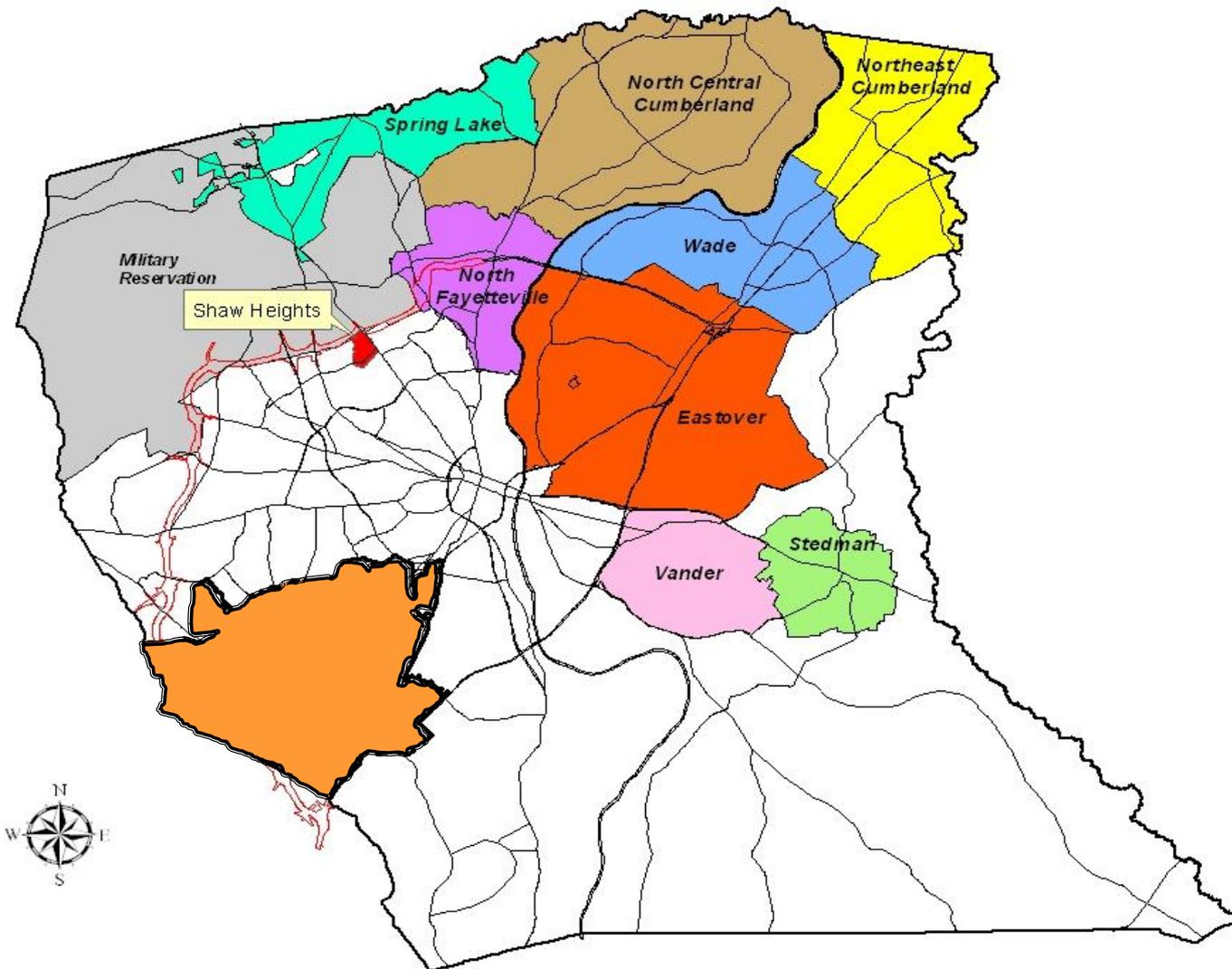
Overview

Citizen Planning Committee

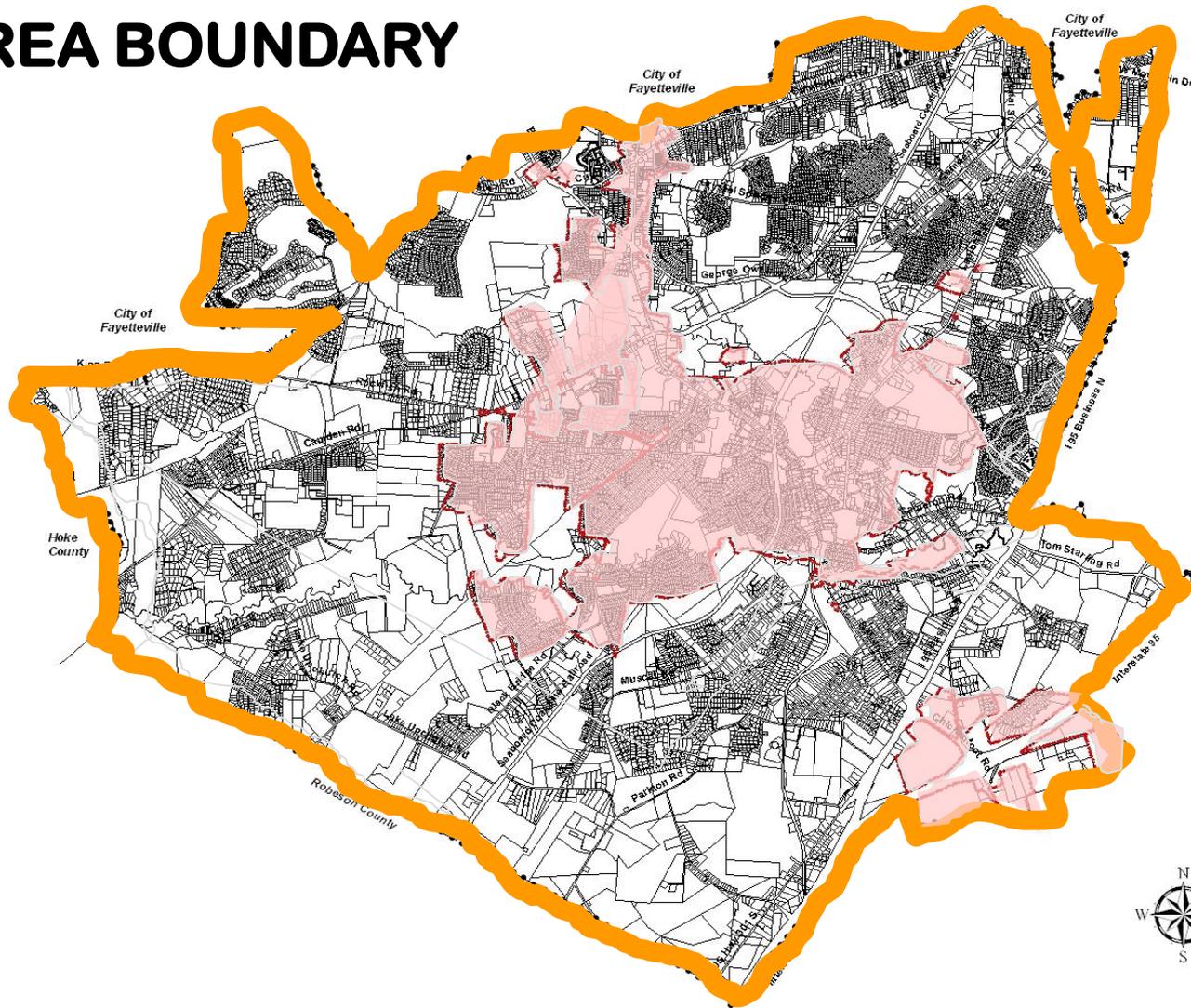
Recommendations

Comments

Cumberland County Completed Detailed Area Land Use Plans



STUDY AREA BOUNDARY



PROCESS

Research, Compile, and Analyze Data

Conduct Vision Session with Area Residents

- Present data
- Gather community issues, needs & desires
- Establish Citizen Planning Committee

Develop Draft Plan Facilitated by Staff with the Citizen Planning Committee

Present Draft Plan to Area Residents and Get Feedback

Planning Committee Review Residents' Comments and Finalize the Draft Plan

Planning Staff Finalize Draft Plan Document

Planning Board Public Hearing

Governing Boards Hold Public Hearings and Adopt the Plan (Hope Mills Town Board & Board of County Commissioners)

FUTURE VISIONS

- Mass Transit with Connections to Fort Bragg and Fayetteville
- Sidewalks
- Centralized True Emergency Structure
- No Clear Cutting of Trees in New Developments
- More Recreation Facilities for Leisure Outdoor Activities
- Optional Living Space Areas Other than Traditional Subdivisions

EXISTING ASSETS

- Small Town Atmosphere
- Close Proximity to Fort Bragg and Fayetteville
- Natural Resources
- Diversity in the Community
- Community Facilities & Services

LIABILITIES

- No Sidewalks or Crosswalks for Pedestrians
- Traffic Congestion and Road Conditions
- Lack of Water & Sewer Service
- Strip Malls & Vacant Commercial Buildings
- Clear Cutting Trees
- No Coordination with Board of Education, Municipalities and County Governments

IMPORTANT FOR “QUALITY OF LIFE”

- Fire & Police Protection
- Property Taxes
- Education
- Housing, Cultural Activities, Environmental Conditions & Community Facilities/Services

EXISTING “GOOD” QUALITY ITEMS

- Fire Protection
- Schools & Libraries
- Small Town Atmosphere
- Housing

EXISTING “POOR” QUALITY ITEMS

- Mass Transit
- Job Opportunities
- Litter Control

TRANSPORTATION ISSUES RATED “POOR”

- Bicycle and Pedestrian Accommodations
- Traffic Congestion
- Mass Transit

TOP PRIORITY TRANSPORTATION ISSUES

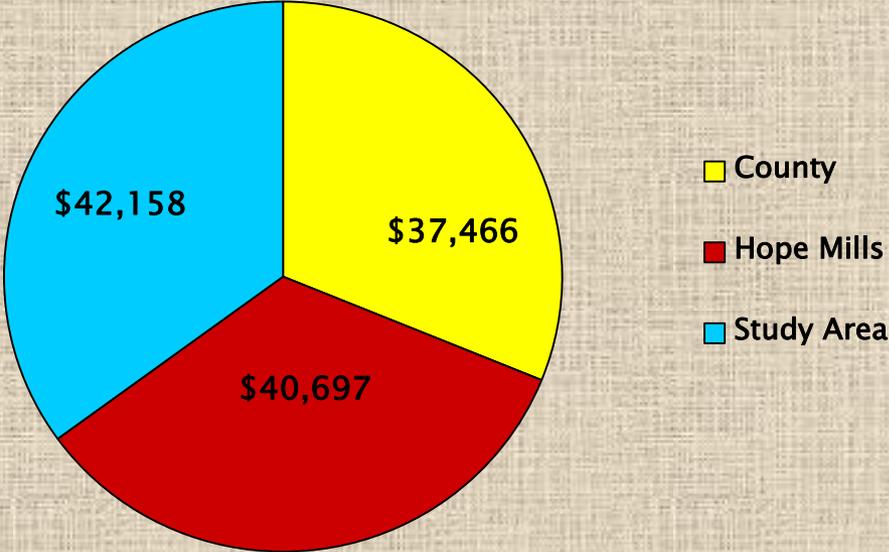
- Sidewalks/Crosswalks
- Neighborhood Traffic Control
- Pedestrian and Bicycle Accommodations (including Mass Transit)



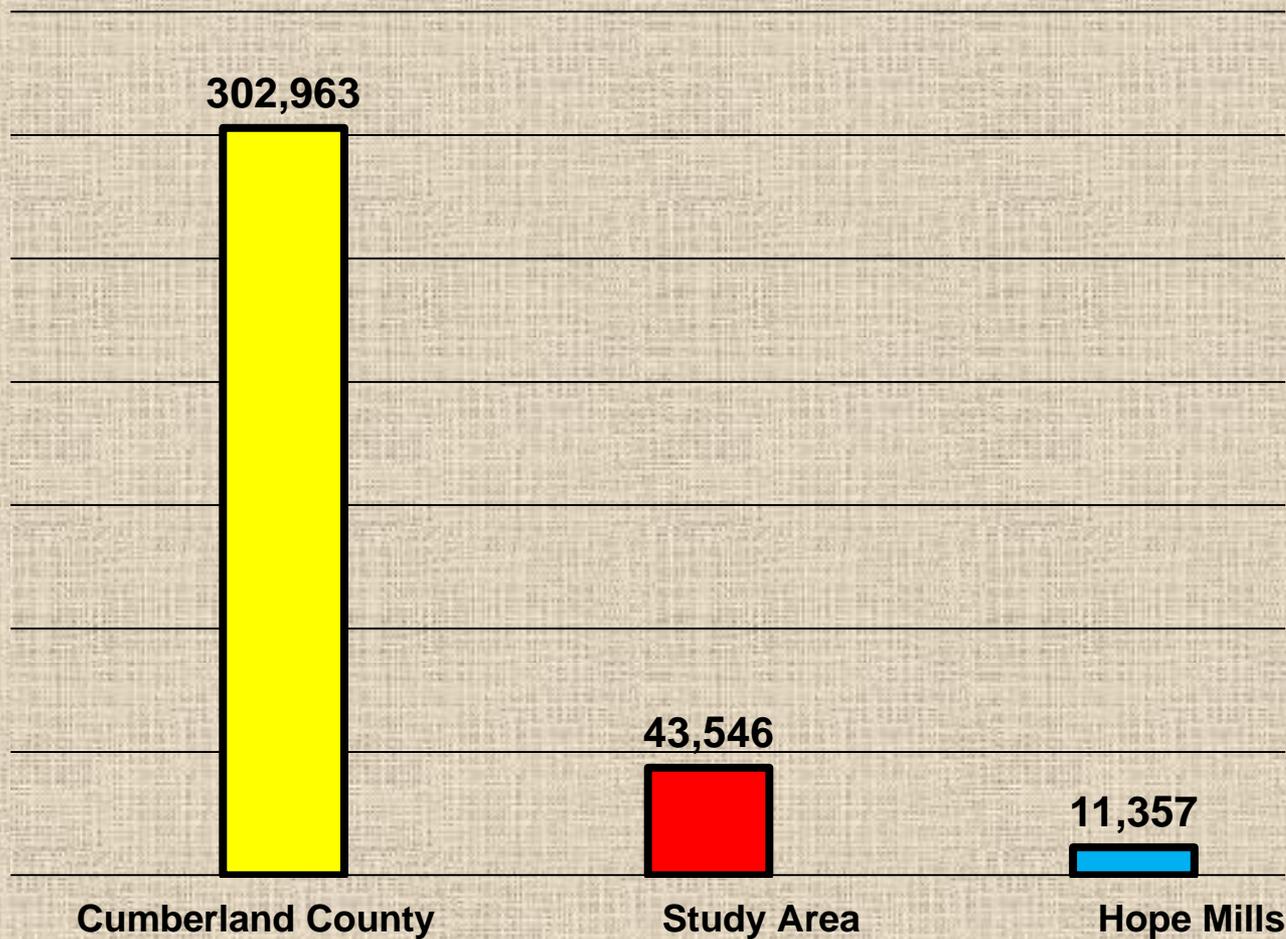
OVERALL AREA

SWC - Little Rockfish Creek Vista

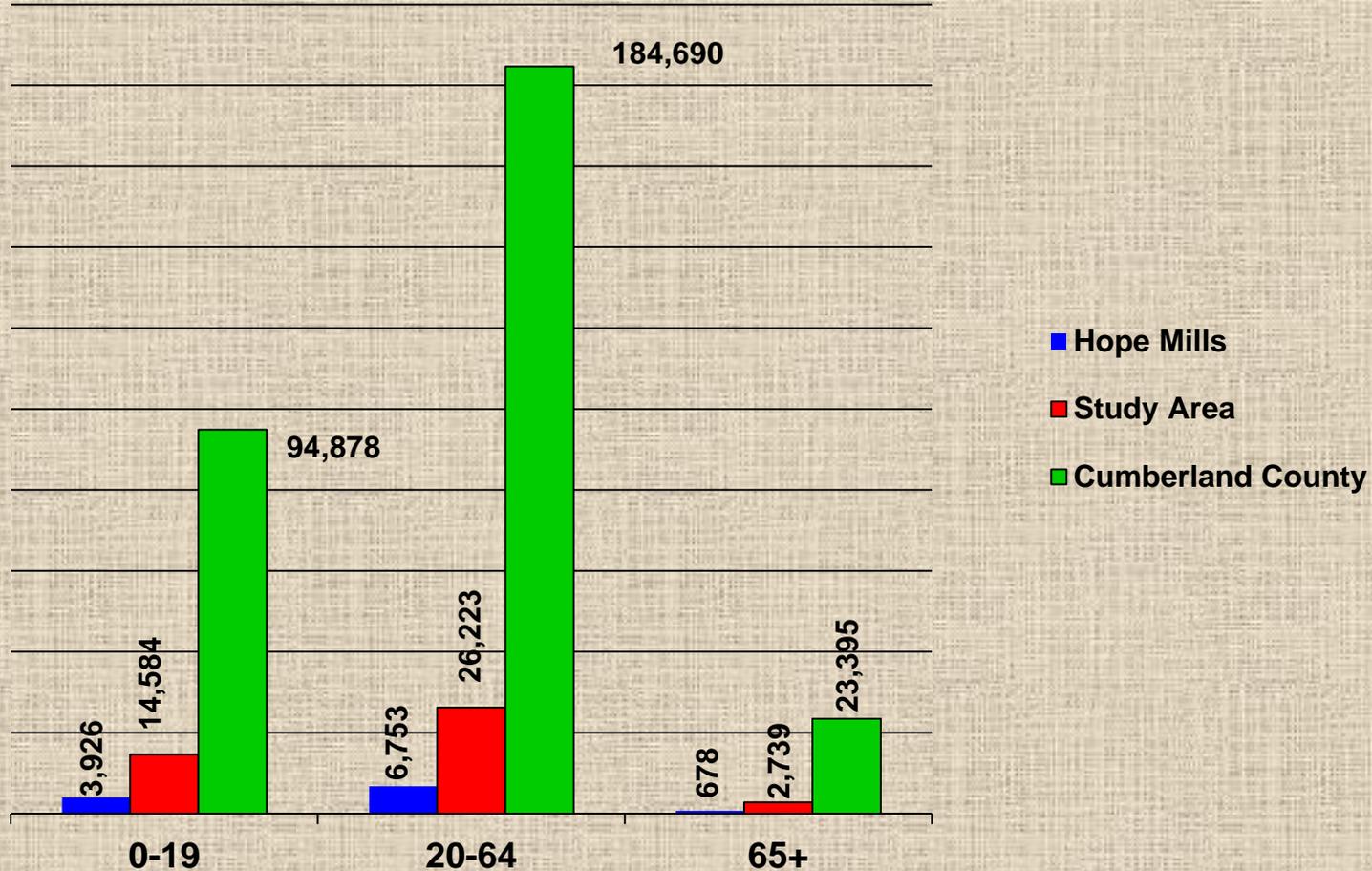
Exhibit 9 – COMPARISON OF MEDIAN HOUSEHOLD INCOME 1999



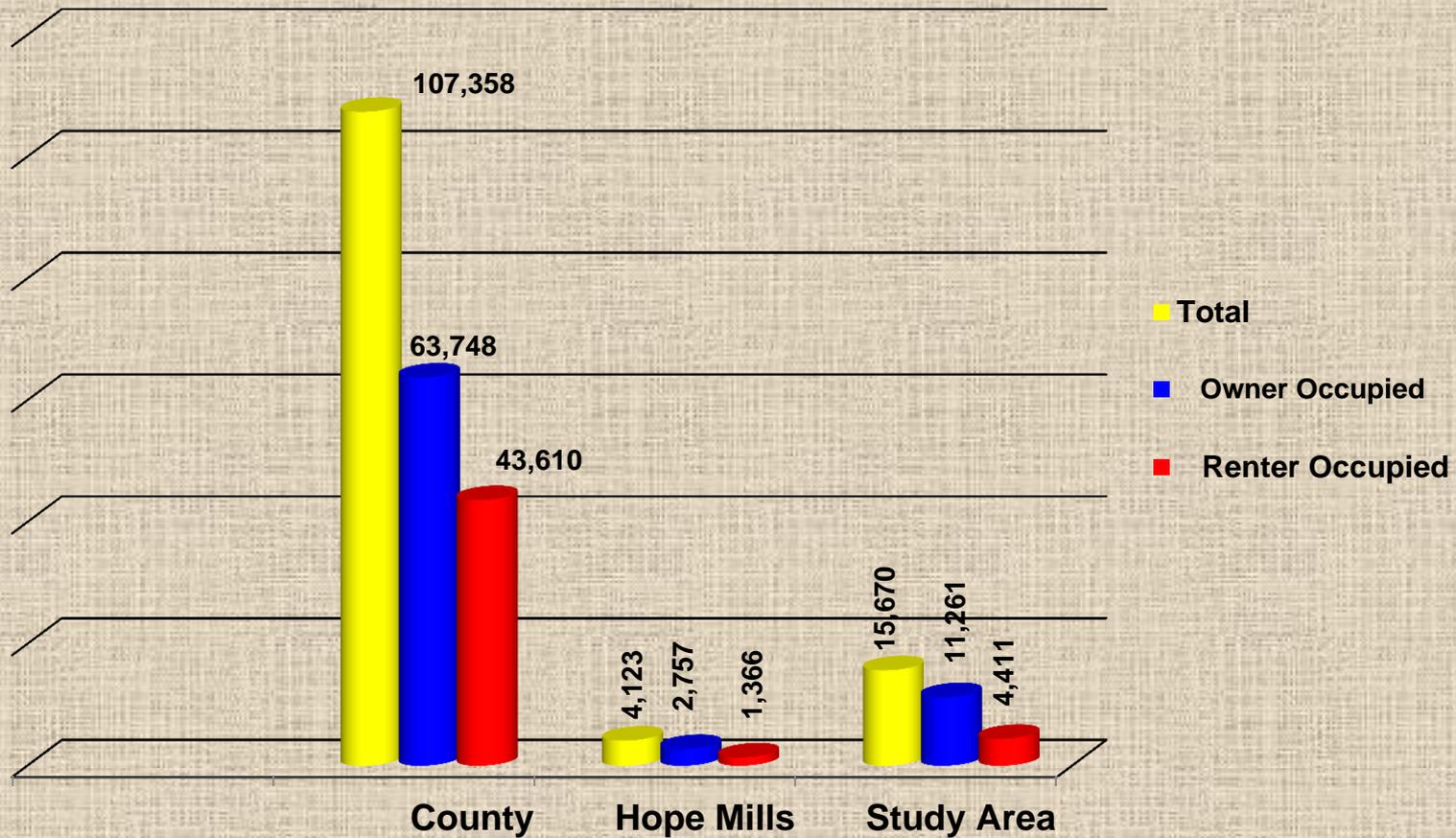
COMPARISON OF TOTAL POPULATION 2010



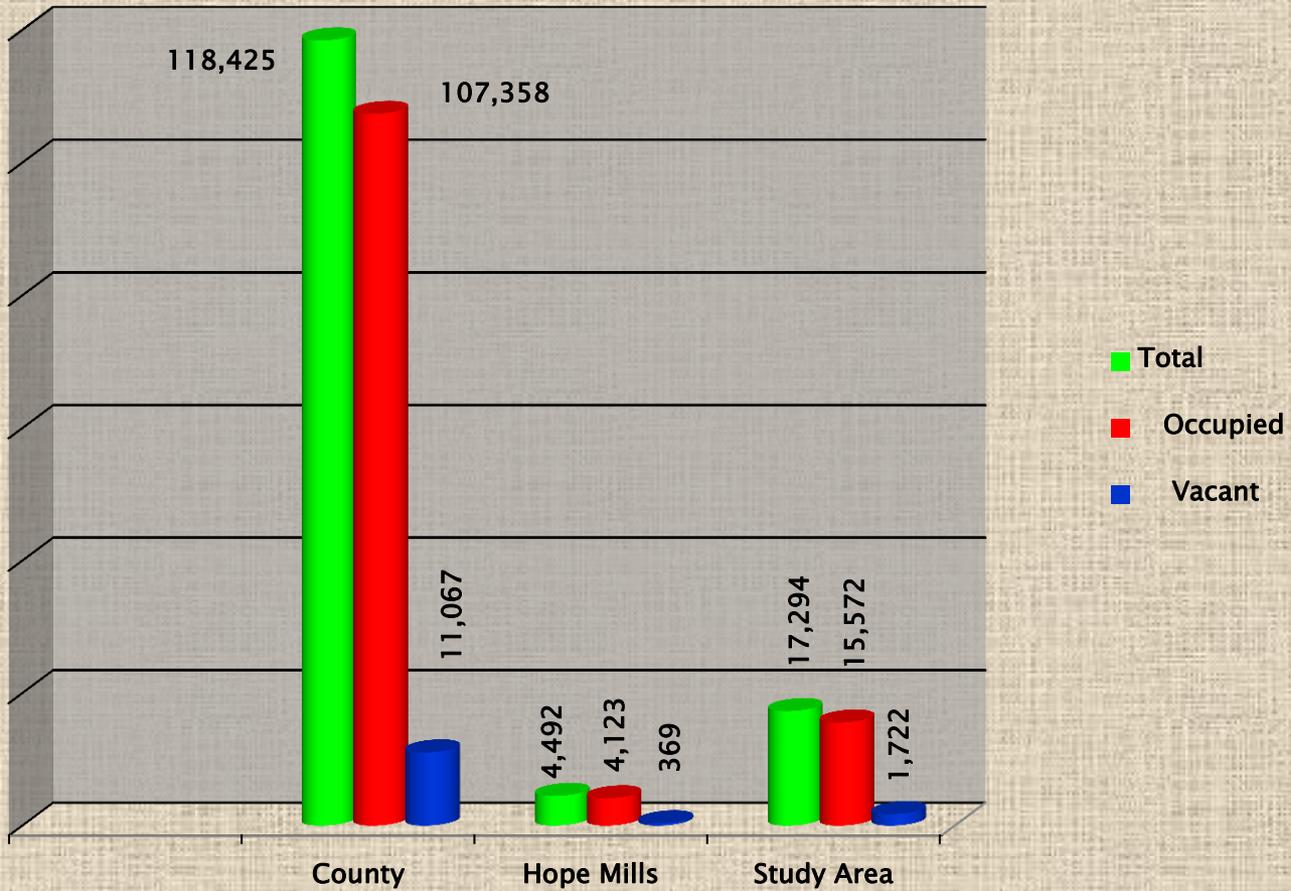
COMPARISON OF AGE CHARACTERISTICS 2000



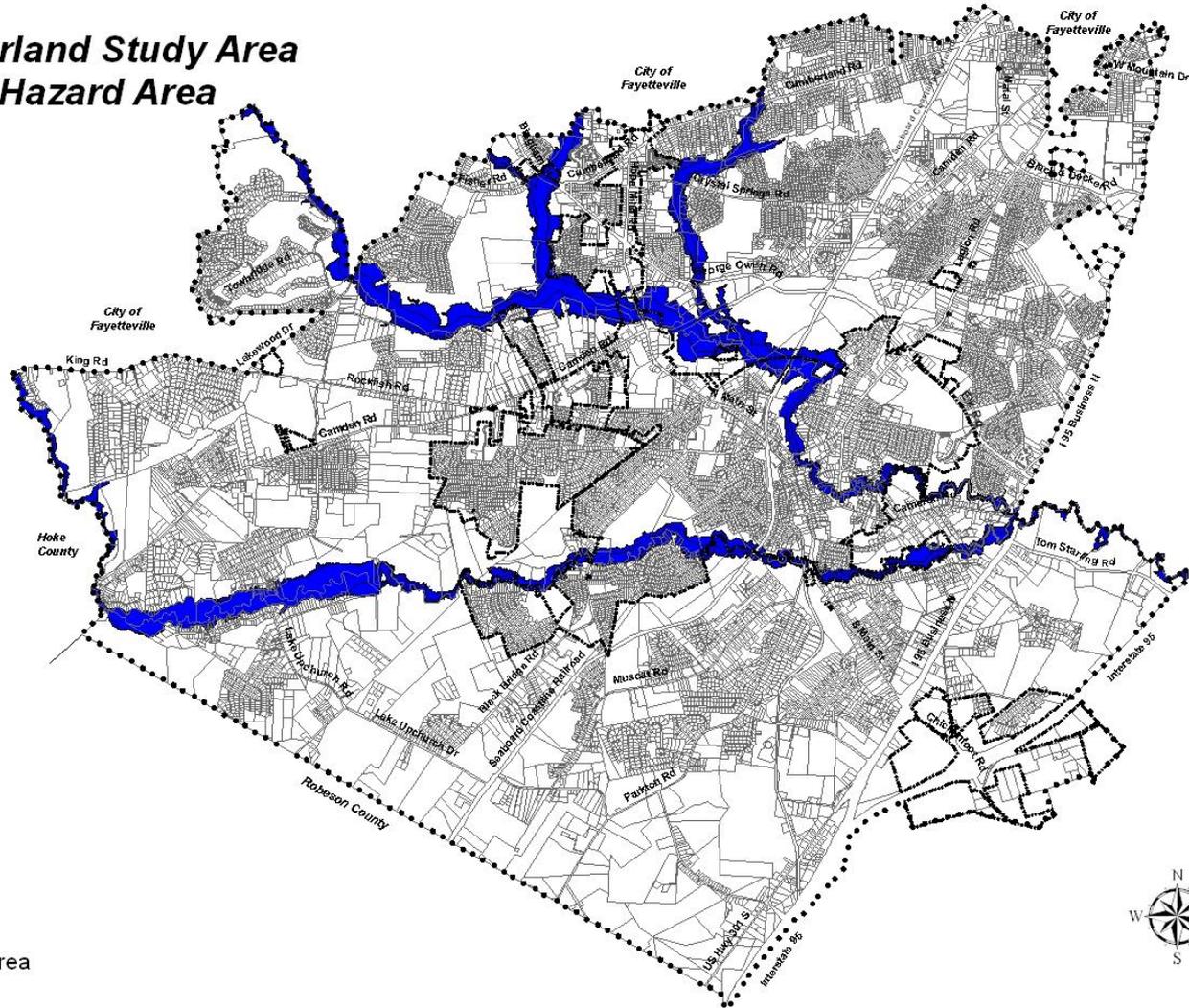
COMPARISON OF TENURE STATUS OF HOUSING UNITS



COMPARISON OF OCCUPANCY STATUS OF HOUSING UNITS 2000

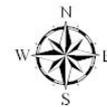


Southwest Cumberland Study Area Special Flood Hazard Area

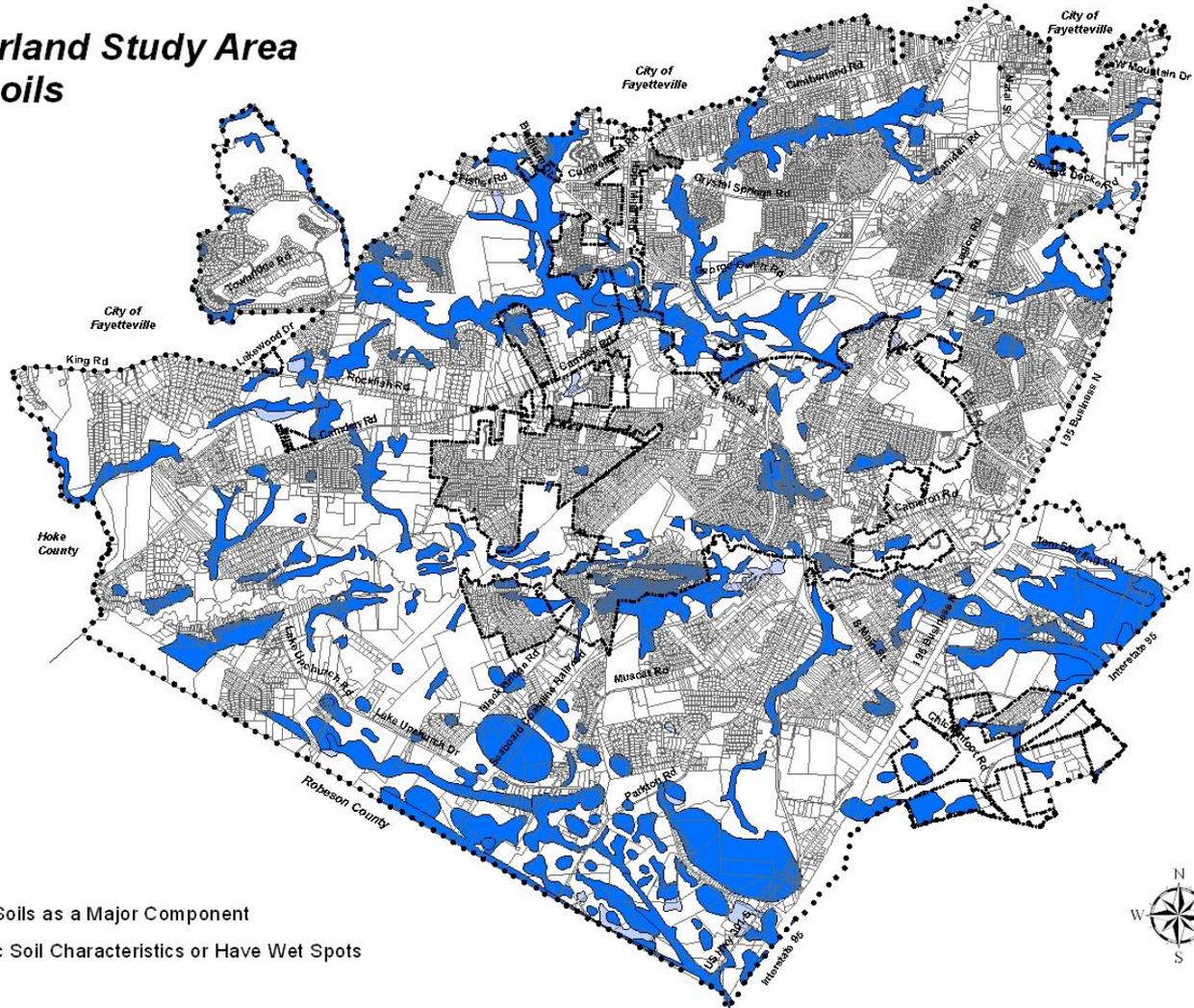


Legend

- Study Area Boundary
- - - - - Hope Mills Town Limit
- Special Flood Hazard Area



Southwest Cumberland Study Area Hydric Soils

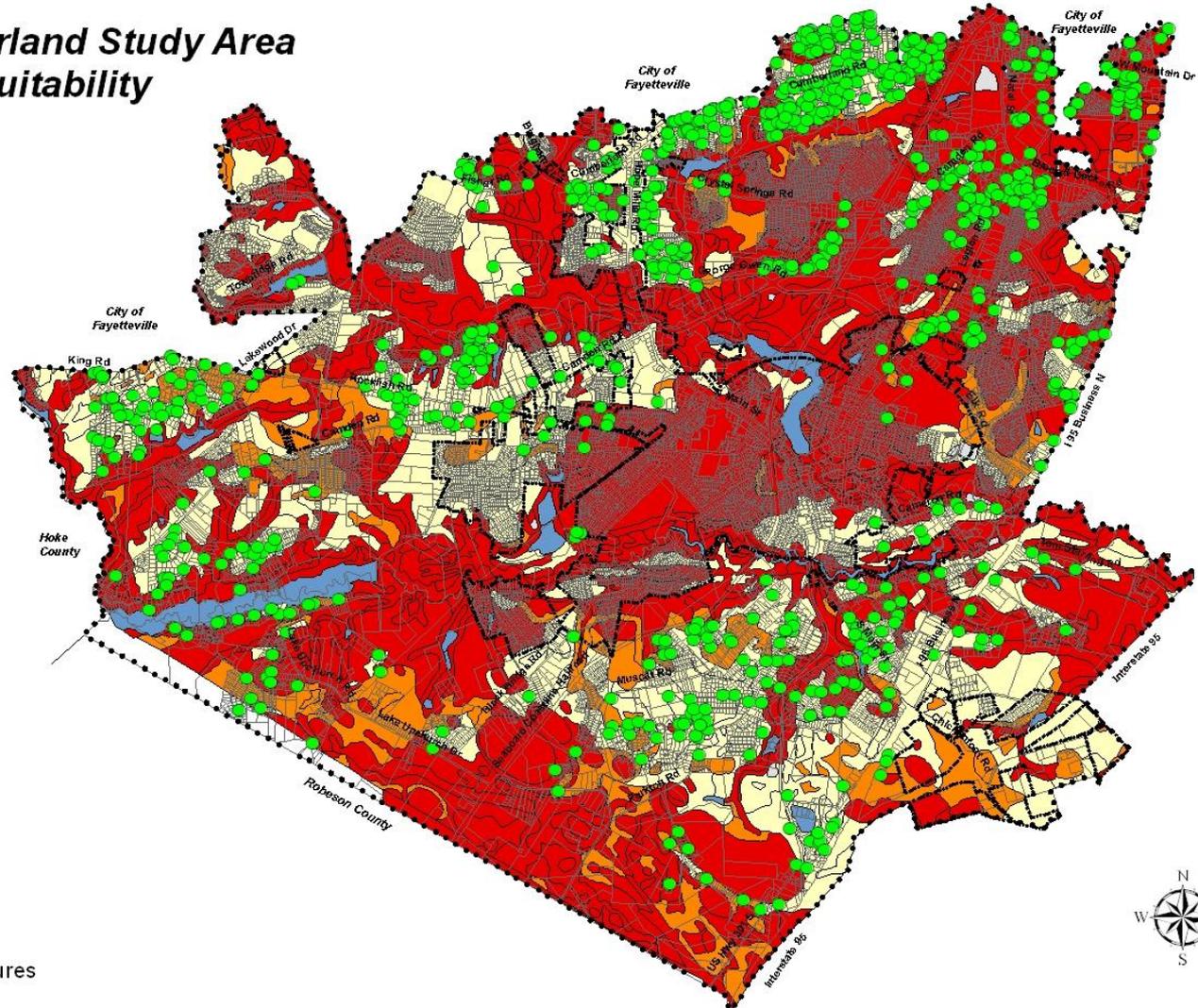


Legend

- Study Area Boundary
- Hope Mills Town Limit
- Hydric Soils or Have Hydric Soils as a Major Component
- Could Possibly Exhibit Hydric Soil Characteristics or Have Wet Spots



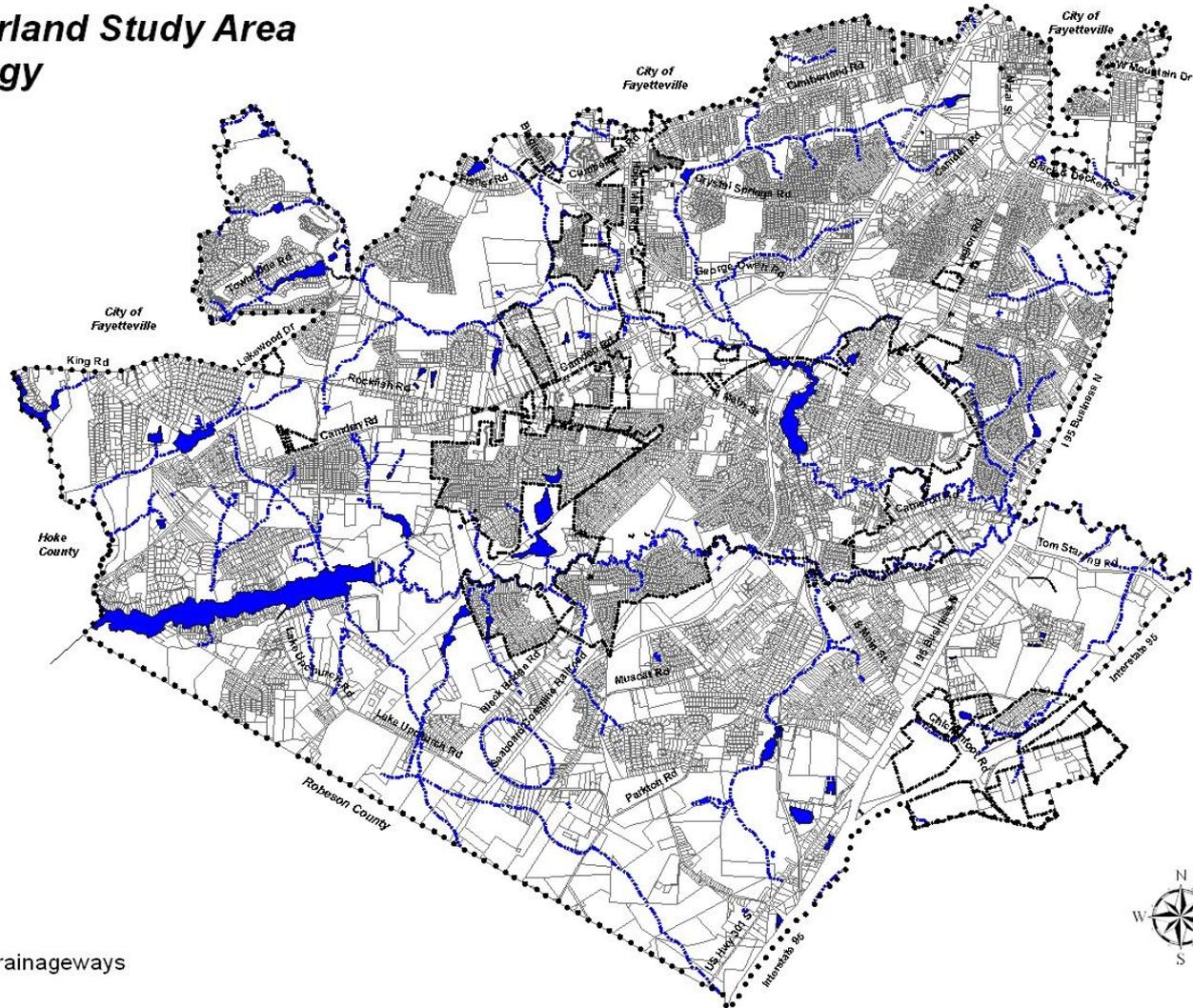
Southwest Cumberland Study Area Septic Tank Suitability



Legend

- Study Area Boundary
- Hope Mills Town Limit
- Severe
- Moderate
- Slight
- Water
- Unclassified
- Septic Tank Repairs/Failures

Southwest Cumberland Study Area Hydrology

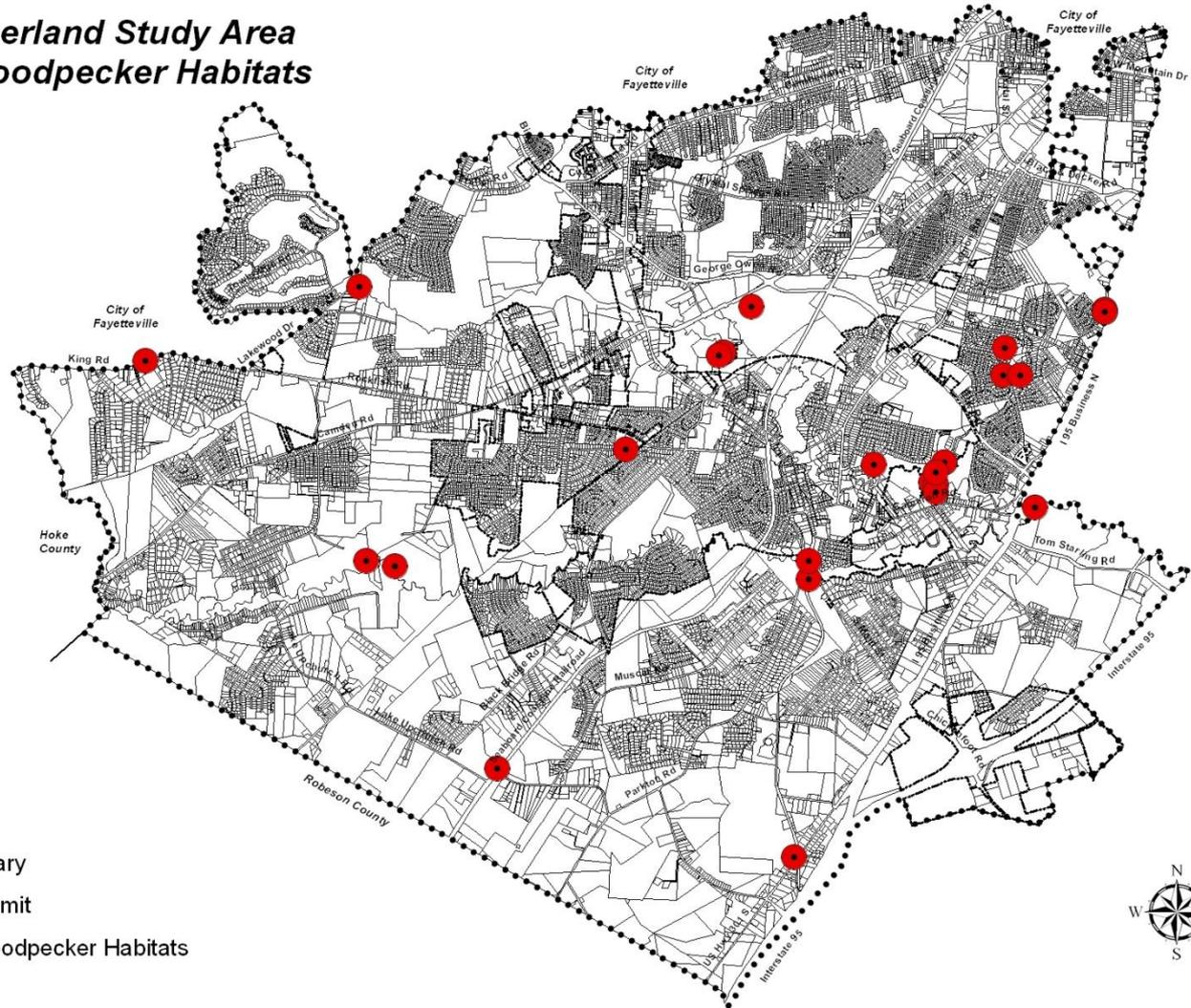


Legend

- Hope Mills Town Limit
- Study Area Boundary
- Lakes and Ponds
- - - - - Streams, Creeks and Drainageways



Southwest Cumberland Study Area Red Cockaded Woodpecker Habitats

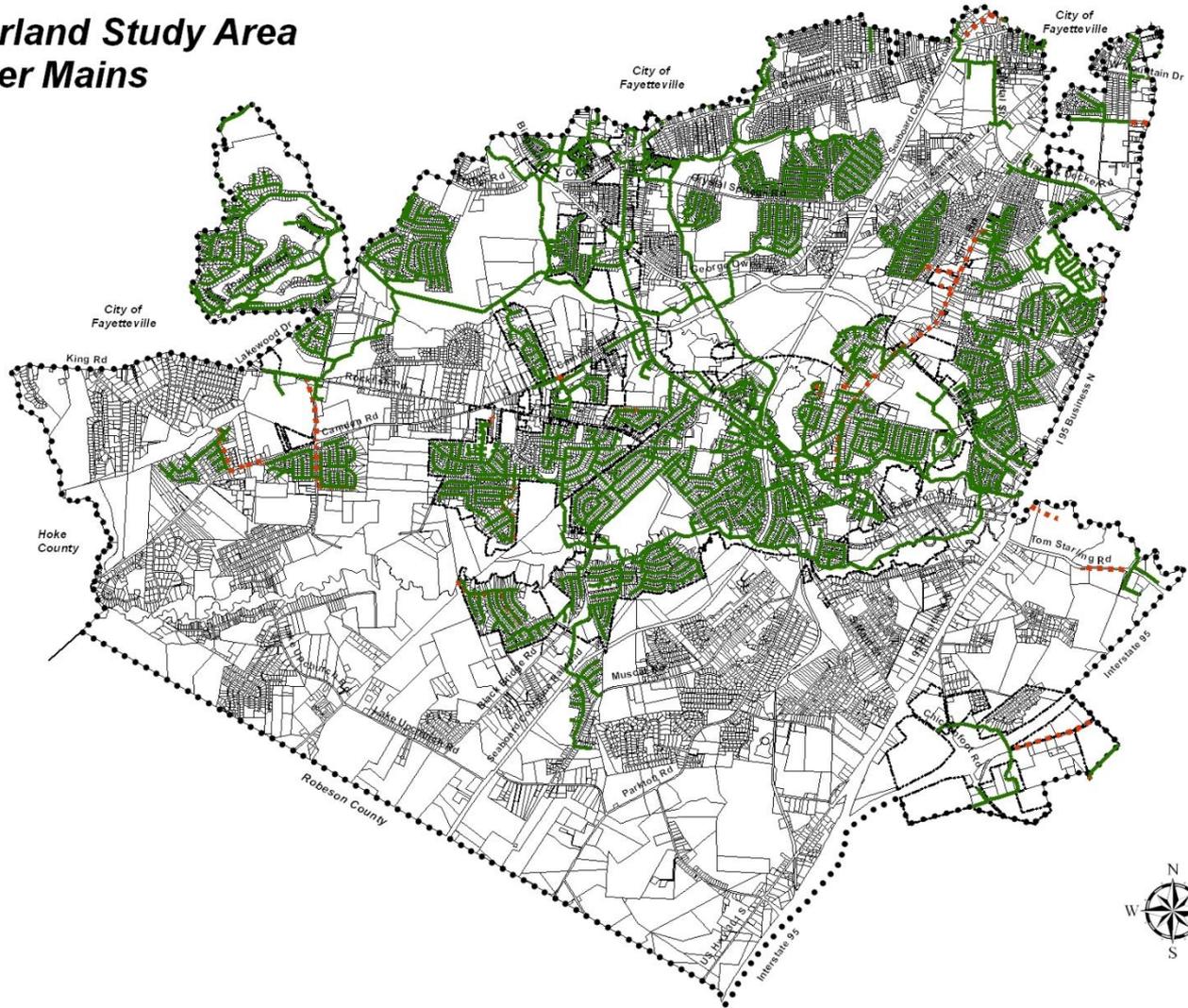


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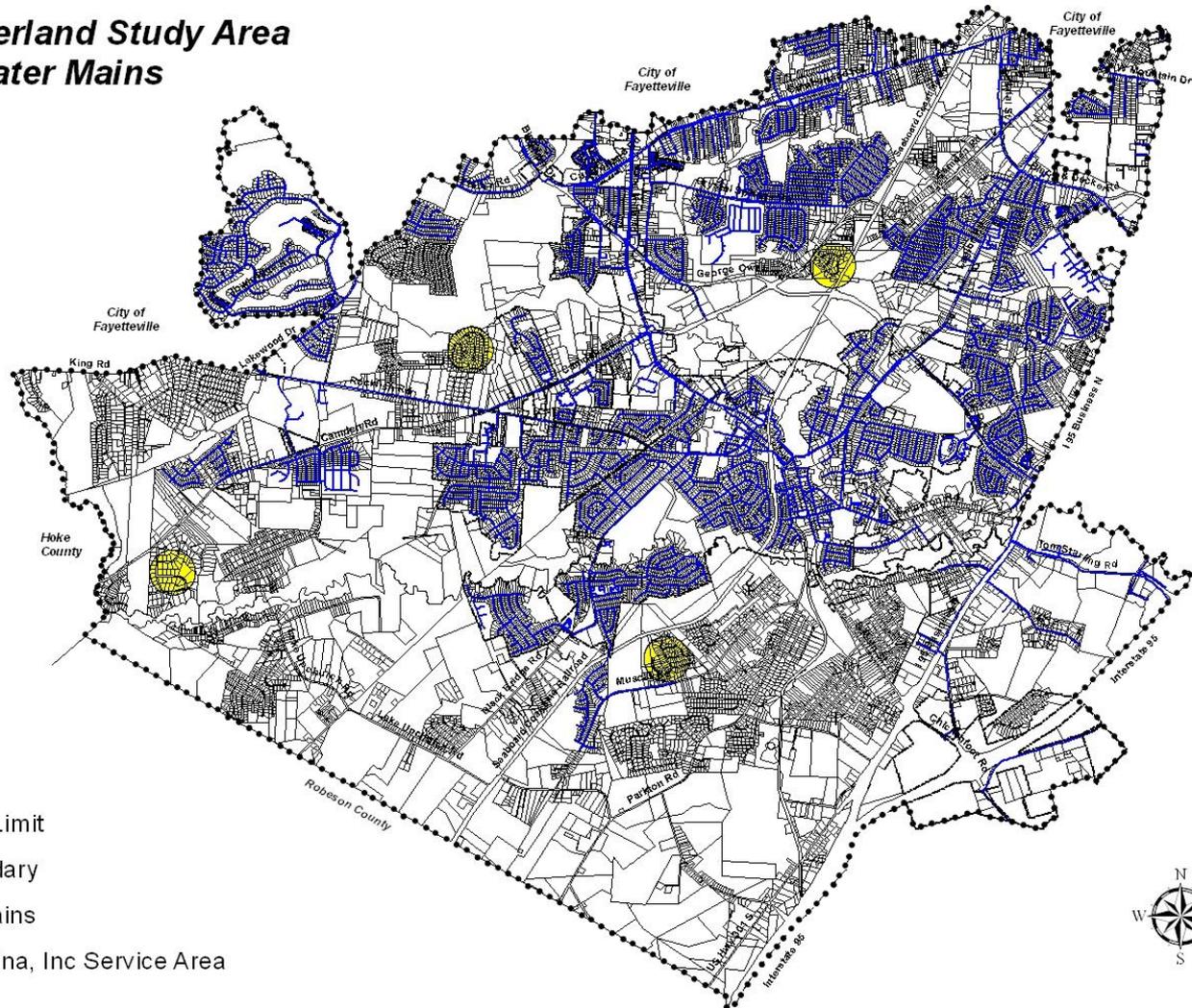
- Study Area Boundary
- Hope Mills Town Limit
- Red Cockaded Woodpecker Habitats



Southwest Cumberland Study Area Existing Sewer Mains



Southwest Cumberland Study Area Existing Water Mains



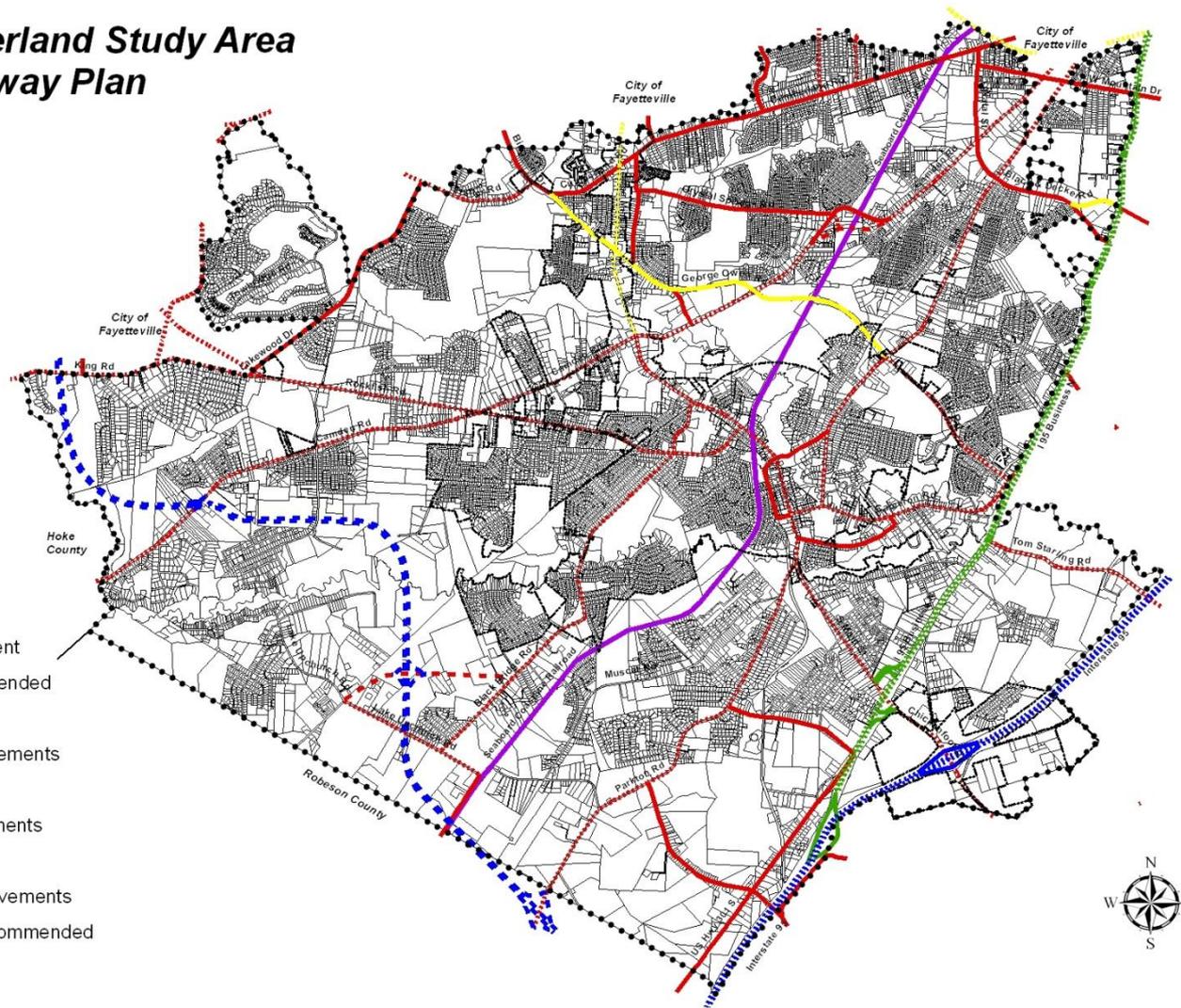
Legend

- Hope Mills Town Limit
- Study Area Boundary
- Existing Water Mains
- Aqua North Carolina, Inc Service Area

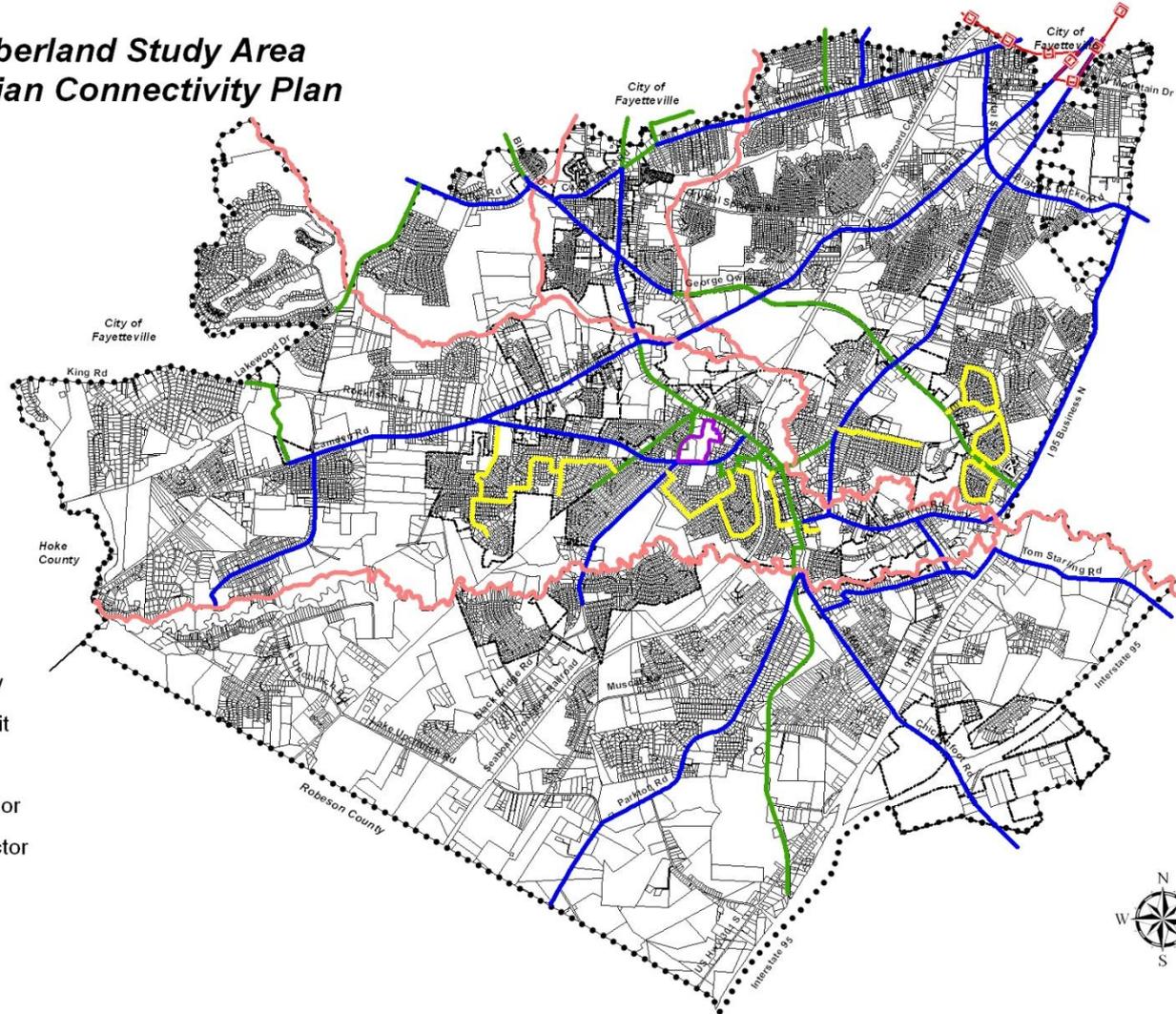
Southwest Cumberland Study Area 2035 Highway Plan

Legend

- Study Area Boundary
- Hope Mills Town Limit
- Freeways - Existing1
- Freeways - Needs Improvement
- - - Freeways - (Future) Recommended
- Expressways - Existing
- Expressways - Needs Improvements
- Boulevards - Existing
- Boulevards - Needs Improvements
- Thoroughfares - Existing
- Thoroughfares - Needs Improvements
- - - Thoroughfares - (Future) Recommended
- Seaboard Coastline Railroad



Southwest Cumberland Study Area Bicycle & Pedestrian Connectivity Plan



Legend

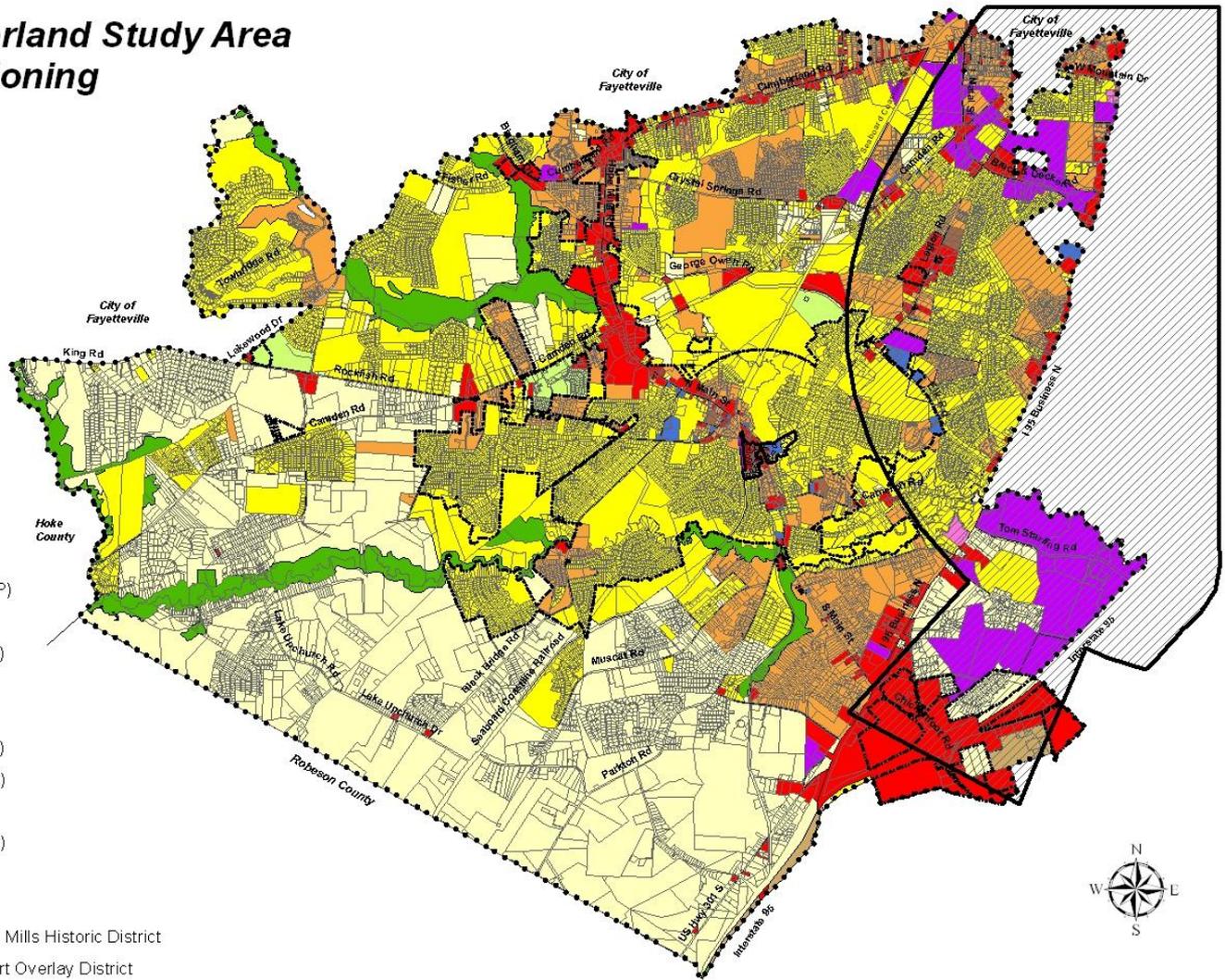
- Study Area Boundary
- - - - - Hope Mills Town Limit
- Creek Corridor
- Neighborhood Corridor
- Neighborhood Collector
- Bicycle Connector
- Existing Trail
- FAST Bus Route #8



Southwest Cumberland Study Area Existing Zoning

Legend

- Study Area Boundary
- Hope Mills Town Limit
- A1
- R40A
- RR
- R20
- R15
- PND
- R10
- R7.5
- R6
- R6A
- R5A
- R5
- MXD
- O&I(P)
- C(P)
- C2(P)
- C3
- C1
- C1(P)
- HS(P)
- M(P)
- M1(P)
- M2
- CD
- Hope Mills Historic District
- Airport Overlay District

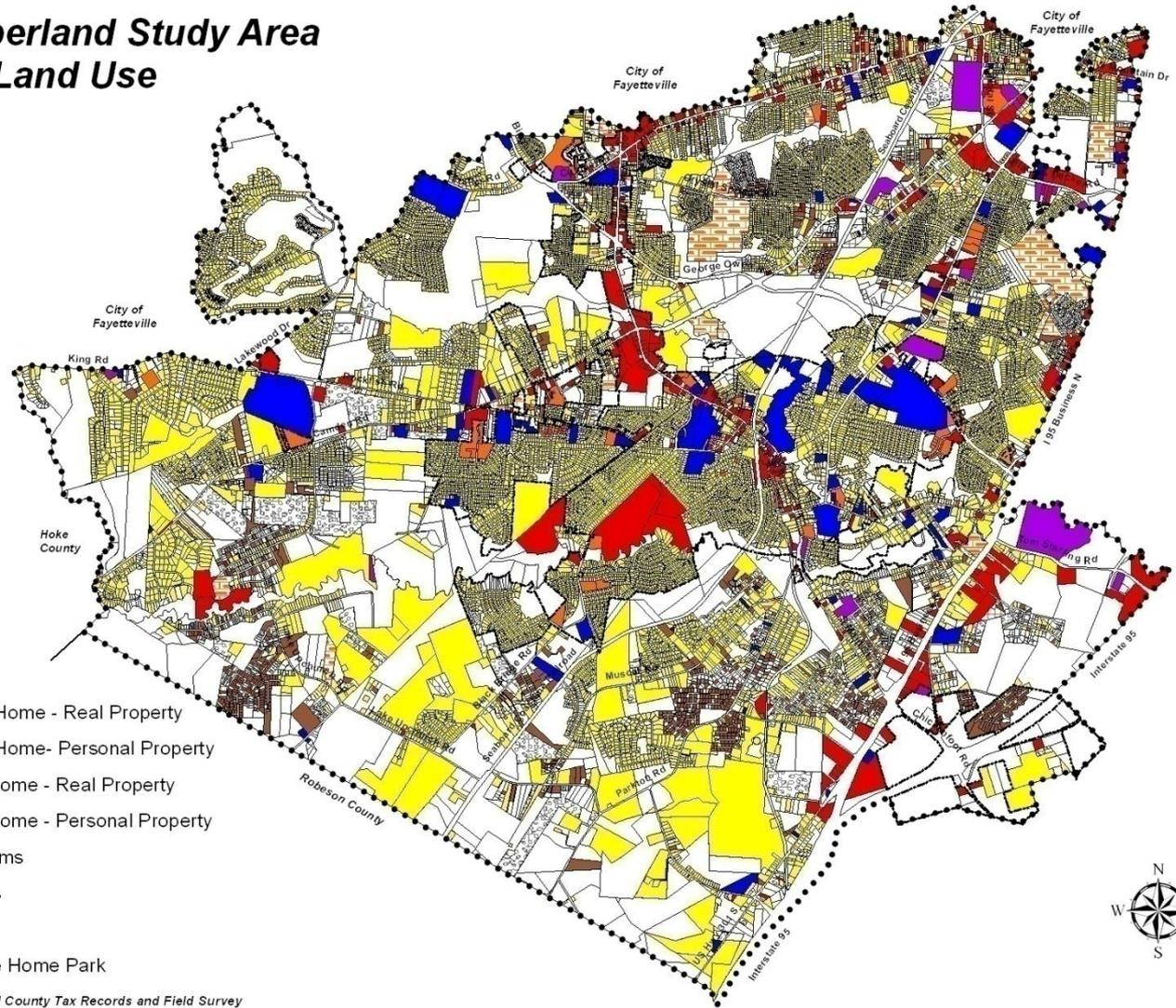


Southwest Cumberland Study Area Existing Land Use

Legend

- Study Area Boundary
- Hope Mills Town Limit
- Office & Institutional
- Commercial
- Industrial
- Single Family Residential
- Doublewide Manufacture Home - Real Property
- Doublewide Manufacture Home- Personal Property
- Singlewide Manufacture Home - Real Property
- Singlewide Manufacture Home - Personal Property
- Multi Family - Condominiums
- Multi Family - Townhouses
- Multi Family - Apartments
- Multi Family - Manufacture Home Park

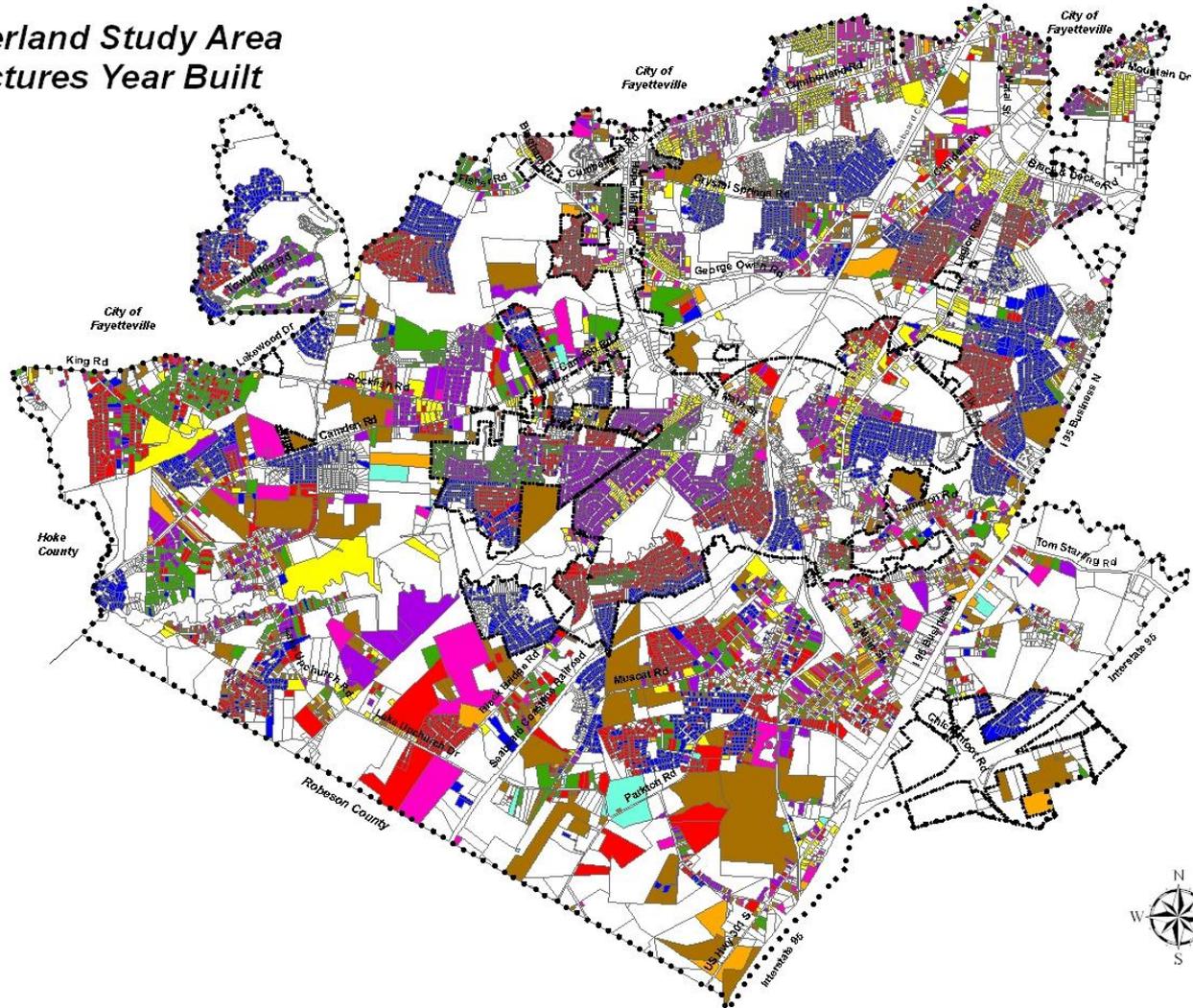
Note: Existing Land Use based on Cumberland County Tax Records and Field Survey



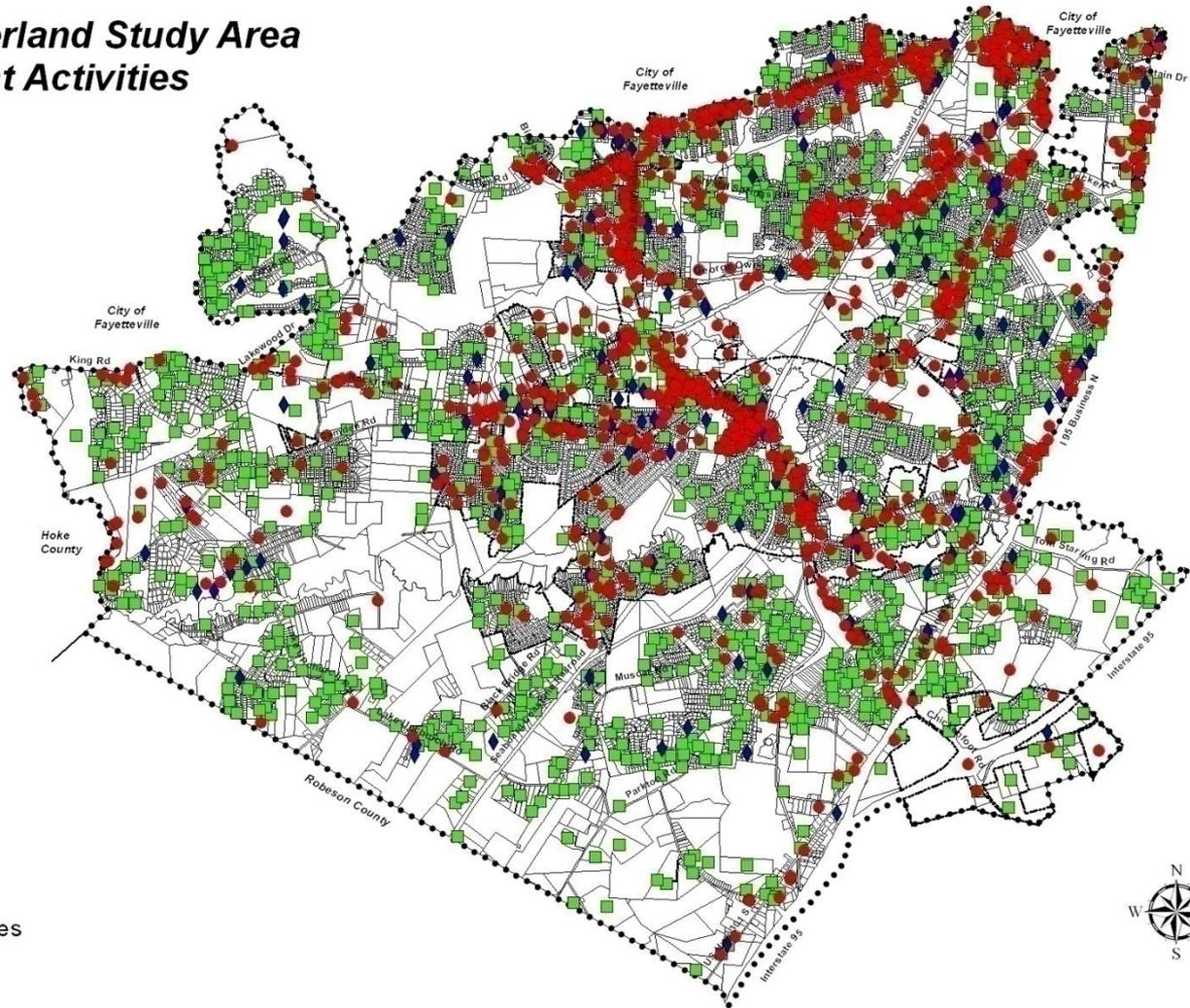
Southwest Cumberland Study Area Residential Structures Year Built

Legend

- Study Area Boundary
- Hope Mills Town Limit
- Prior to 1930
- 1930 Through 1939
- 1940 Through 1949
- 1950 Through 1959
- 1960 Through 1969
- 1970 Through 1979
- 1980 Through 1989
- 1990 Through 1999
- 2000 Through 2011



Southwest Cumberland Study Area Development Activities



Legend

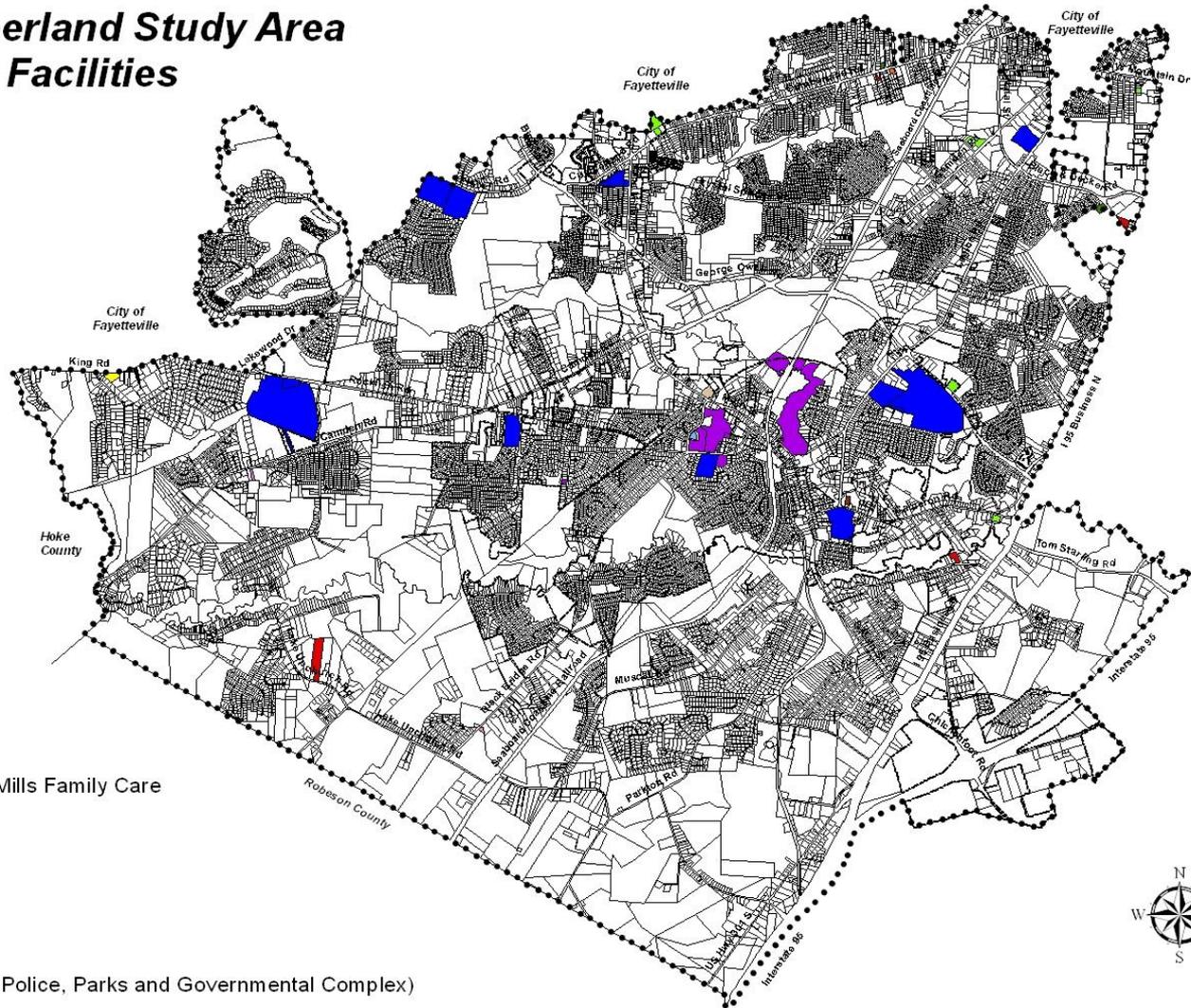
- Study Area Boundary
- - - - - Hope Mills Town Limit
- Rezoning Cases
- ◆ Board Adjustment Cases
- Development Reviews



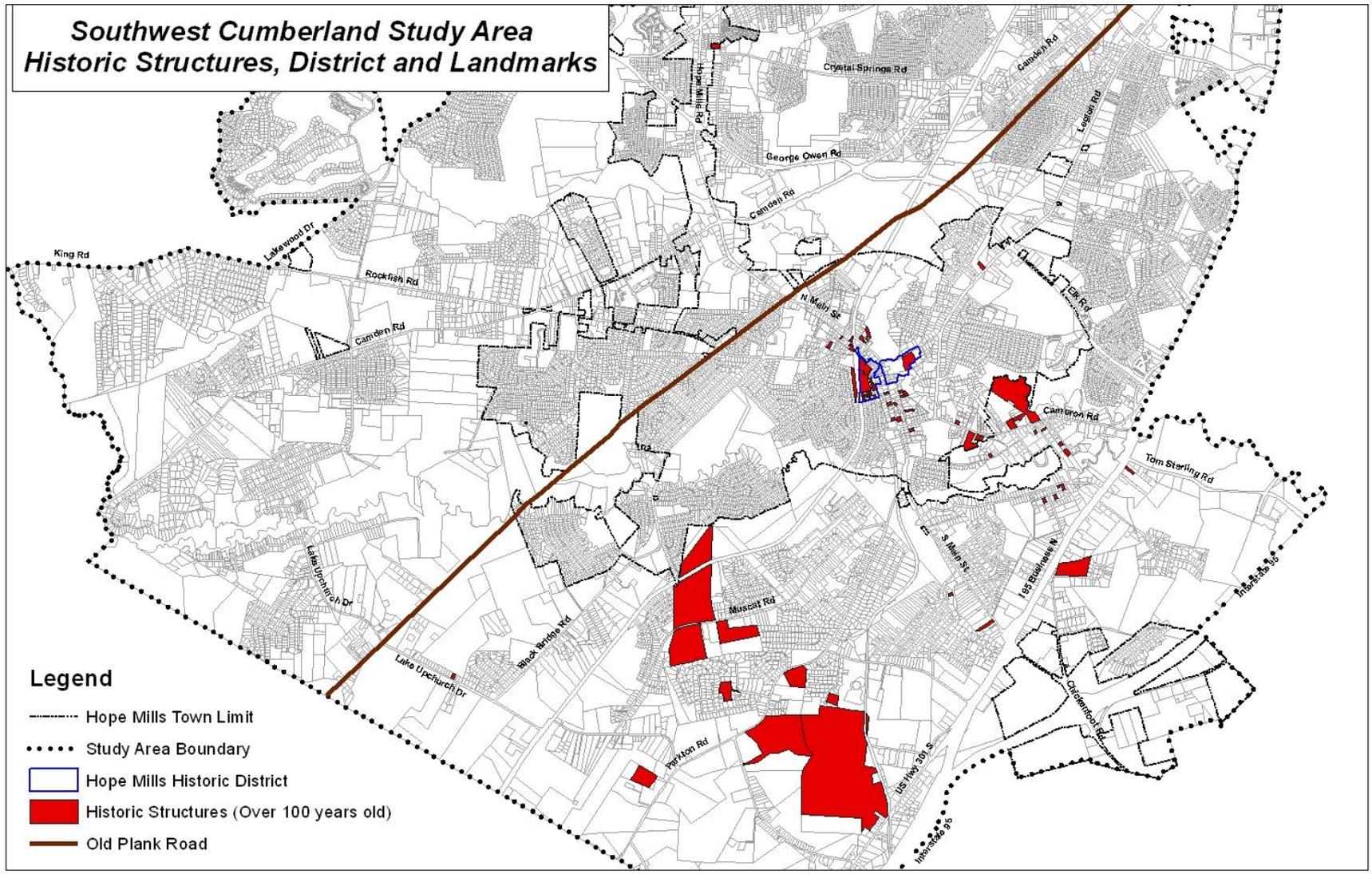
Southwest Cumberland Study Area Community Facilities

Legend

- Study Area Boundary
- Hope Mills Town Limit
- Communication Facilities
- Rest Homes
- Boys and Girls Club
- Electrical Facilities
- Fire Stations
- Cape Fear Valley - Hope Mills Family Care
- Library
- Post Office
- Public Utilities Facilities
- Schools
- Town of Hope Mills (Fire, Police, Parks and Governmental Complex)



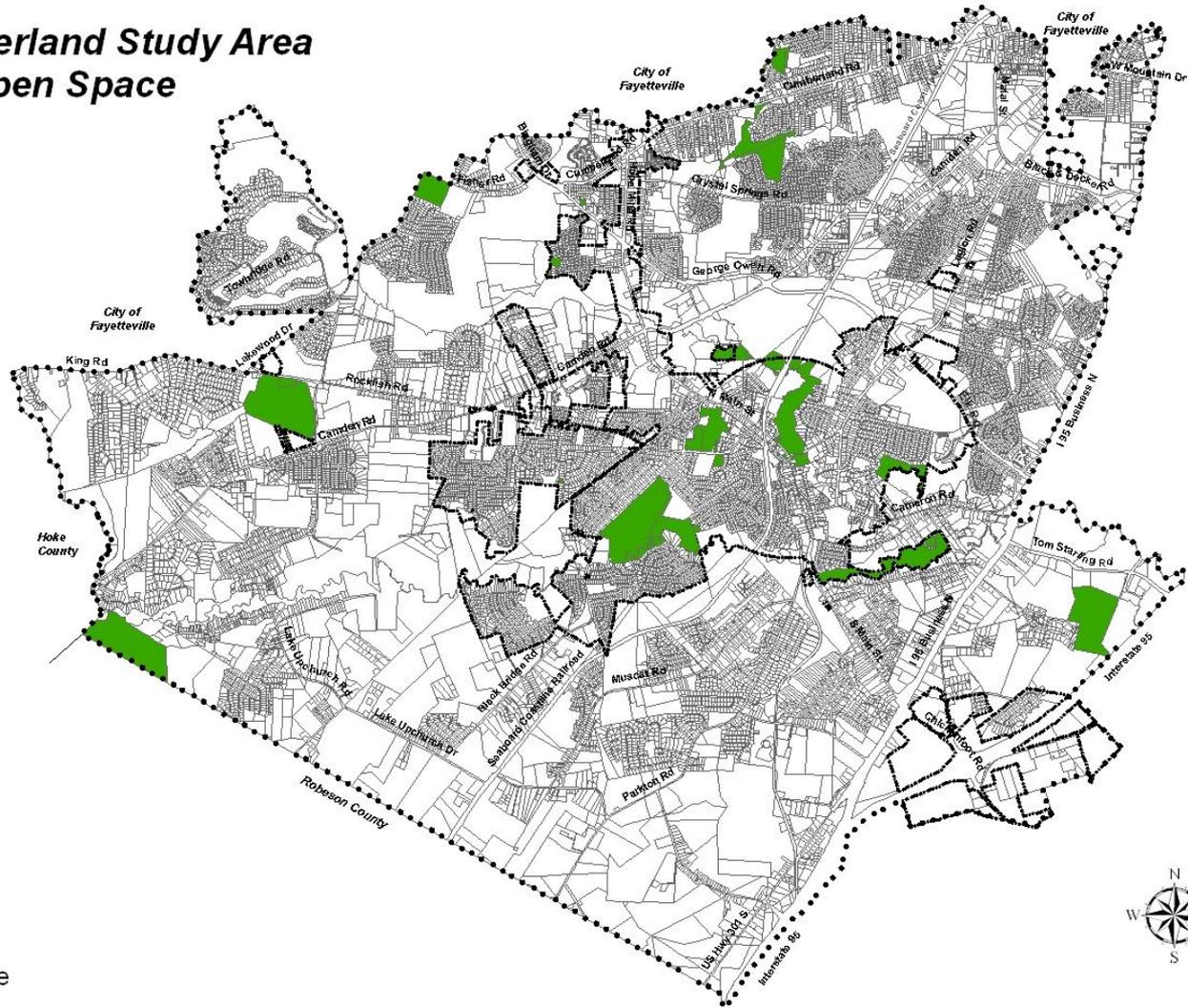
Southwest Cumberland Study Area Historic Structures, District and Landmarks



Legend

- Hope Mills Town Limit
- Study Area Boundary
- Hope Mills Historic District
- Historic Structures (Over 100 years old)
- Old Plank Road

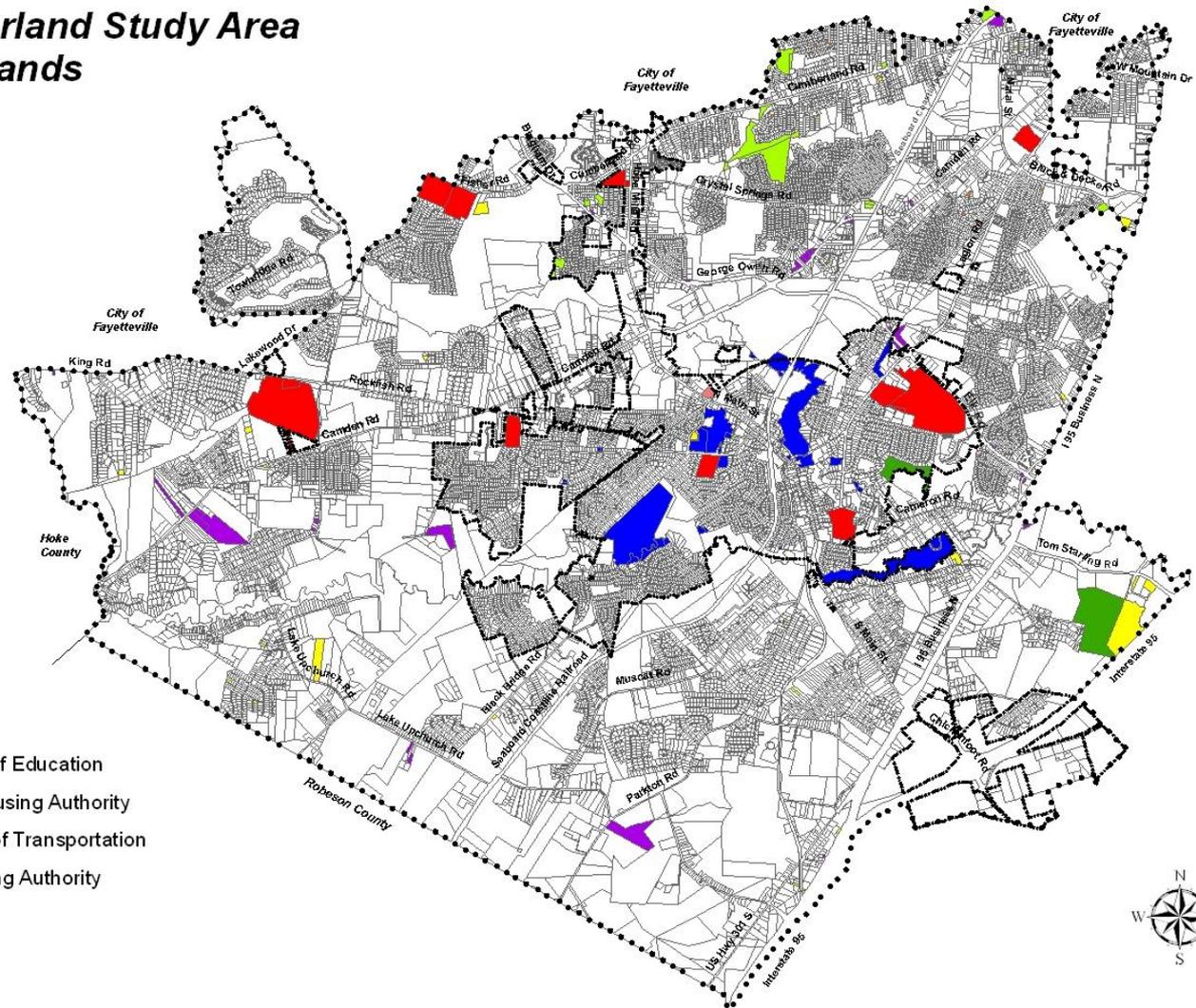
Southwest Cumberland Study Area Parks and Open Space



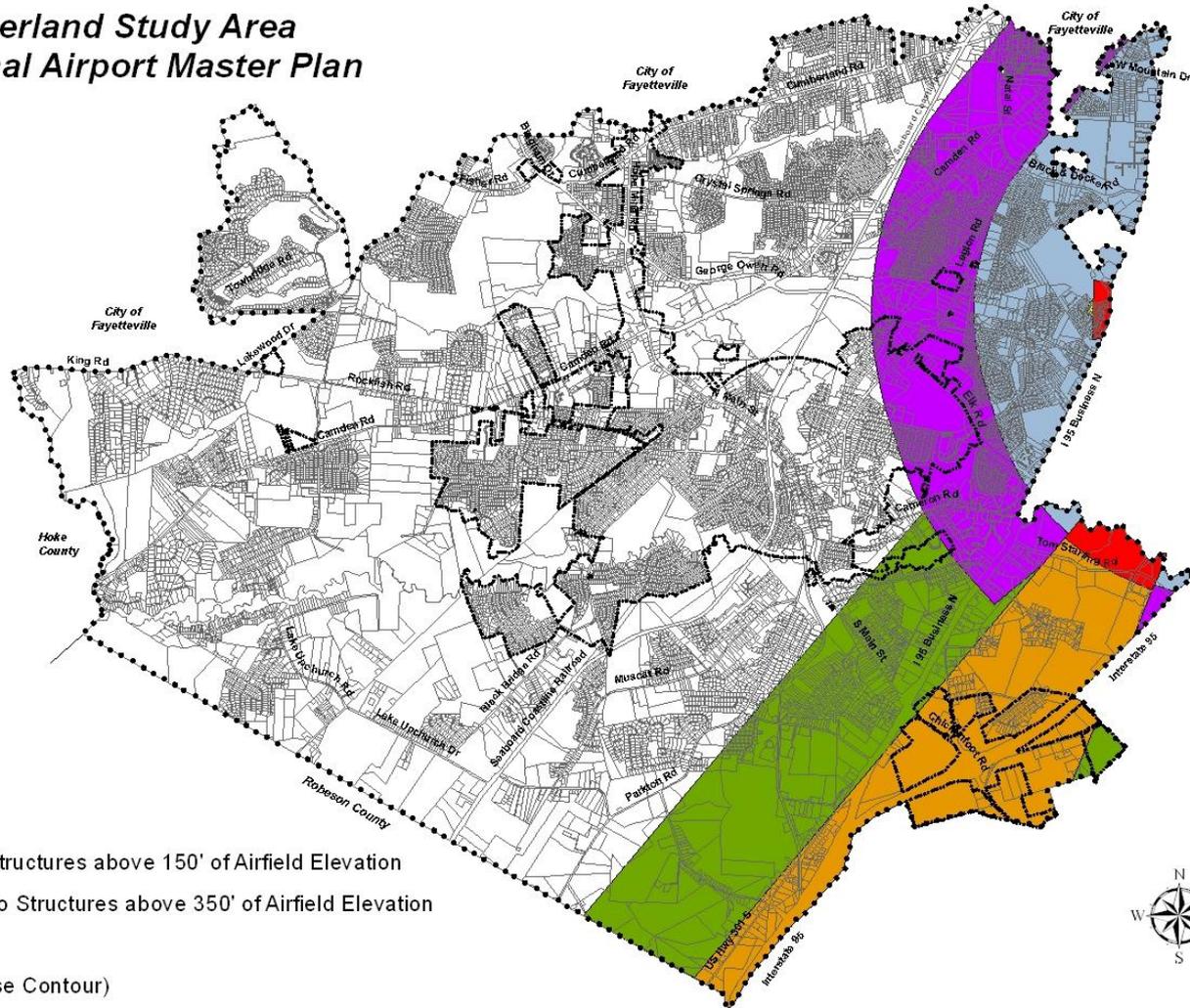
Legend

- Study Area Boundary
- - - - - Hope Mills Town Limit
- Parks and Open Space

Southwest Cumberland Study Area Public Lands

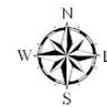


Southwest Cumberland Study Area Fayetteville Regional Airport Master Plan



Legend

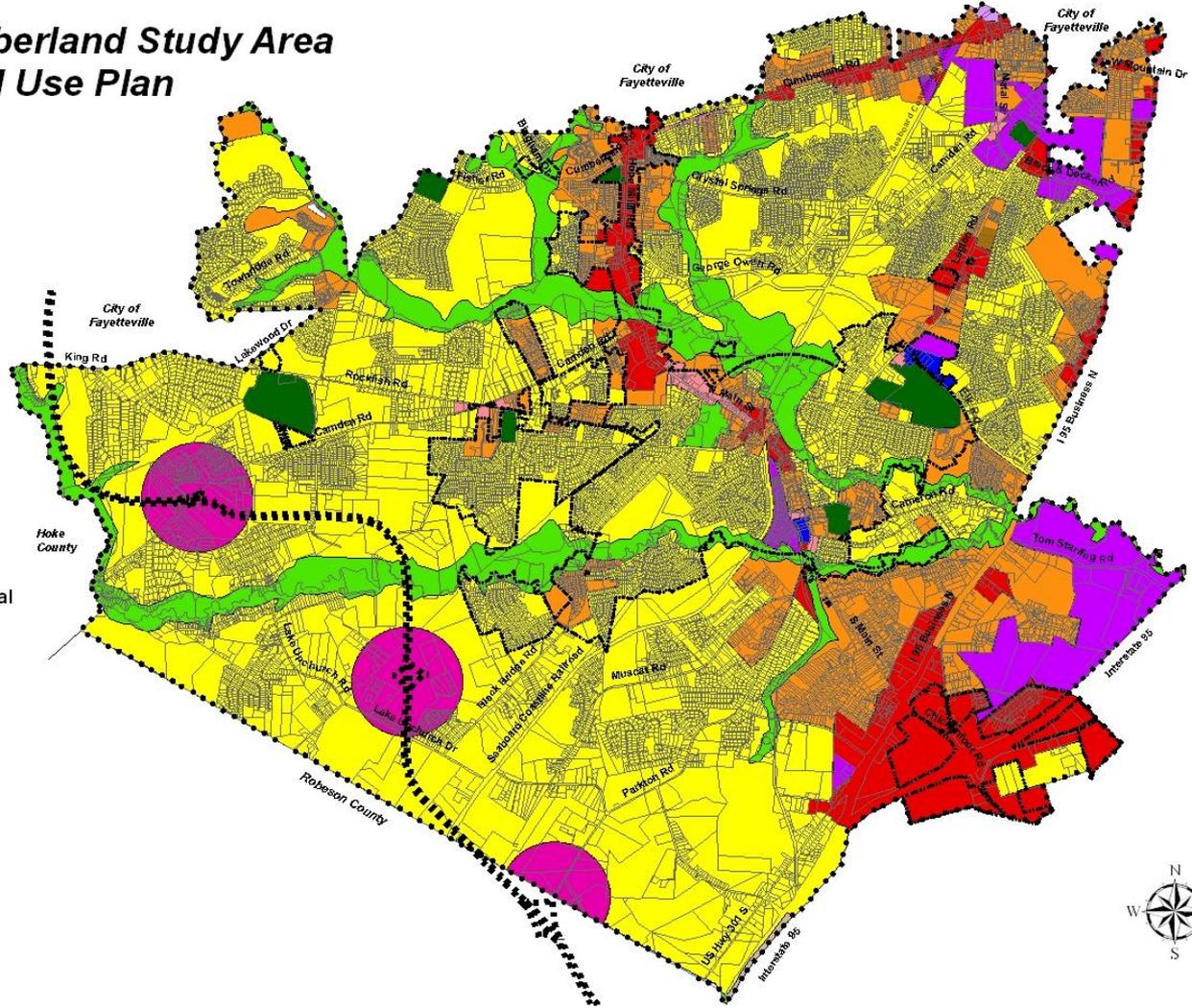
- Study Area Boundary
- Hope Mills Town Limit
- Approach Zone 1
- Approach Zone 2
- Horizontal Surface - No Structures above 150' of Airfield Elevation
- Conical Surface Zone - No Structures above 350' of Airfield Elevation
- Transitional Zone
- NAPZ - 5 (60-65 Ldn Noise Contour)



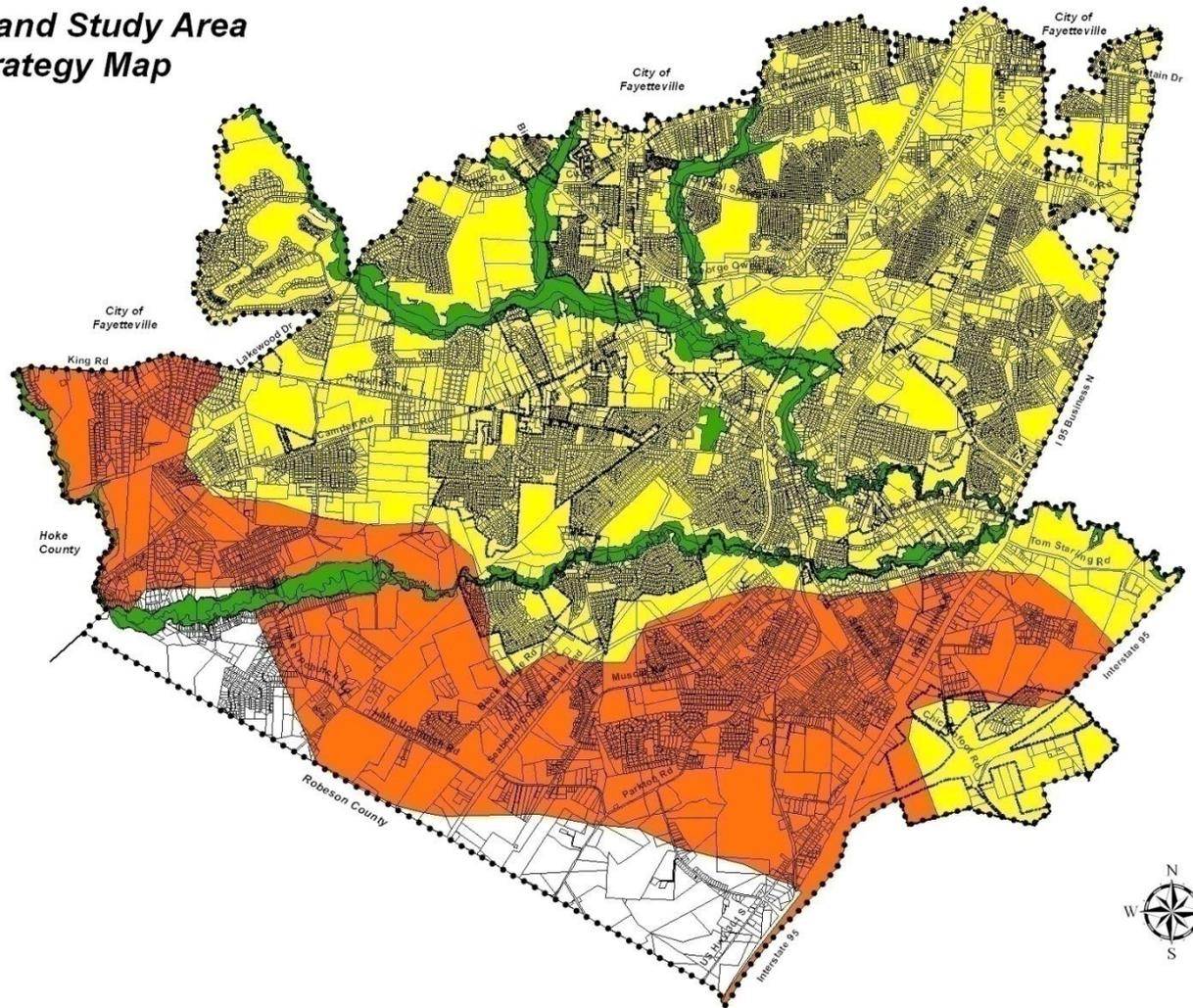
Southwest Cumberland Study Area 2010 Land Use Plan

Legend

- Study Area Boundary
- Hope Mills Town Limit
- Farmland
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office & Institutional
- Light Commercial
- Heavy Commercial
- Activity Node
- Light Industrial
- Heavy Industrial
- Governmental
- Open Space
- Proposed Outer Loop



Southwest Cumberland Study Area 2030 Growth Strategy Map

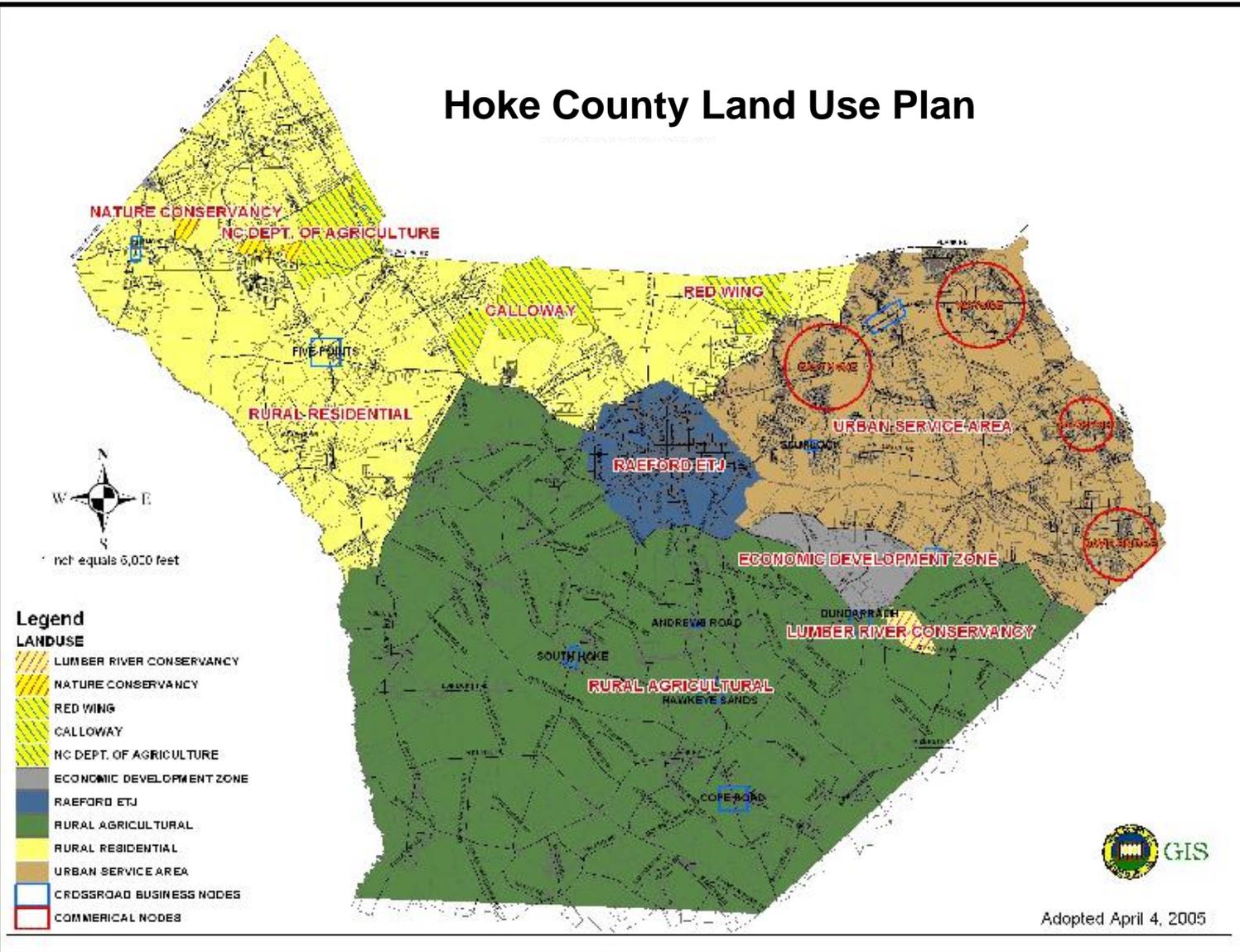


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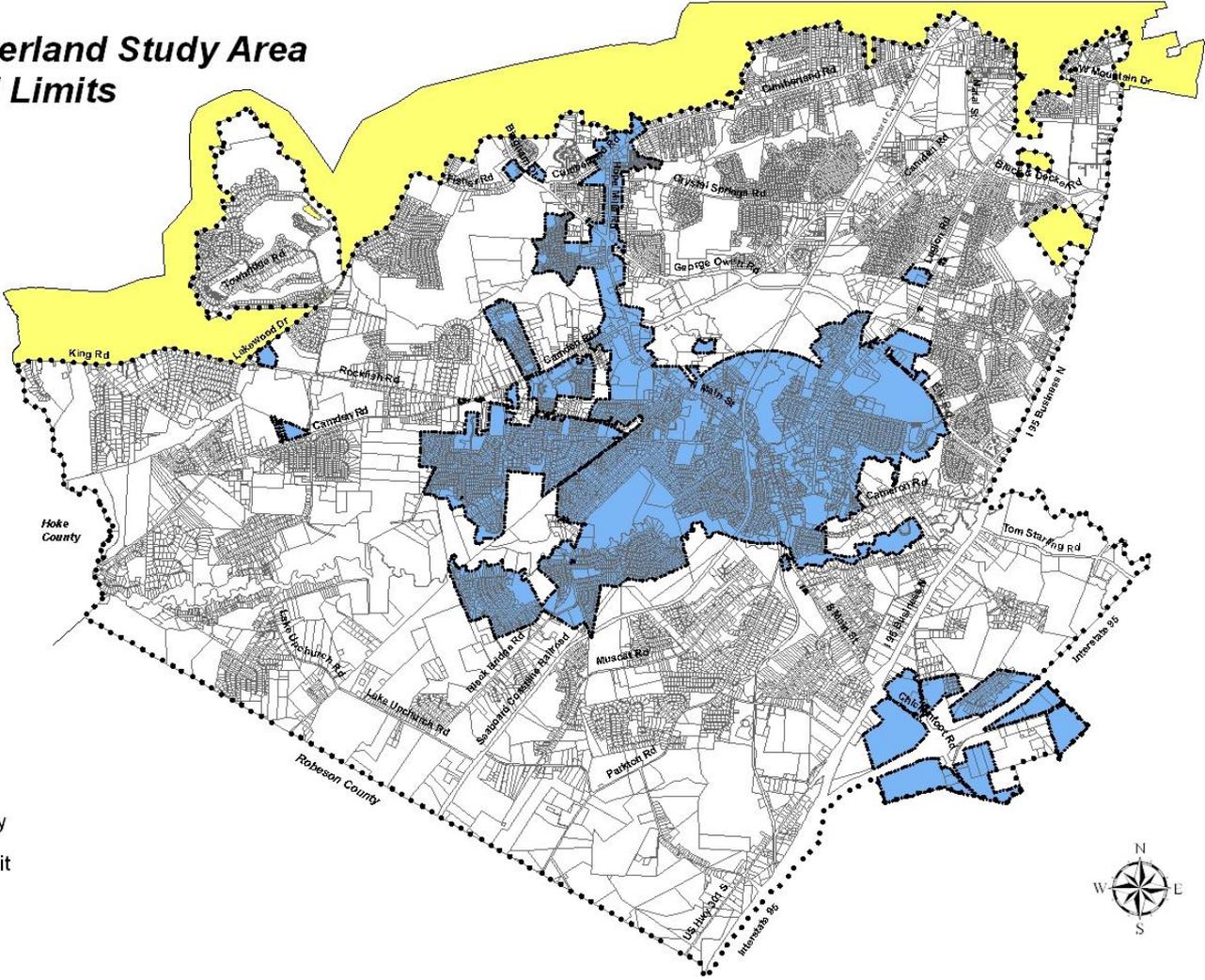
- Study Area Boundary
- Hope Mills Town Limit
- Urban Area
- Urban Fringe Area
- Rural Area
- Conservation Area



Hoke County Land Use Plan



Southwest Cumberland Study Area Municipal Limits

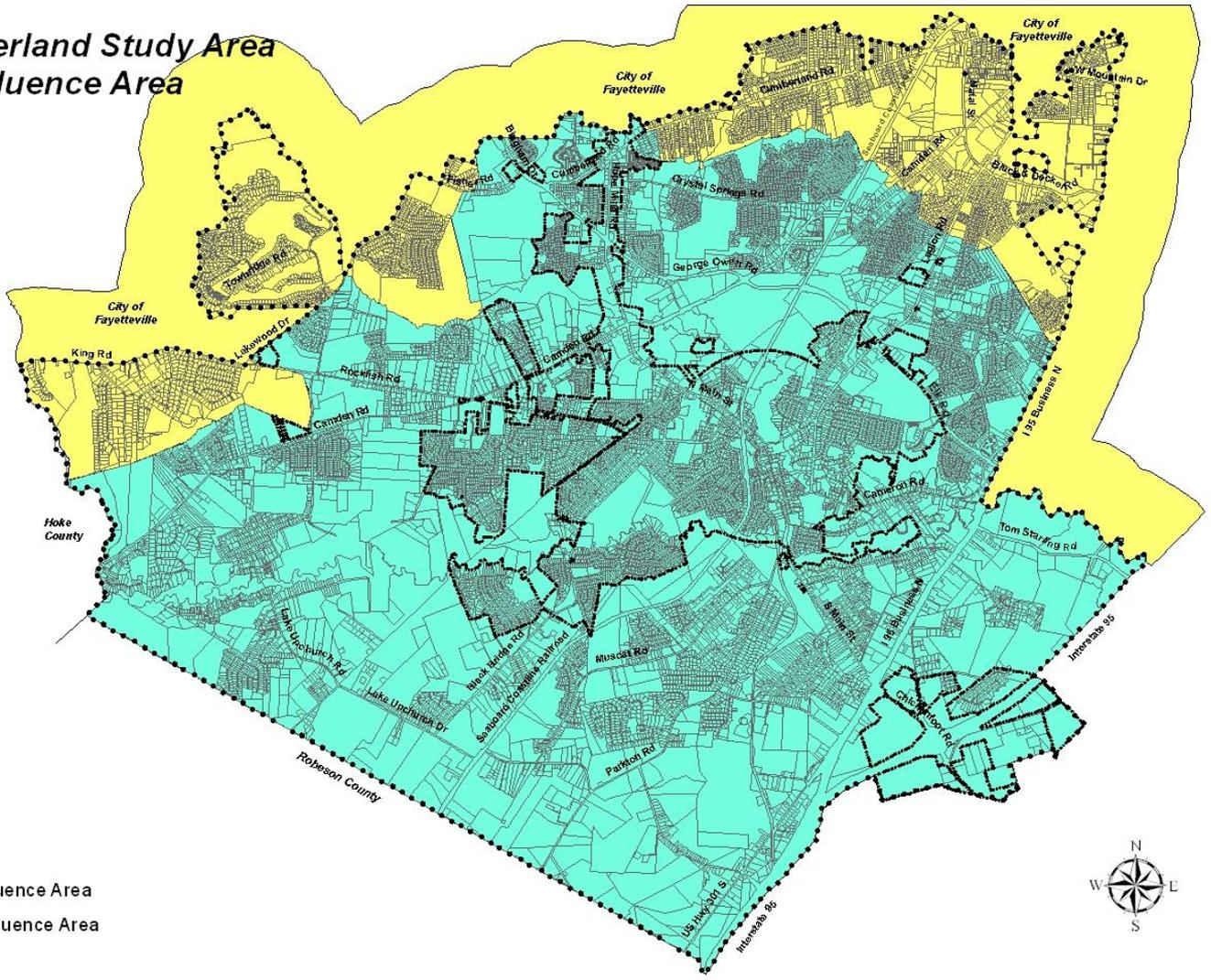


Legend

- Study Area Boundary
- - - - - Hope Mills Town Limit
- Town of Hope Mills
- City of Fayetteville



Southwest Cumberland Study Area Municipal Influence Area



Legend

- Study Area Boundary
- - - - - Hope Mills Town Limit
- Hope Mills Municipal Influence Area
- Fayetteville Municipal Influence Area

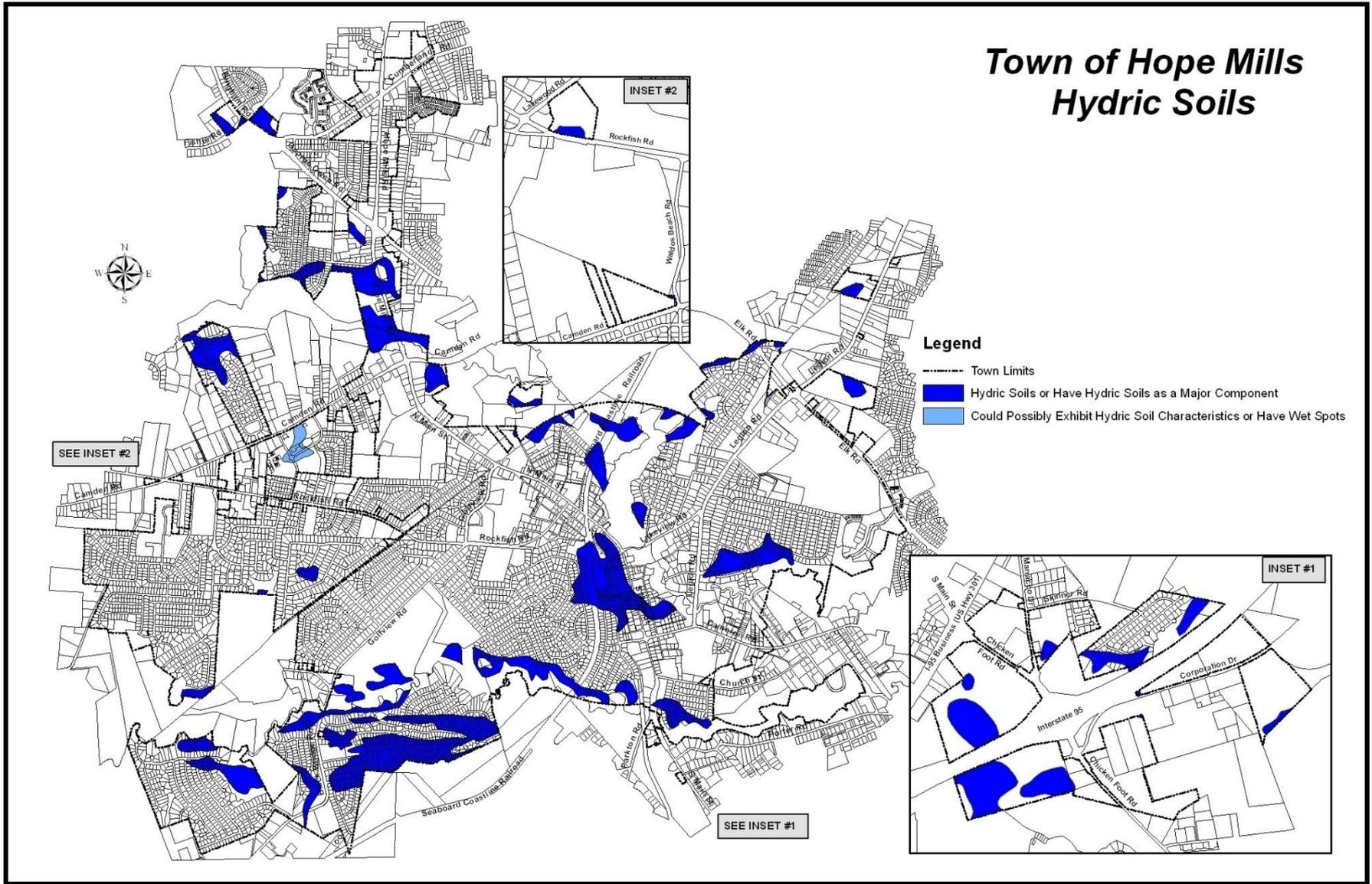




HOPE MILLS

SWC - Downtown Hope Mills

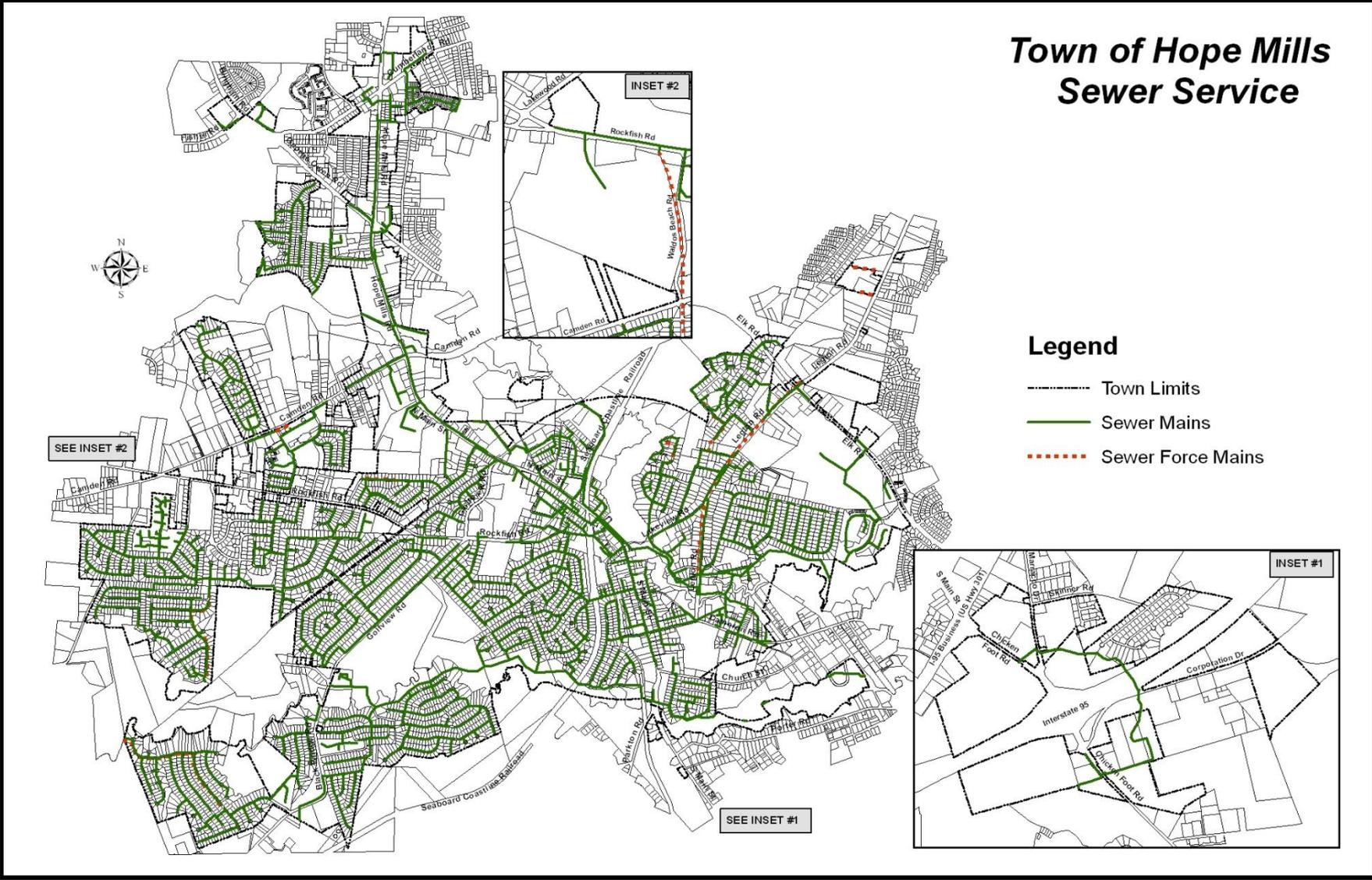
Town of Hope Mills Hydric Soils



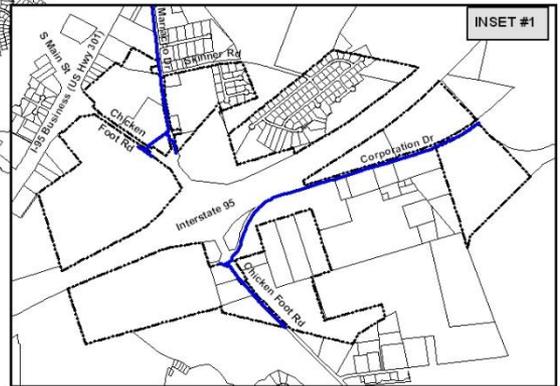
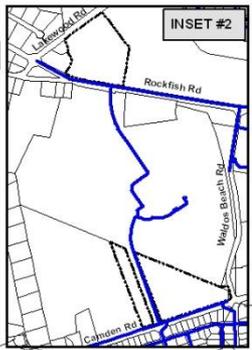
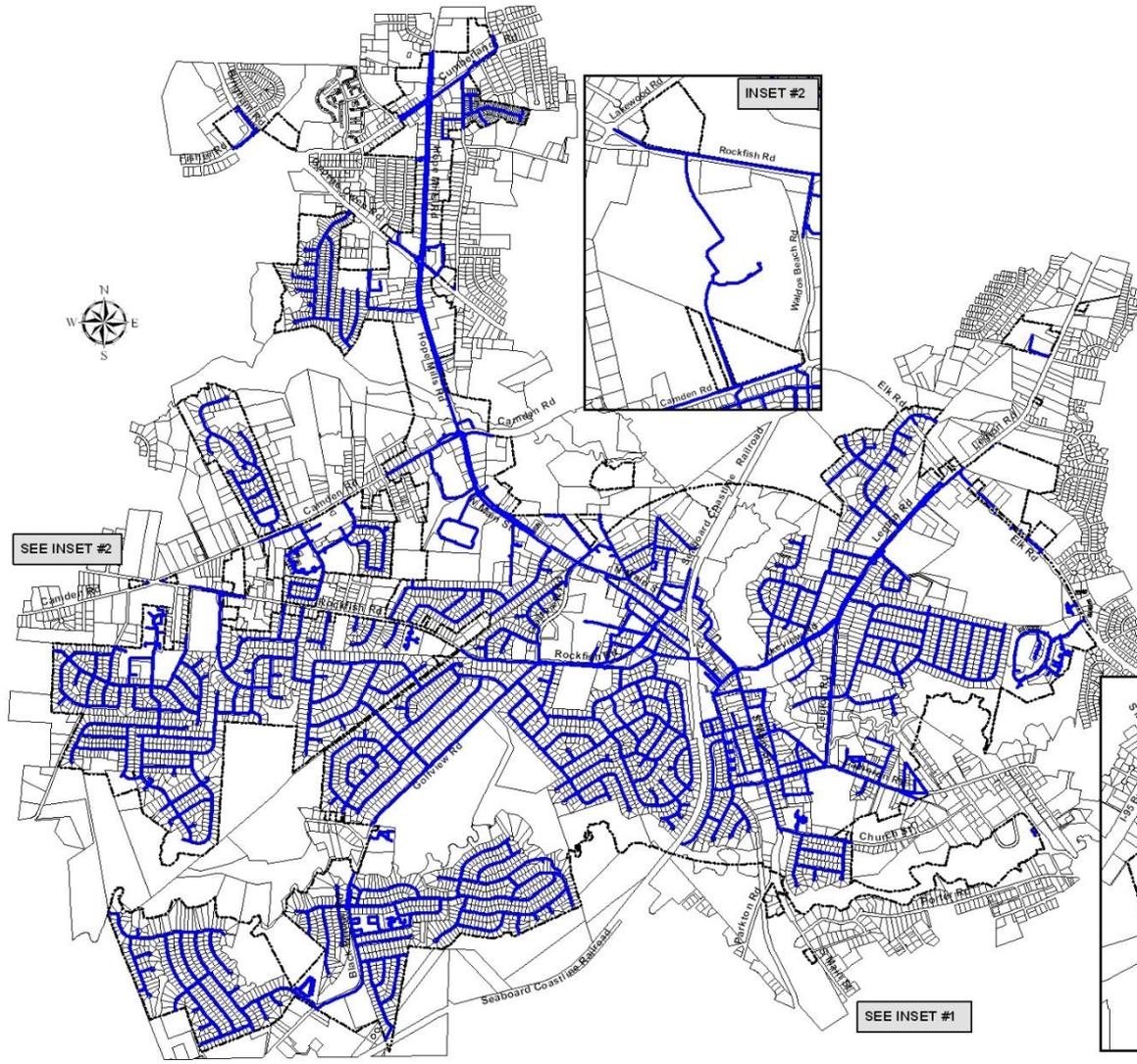
Town of Hope Mills Sewer Service

Legend

- Town Limits
- Sewer Mains
- Sewer Force Mains



Town of Hope Mills Water Service



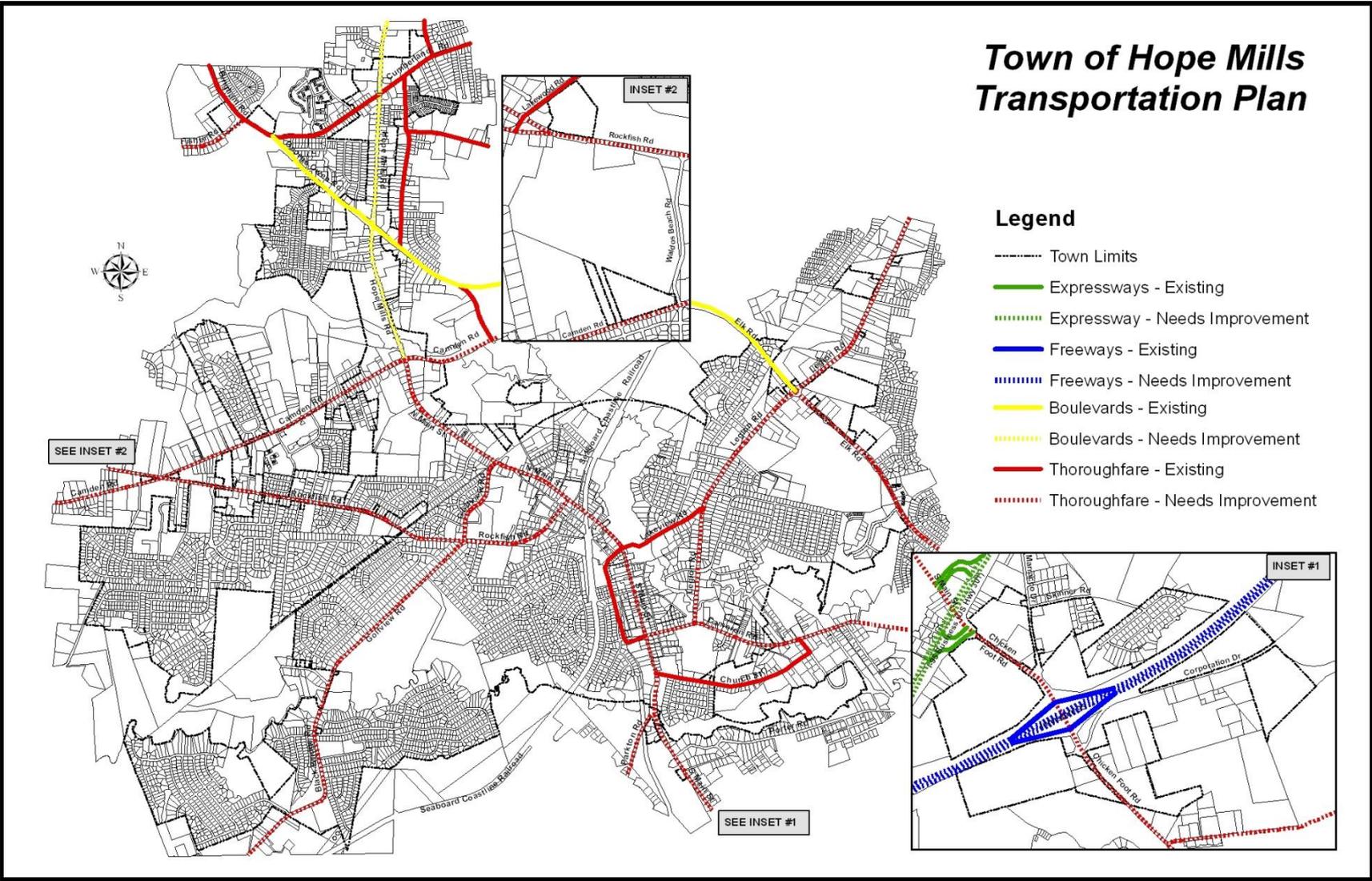
Legend

- Town Limits
- Water Mains

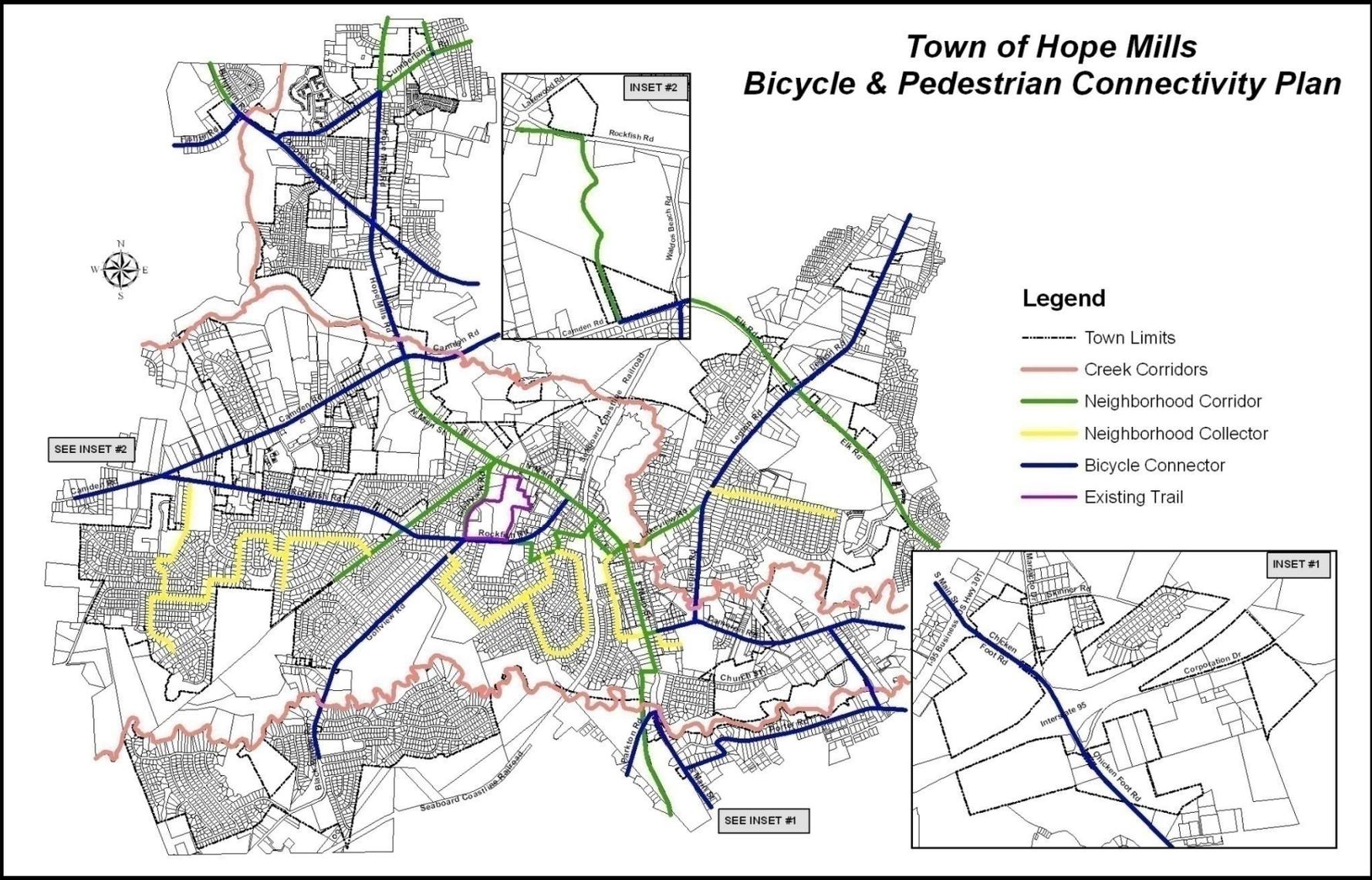
Town of Hope Mills Transportation Plan

Legend

- - - - - Town Limits
- Expressways - Existing
- ⋯ Expressway - Needs Improvement
- Freeways - Existing
- ⋯ Freeways - Needs Improvement
- Boulevards - Existing
- ⋯ Boulevards - Needs Improvement
- Thoroughfare - Existing
- ⋯ Thoroughfare - Needs Improvement



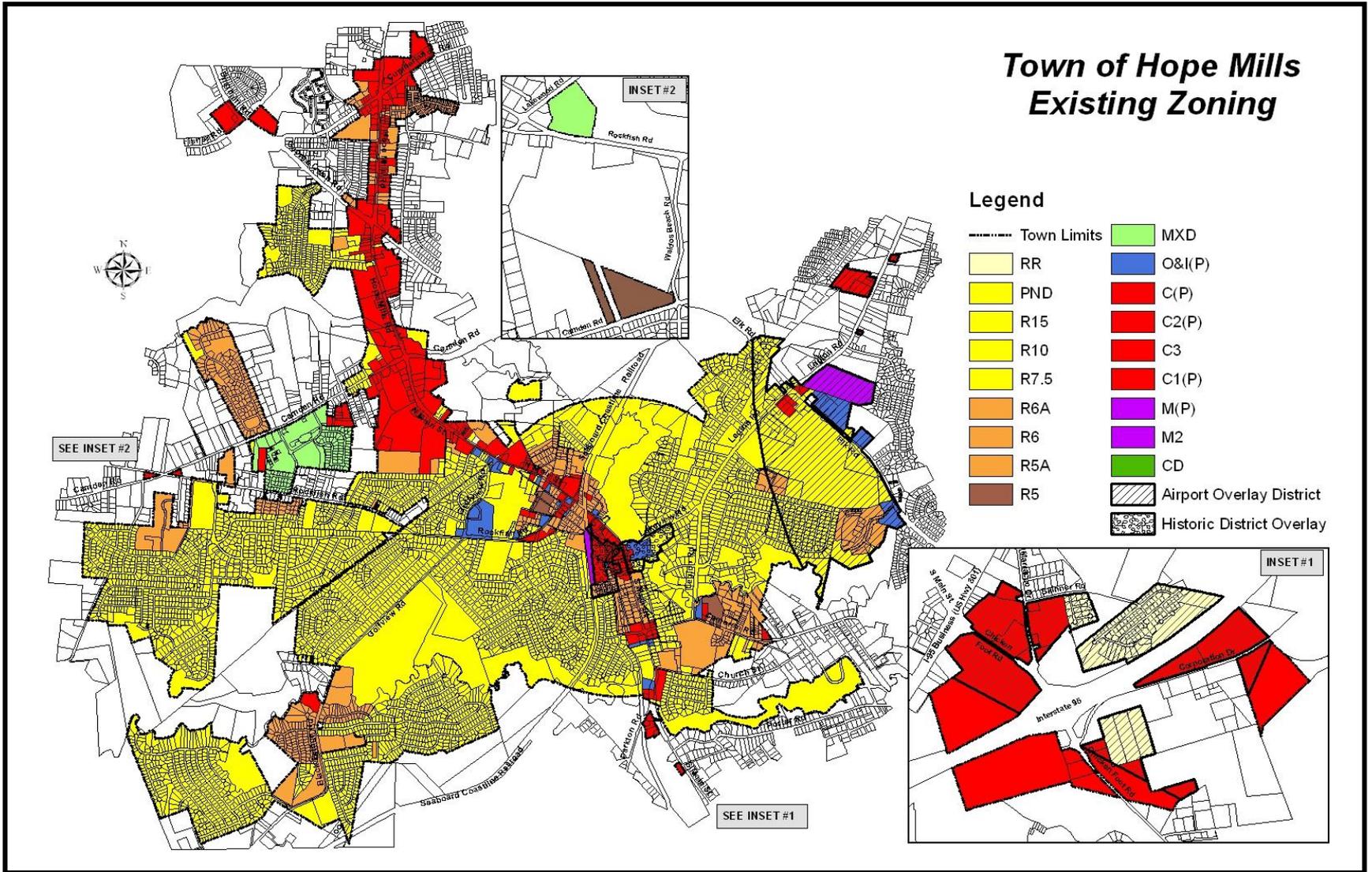
Town of Hope Mills Bicycle & Pedestrian Connectivity Plan



Town of Hope Mills Existing Zoning

Legend

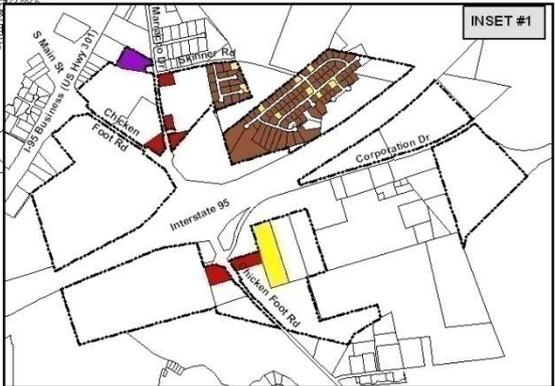
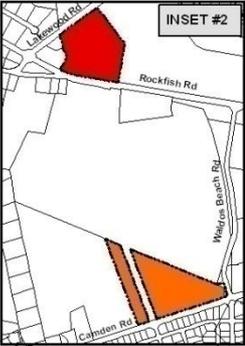
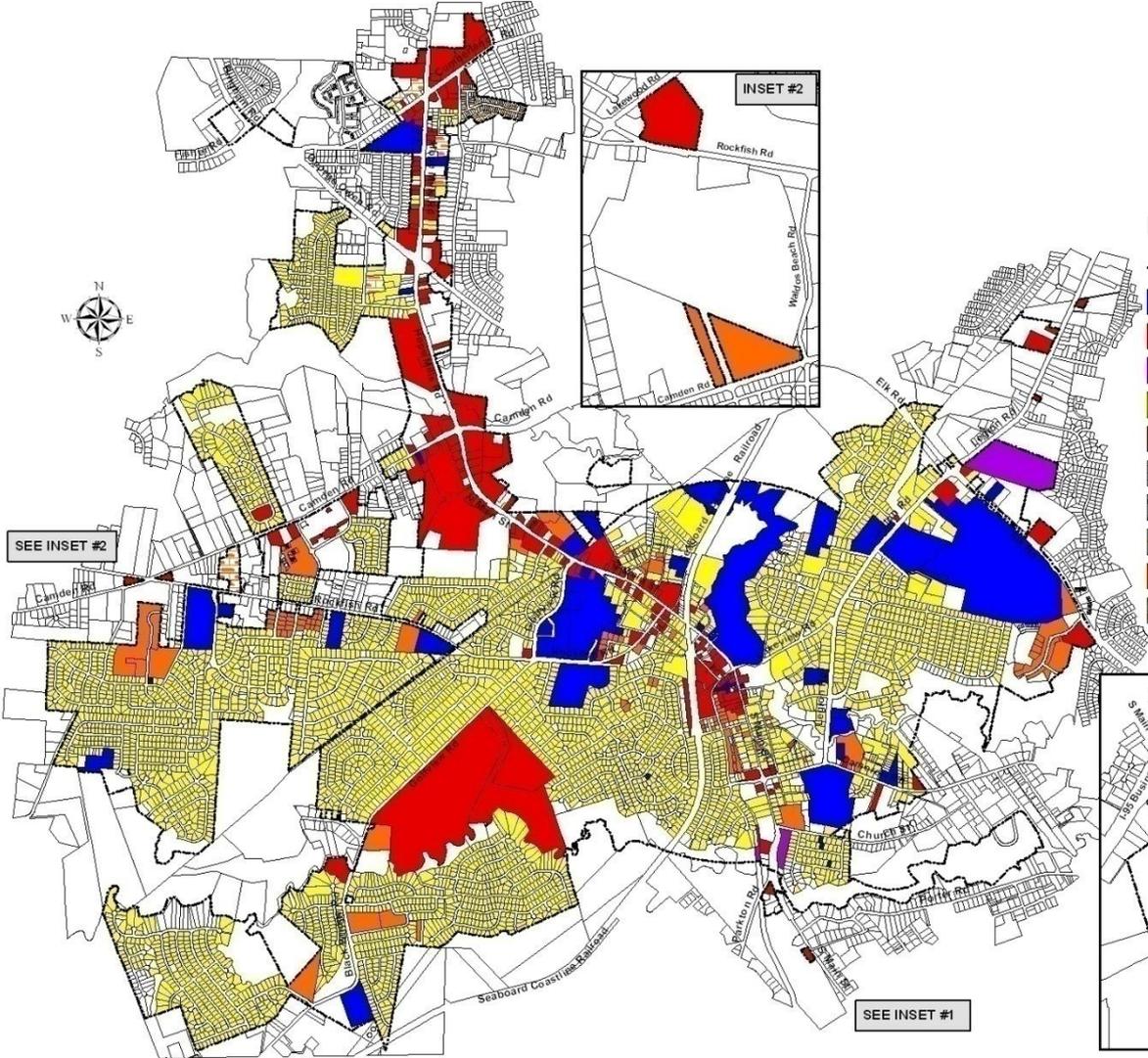
- Town Limits
- RR
- PND
- R15
- R10
- R7.5
- R6A
- R6
- R5A
- R5
- MXD
- O&I(P)
- C(P)
- C2(P)
- C3
- C1(P)
- M(P)
- M2
- CD
- Airport Overlay District
- Historic District Overlay



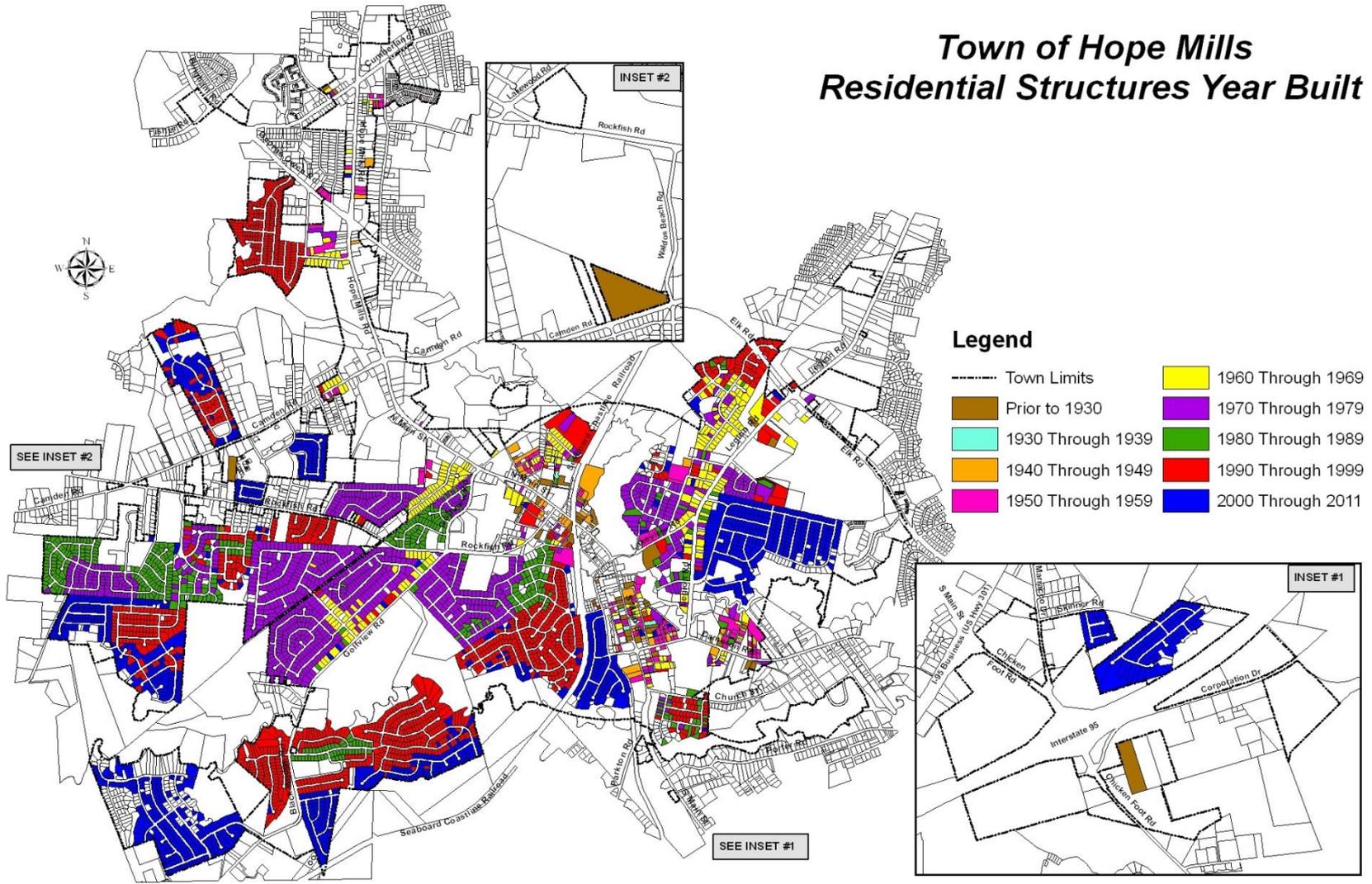
Town of Hope Mills Existing Land Use

Legend

- Town Limits
- Blue Office & Institutional
- Red Commercial
- Purple Industrial
- Yellow Single Family Residential
- Brown Doublewide Manufacture Home - Real Property
- Grid Doublewide Manufacture Home - Personal Property
- Stippled Singlewide Manufacture Home - Personal Property
- Light Yellow Multi Family - Townhouses
- Orange multi family - apartments
- Dark Yellow Multi Family - Manufacture Home Park



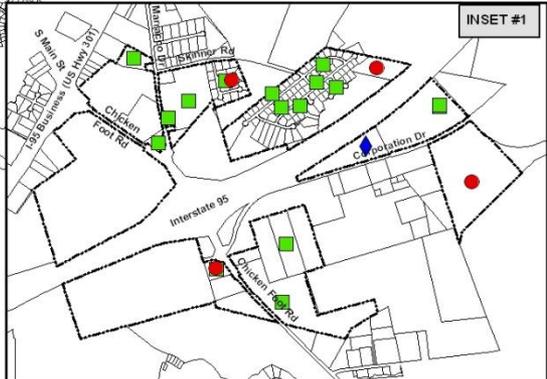
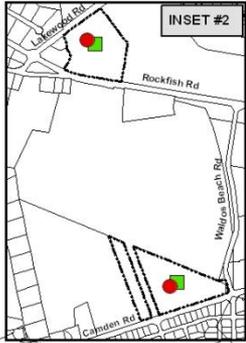
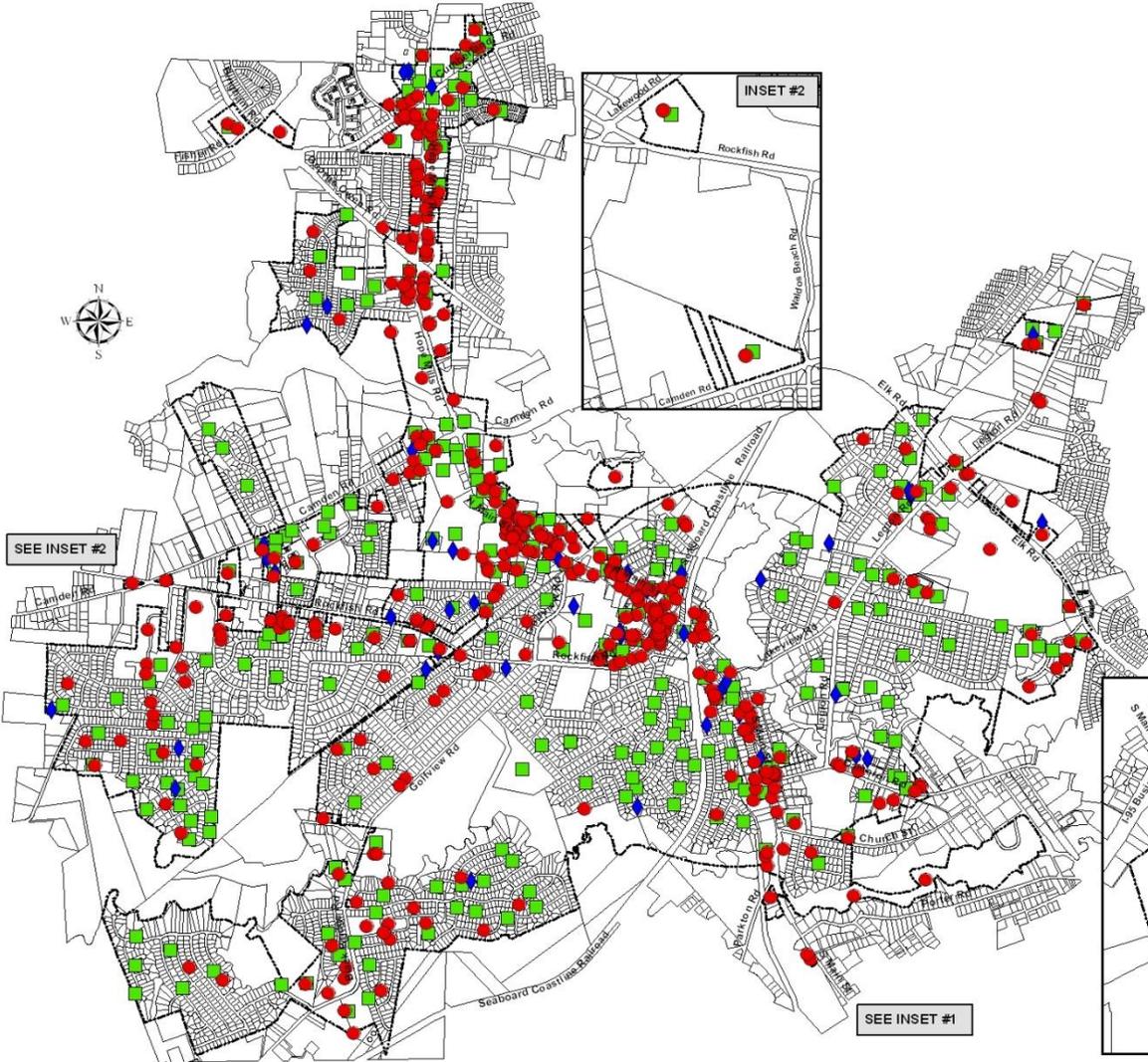
Town of Hope Mills Residential Structures Year Built



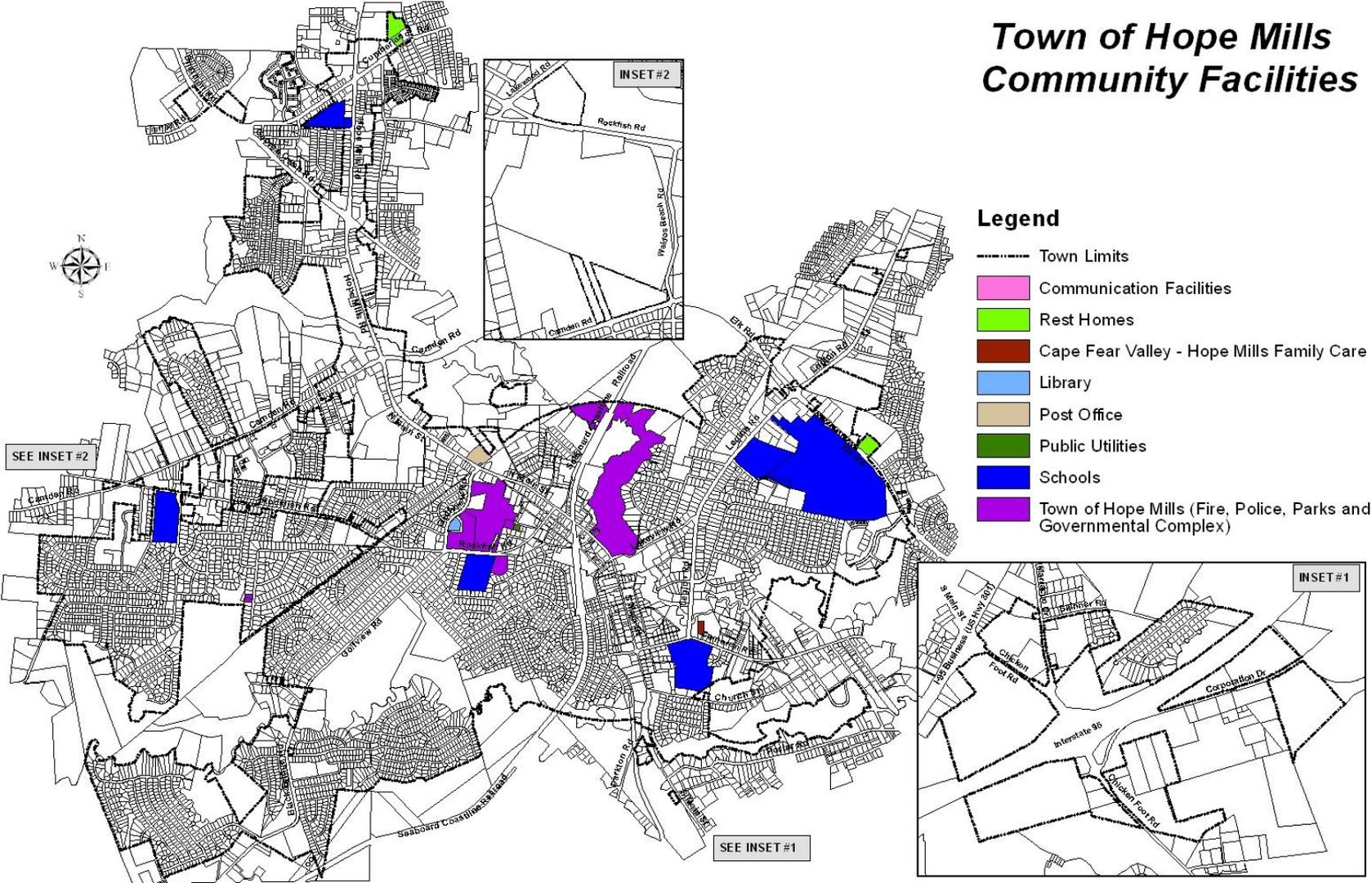
Town of Hope Mills Development Activities

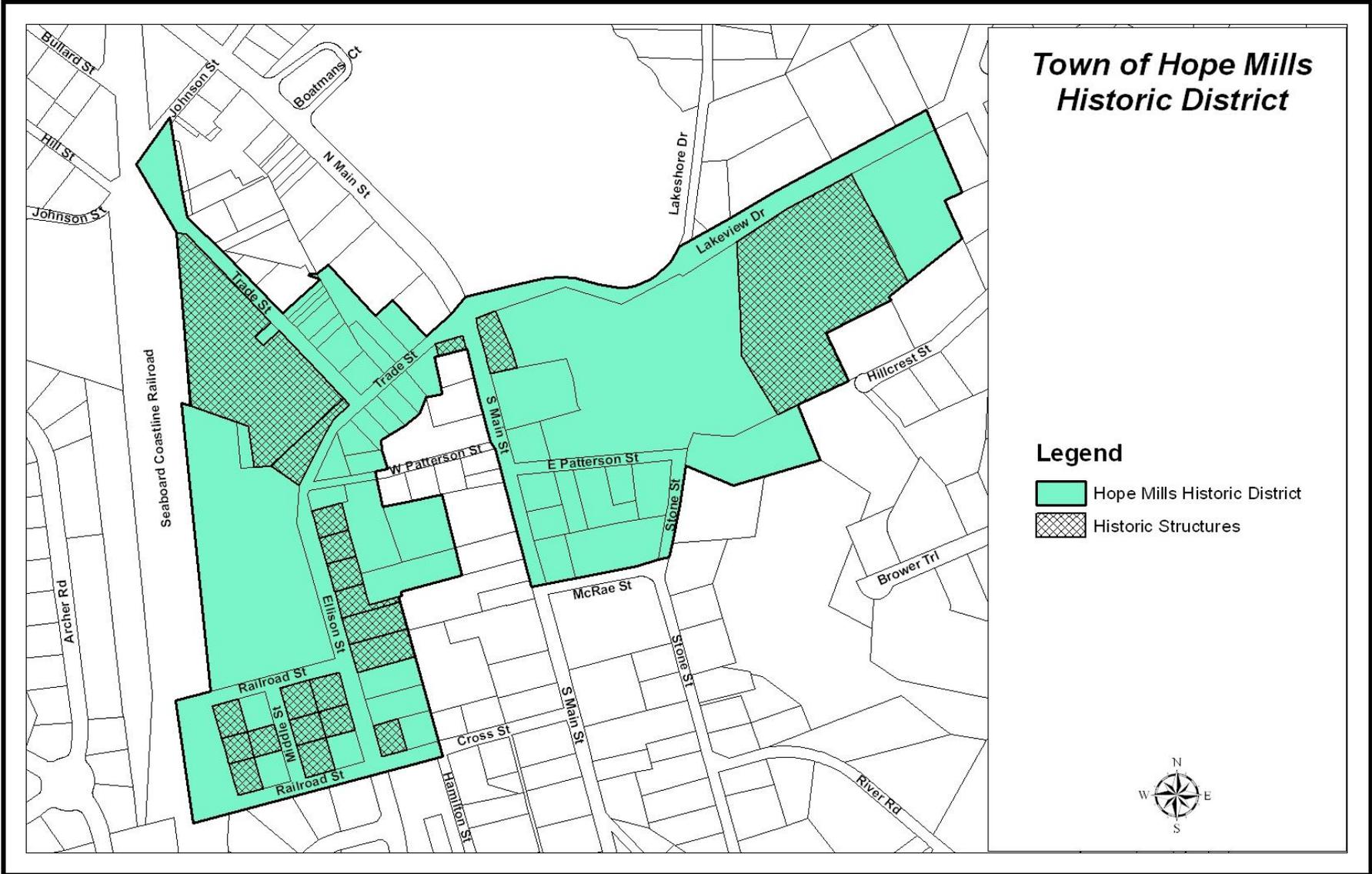
Legend

- Town Limits
- Rezoning Cases
- ◆ Board of Adjustment Cases
- Development Review Cases

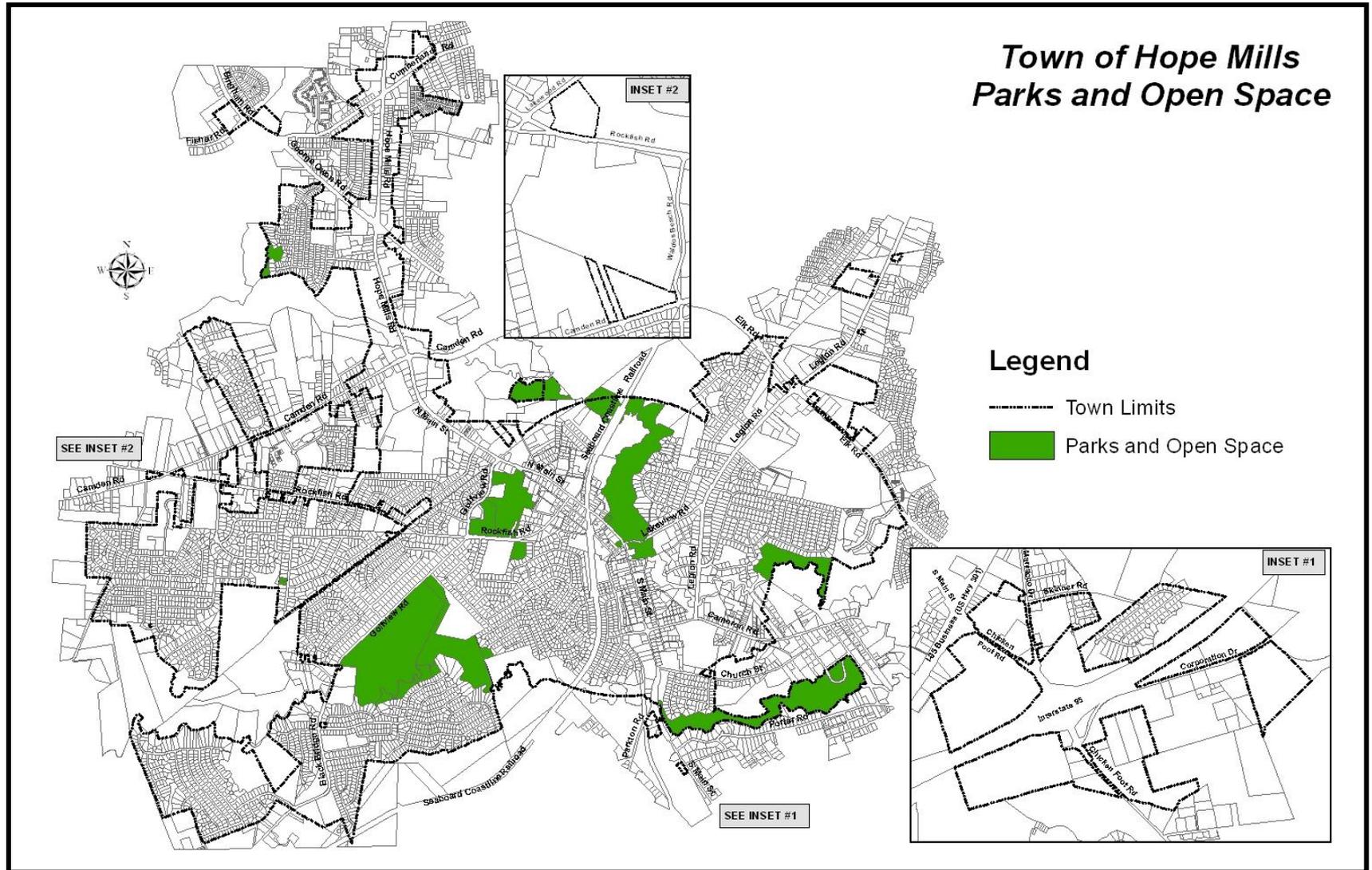


Town of Hope Mills Community Facilities





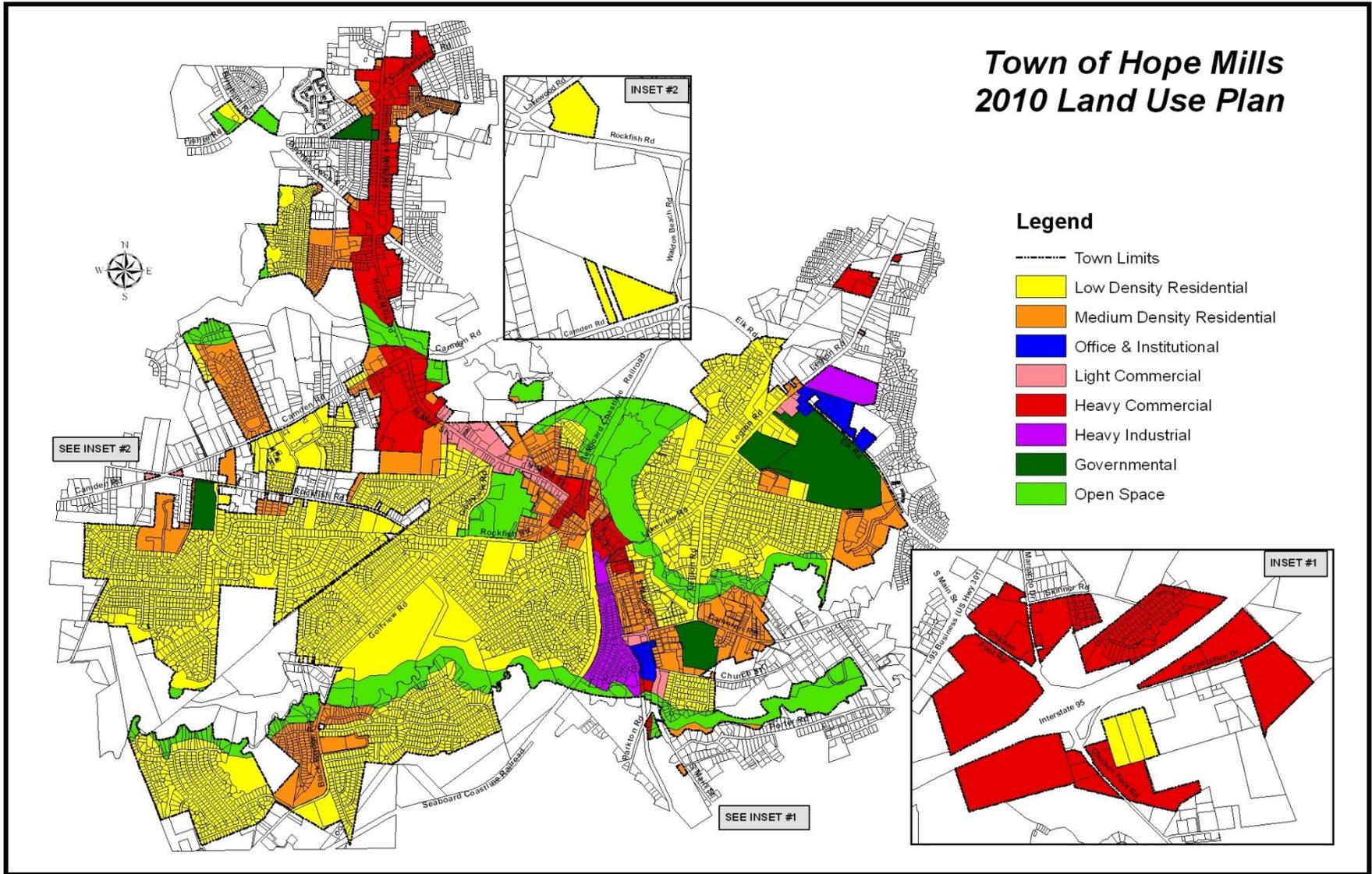
Town of Hope Mills Parks and Open Space



Town of Hope Mills 2010 Land Use Plan

Legend

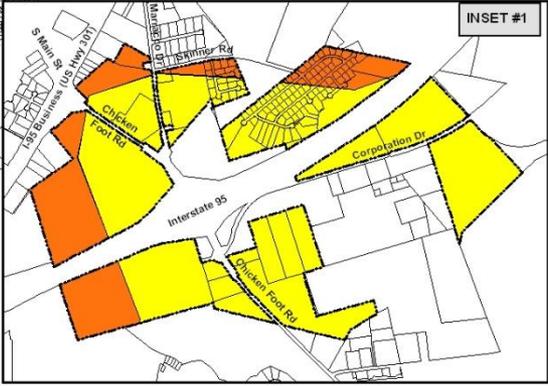
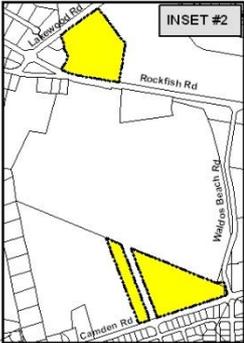
- Town Limits
- Low Density Residential
- Medium Density Residential
- Office & Institutional
- Light Commercial
- Heavy Commercial
- Heavy Industrial
- Governmental
- Open Space



Town of Hope Mills 2030 Growth Strategy Map

Legend

- Town Limits
- Urban Area
- Urban Fringe Area
- Conservation Area





- **All Volunteers**
- **Over 19 Meetings Held**
- **Over 38 Hours Developing the Plan**
- **Between 5-23 Participants per Meeting**



SWC - Southwest Cumberland Citizen Planning Committee

SWC - Adopt Goals and Objectives

SWC - Protect the Integrity of Fayetteville Regional Airport Operation and Expansion Potential

SWC - Encourage the Reuse of Vacant Commercial and Industrial Buildings

SWC - Establish Satellite Higher Education, Health and Sherriff Annex Facilities in the Hope Mills Vicinity

SWC - Promote Better Cooperation and Continuity Between the County and the Municipalities in their Annexation and Zoning Process

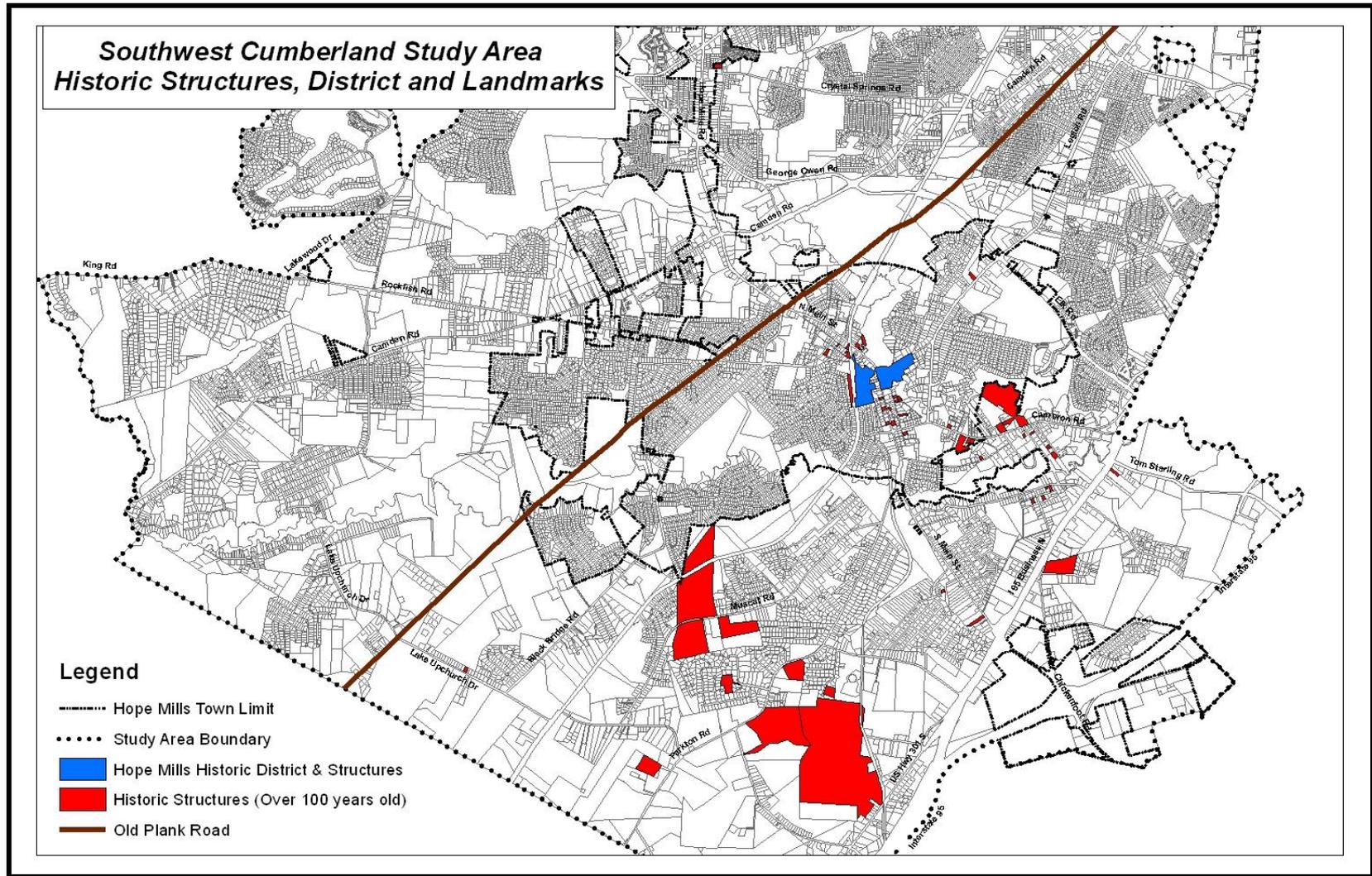
SWC - Develop Strip Commercial Development Standards

SWC - Protect Existing Viable Residential Areas from Incompatible Uses

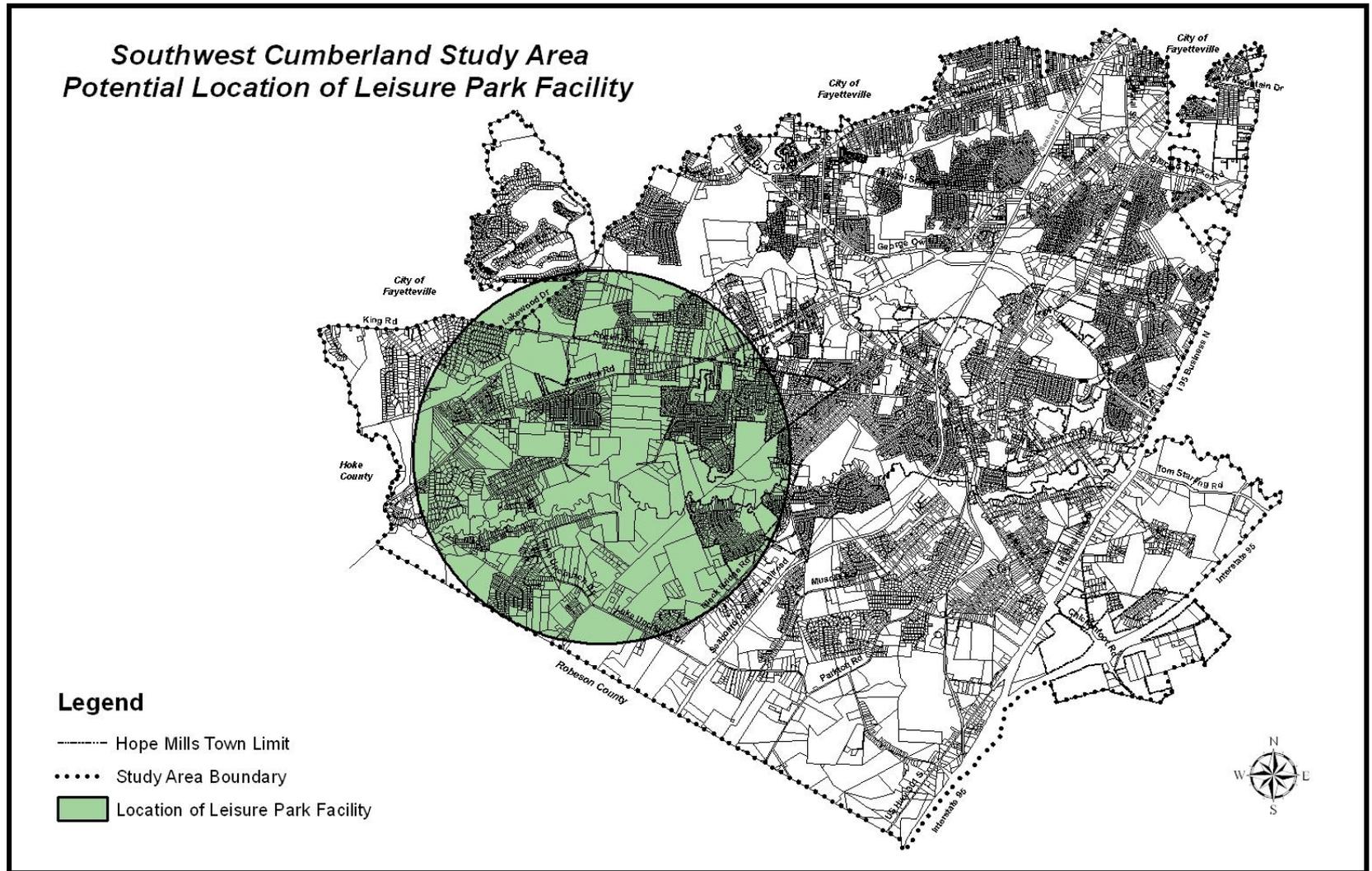
SWC - Implement the Hope Mills Heritage Preservation Plan, 1995 and Enforce the Historic Overlay District Regulations

SWC - Recommendation

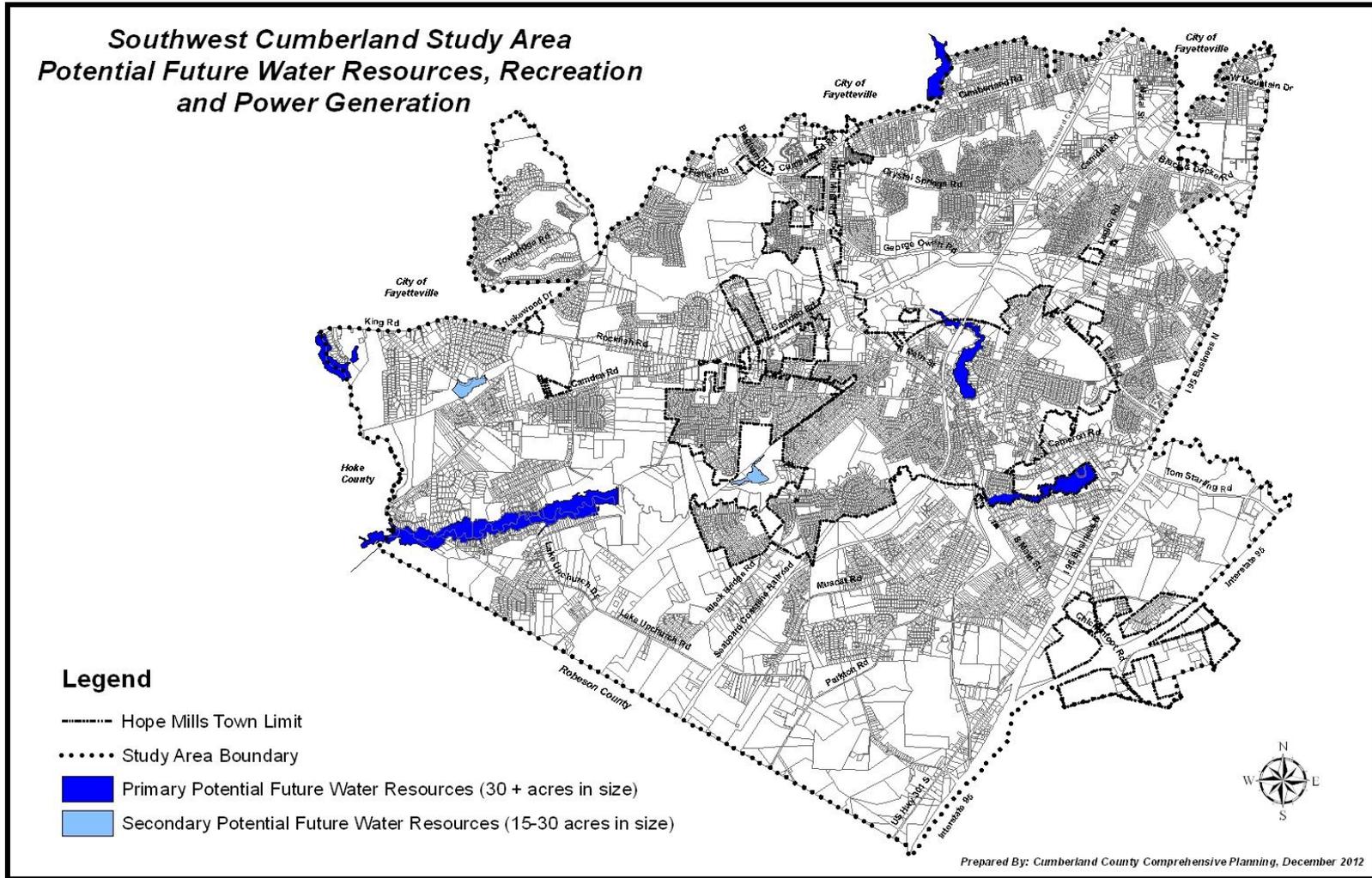
SWC - Promote the Preservation of Historic Structures, Landmarks and Historic District



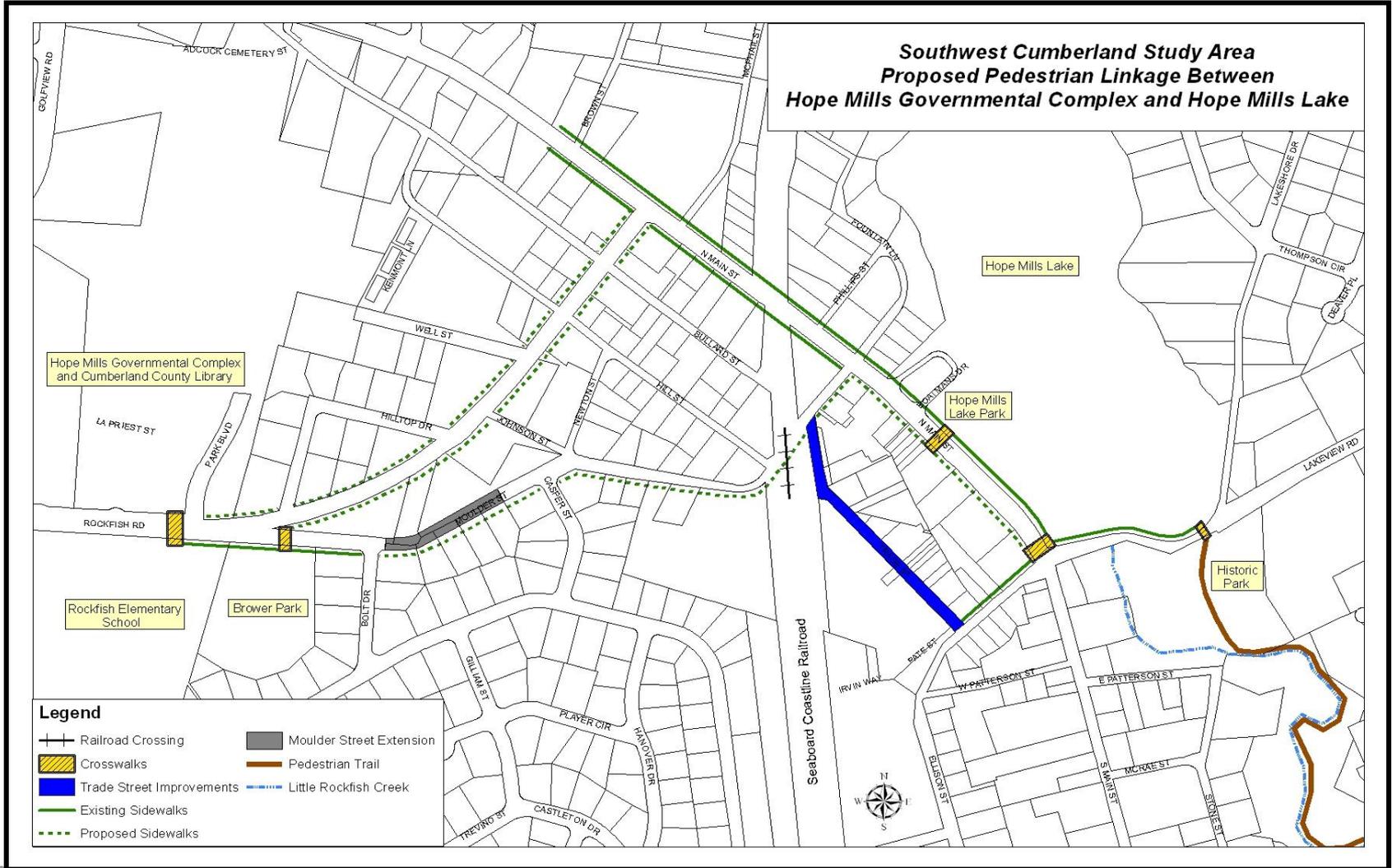
SWC - Provide a Leisure Park Facility on the Westside of Study Area



SWC - Restore Lakes and Ponds for Future Water Sources, Recreation, Power Generation & Economic Development



SWC - Provide a Pedestrian Connection Between the Town Governmental Complex and Hope Mills Lake

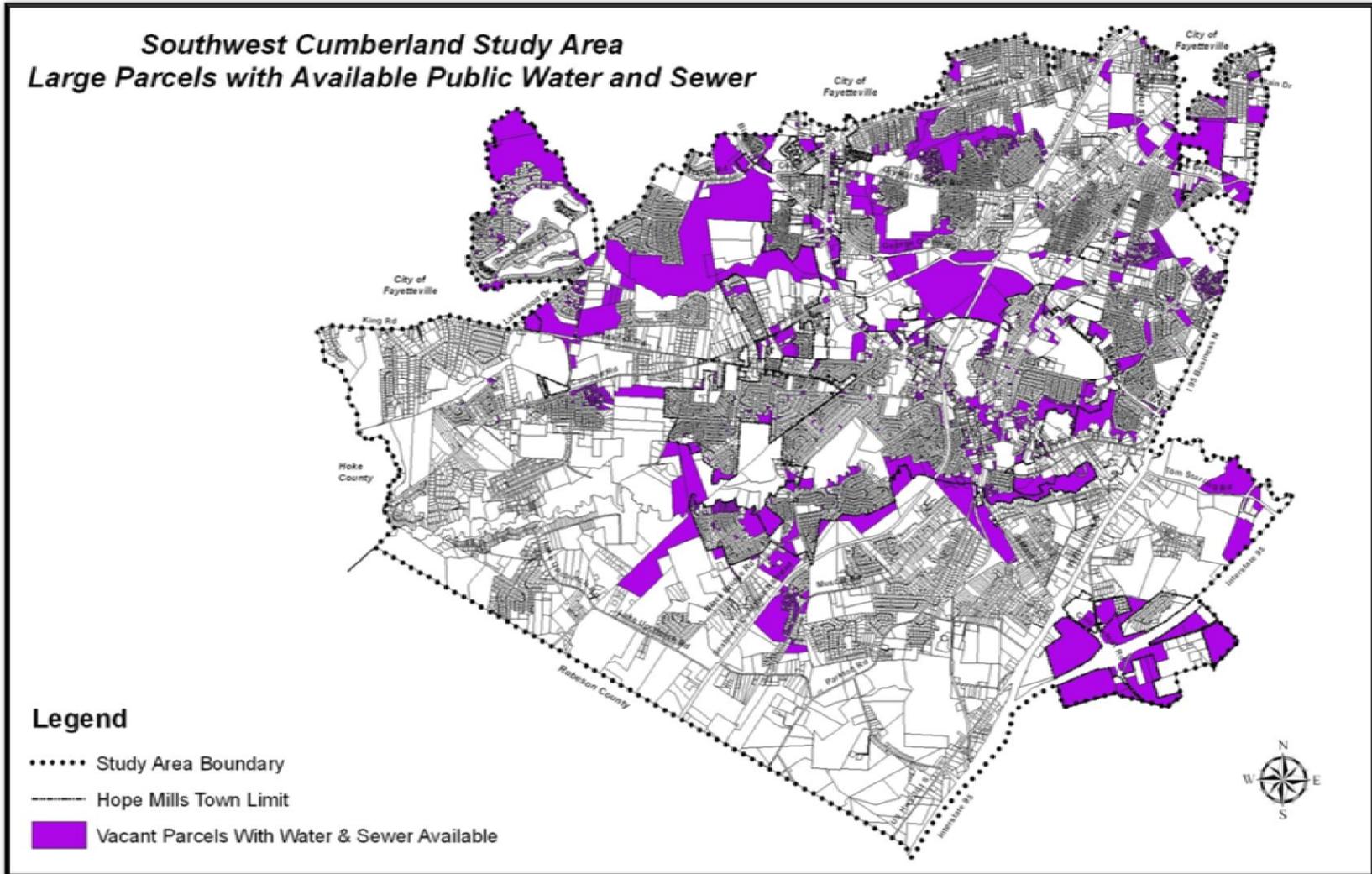


SWC - Promote the Enhancement of Trade Street



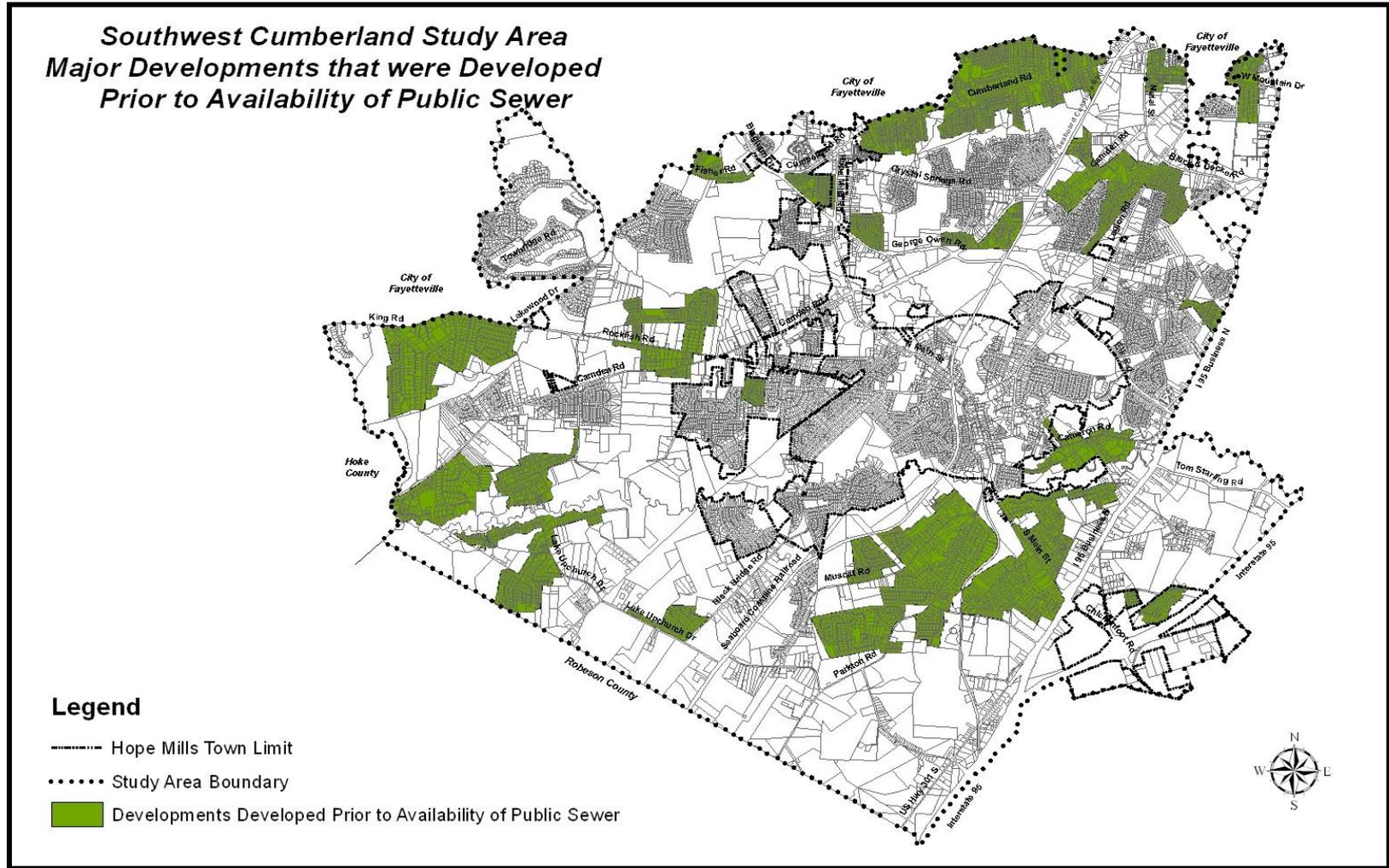
SWC - Recommendation

SWC - Develop Master Water and Sewer Plan for Vacant Large Parcels with Available Services

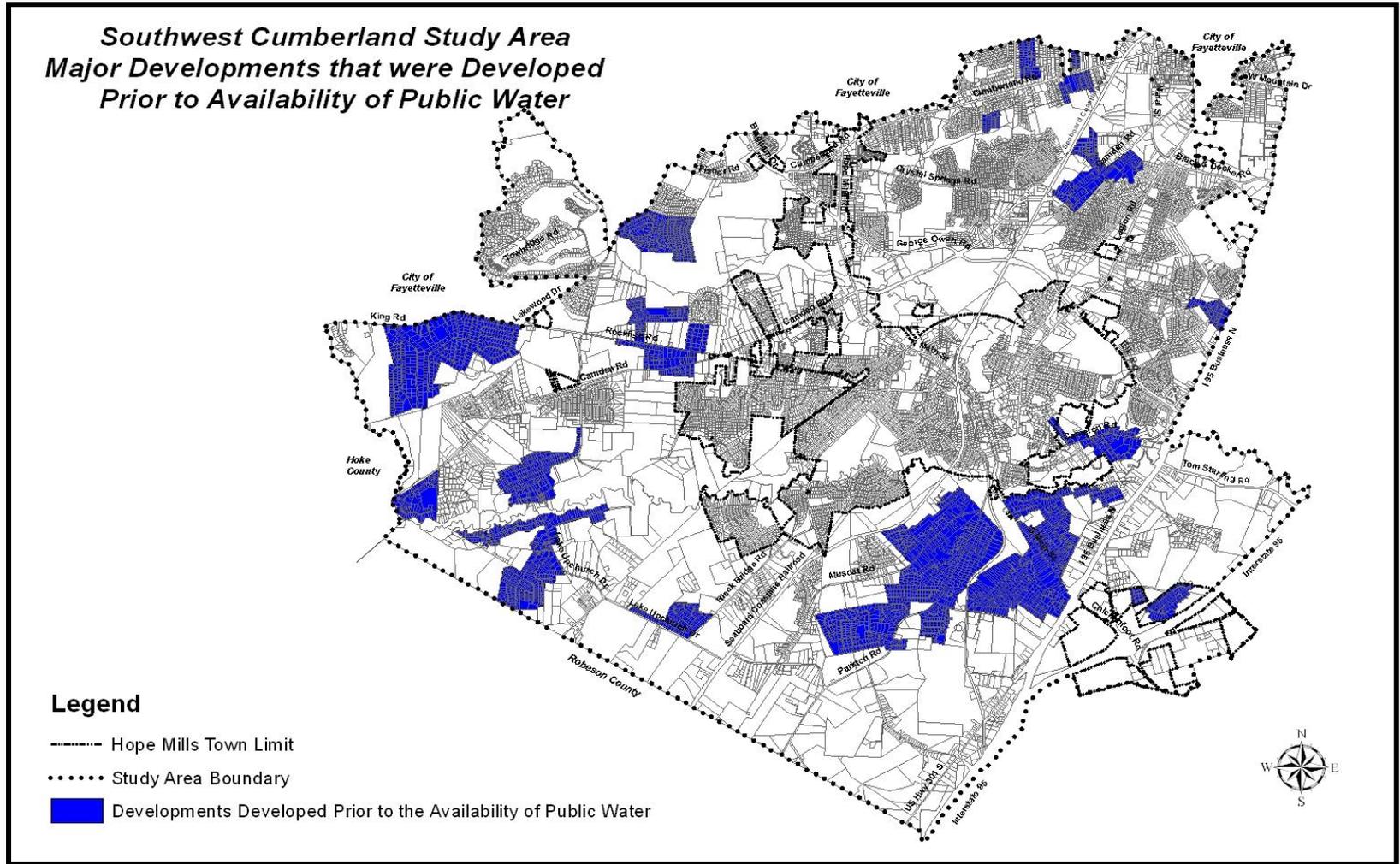


SWC - Recommendation

SWC - Develop Strategic Plan to Provide Sewer to Major Developments that Were Developed Prior to the Availability of the Service

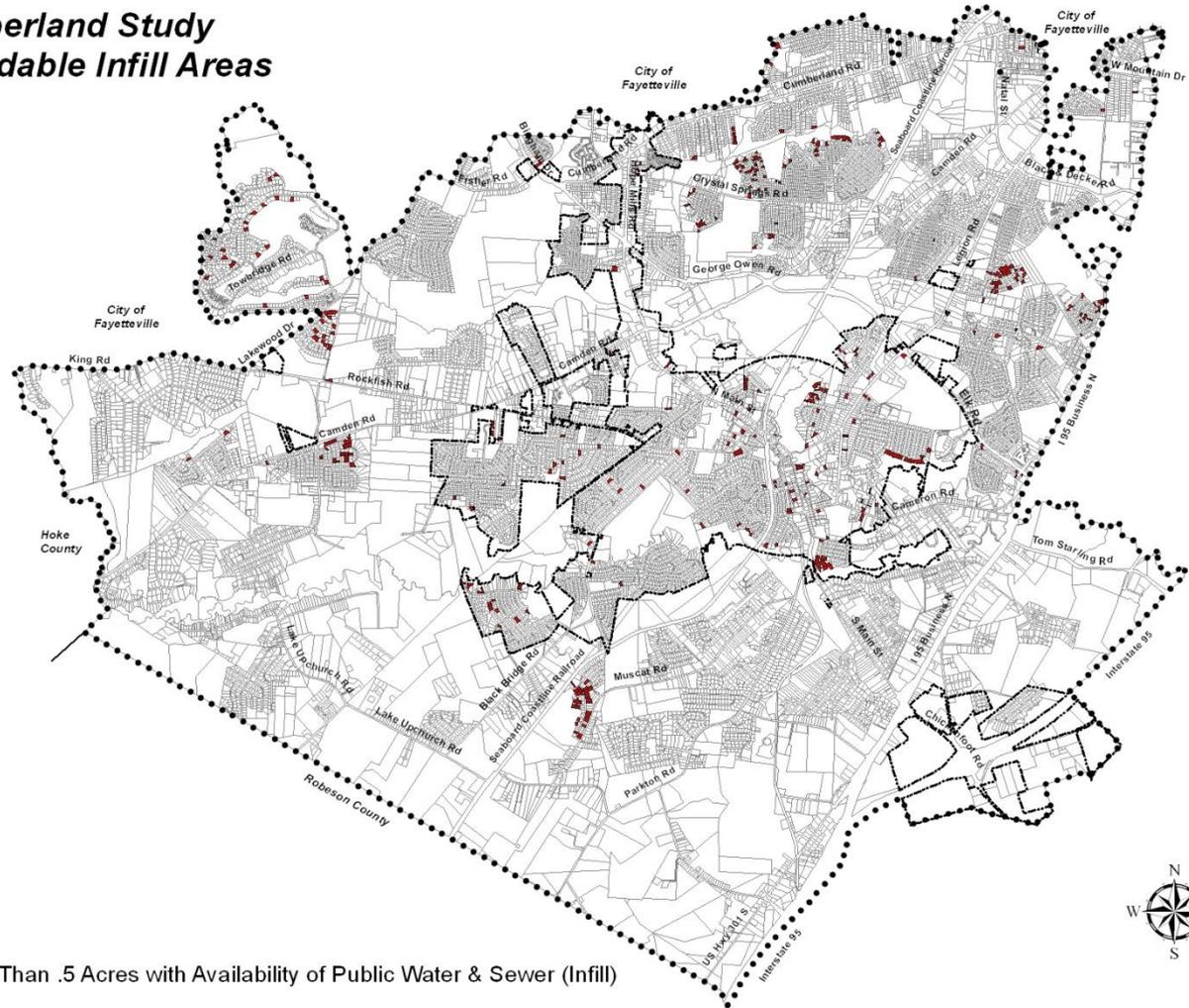


SWC - Develop Strategic Plan to Provide Water to Major Developments that were Developed Prior to the Availability of the Service

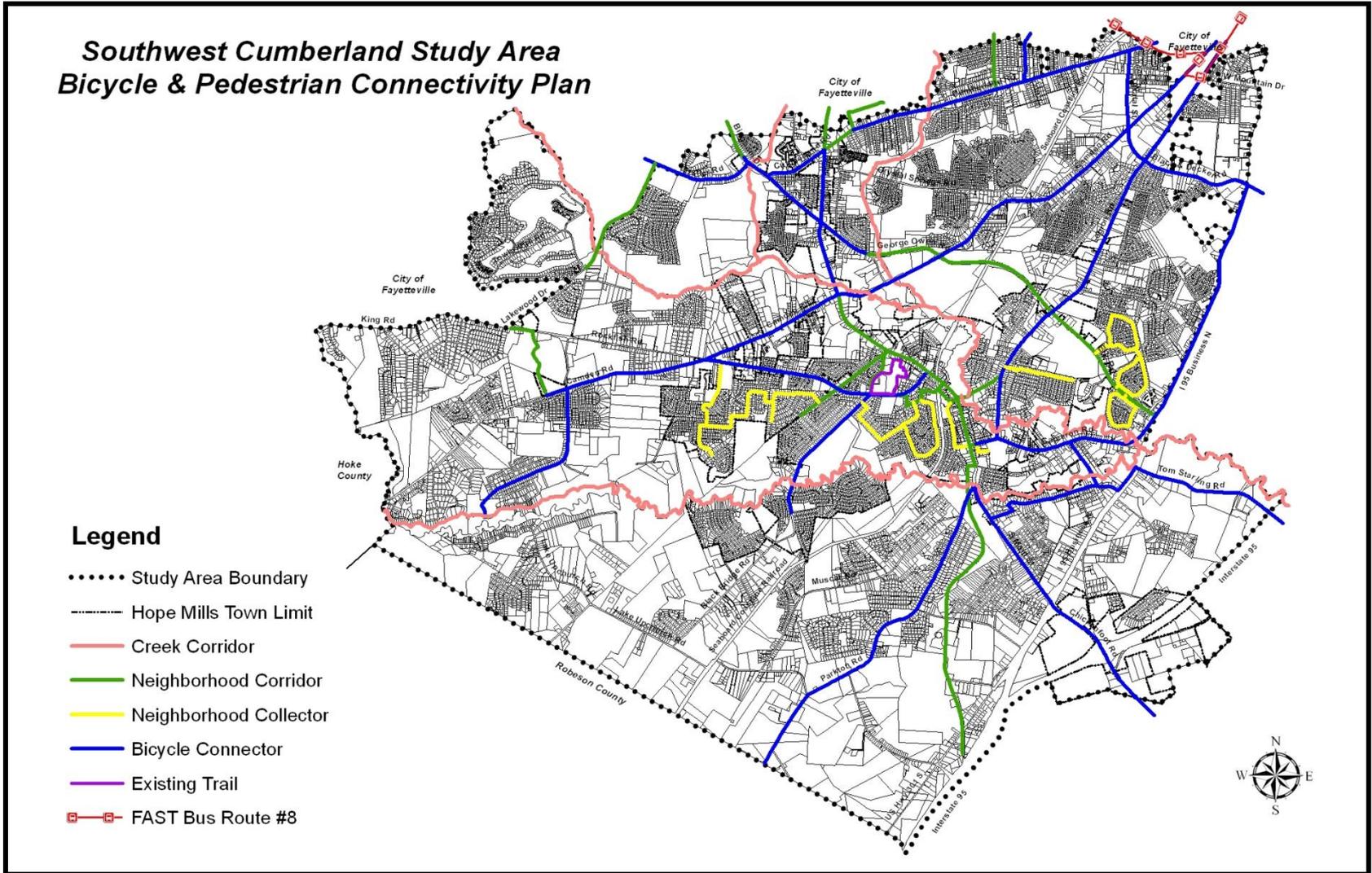


SWC - Promote Infill Development on Existing Lots with Public Water and Sewer

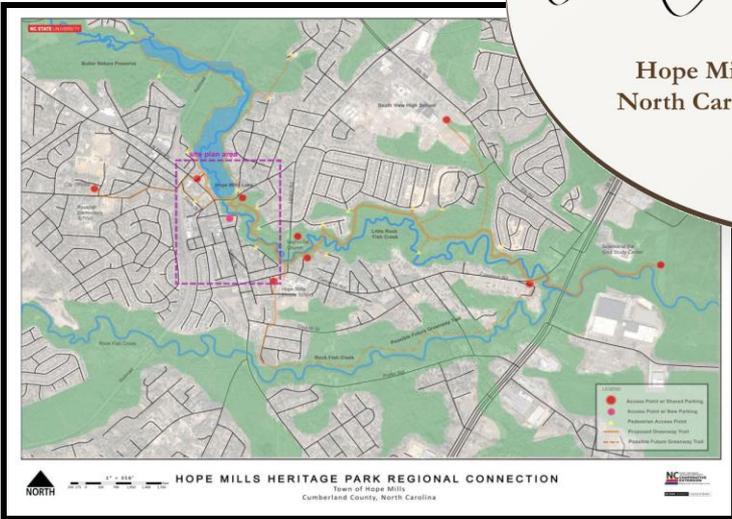
Southwest Cumberland Study Recommended Buildable Infill Areas



SWC - Promote the Adopted Bicycle and Pedestrian Connectivity Plan for the Area

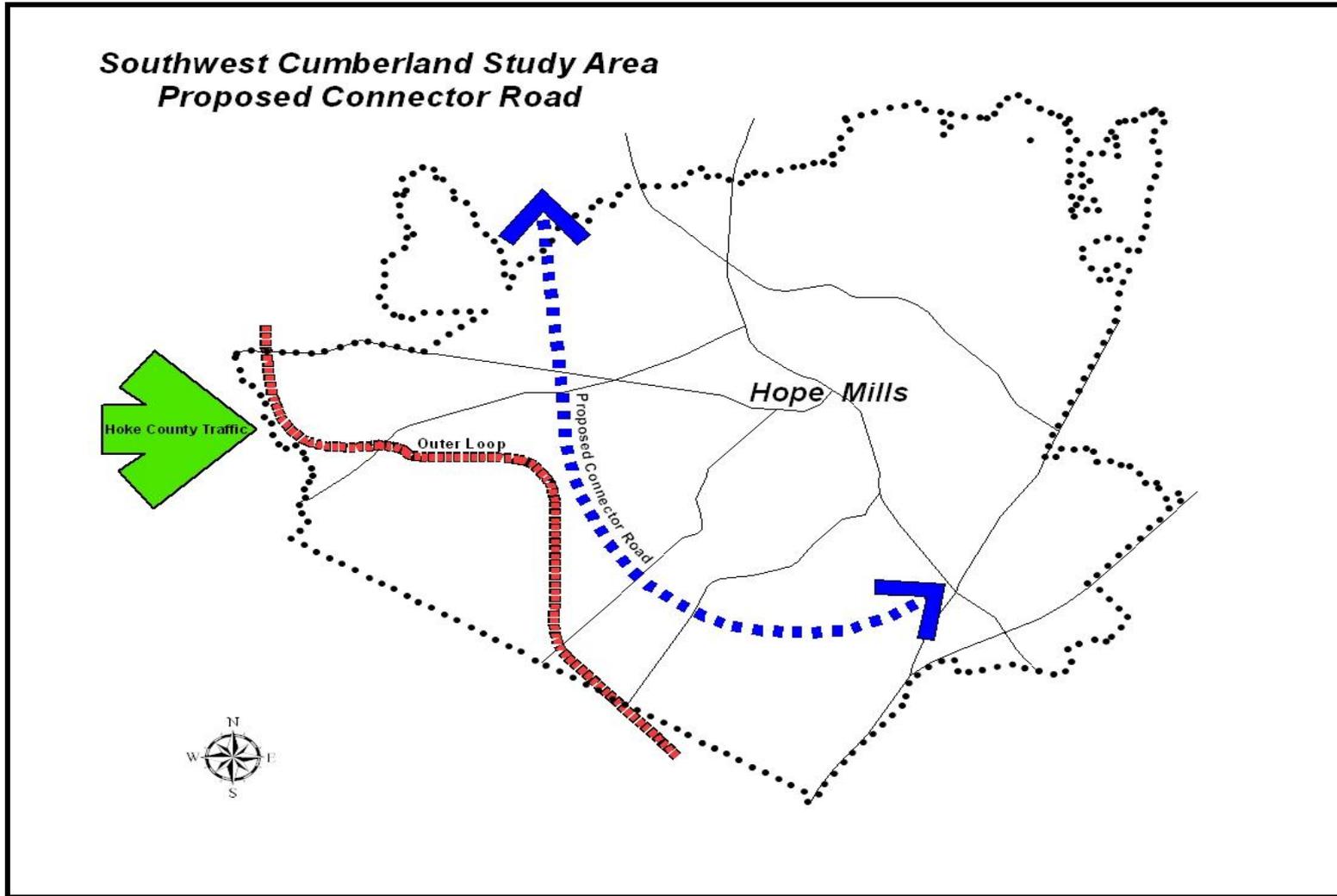


SWC - Promote the Development of Greenways Along Big & Little Rockfish, Beaver, Buckhead and Stewart Creeks



SWC - Recommendation

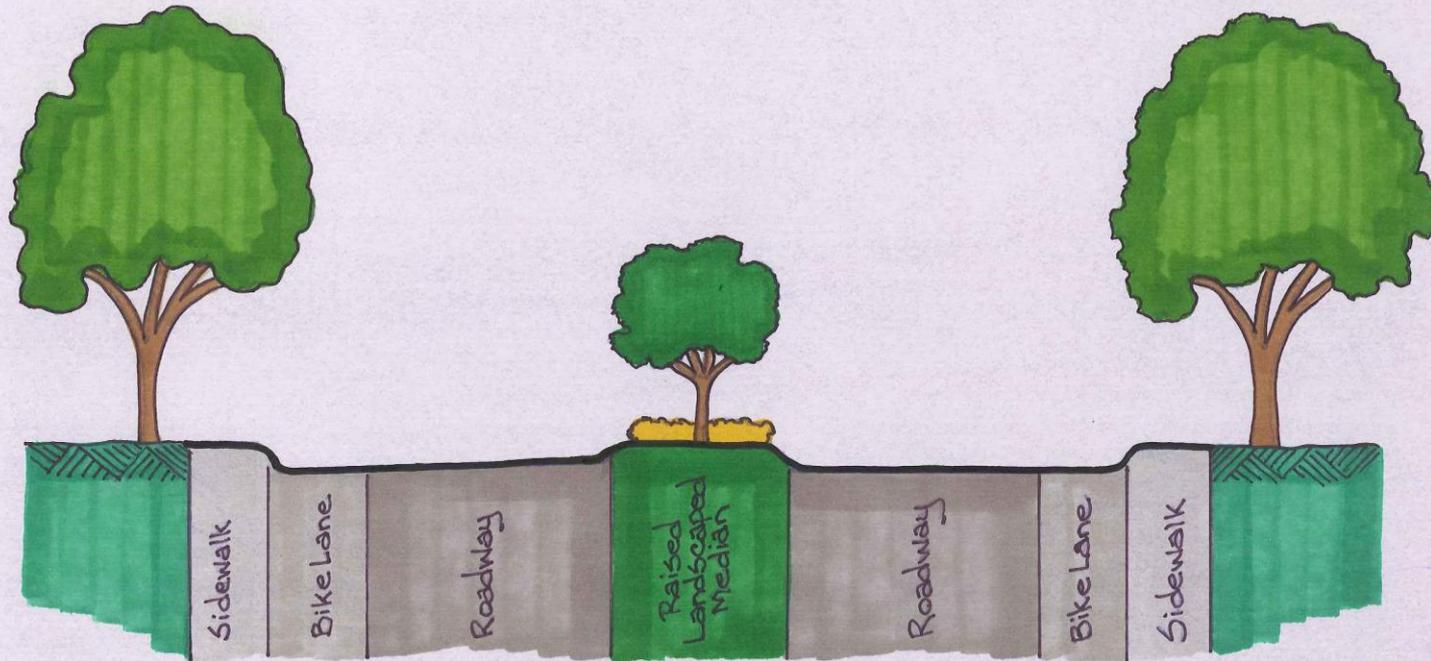
SWC - Accelerate Construction of the Outer Loop (I-295) or Construct a North/South Connector Road on the Westside of Hope Mills



SWC - Recommendation

SWC - Promote South Main Street Improvements

South Main Street Proposed Street Cross Section



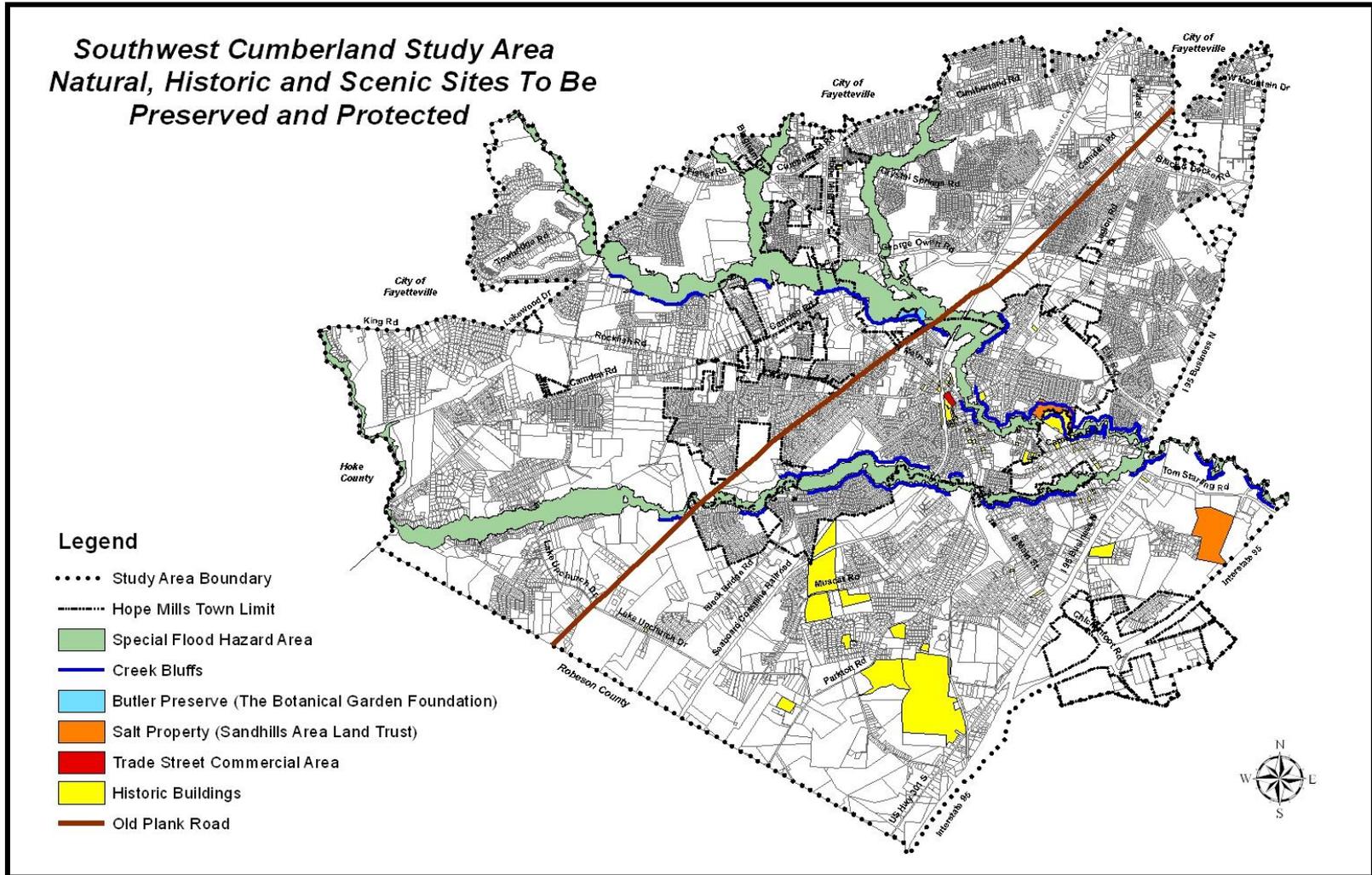
SWC - Recommendation

SWC - Promote South Main Street Improvements

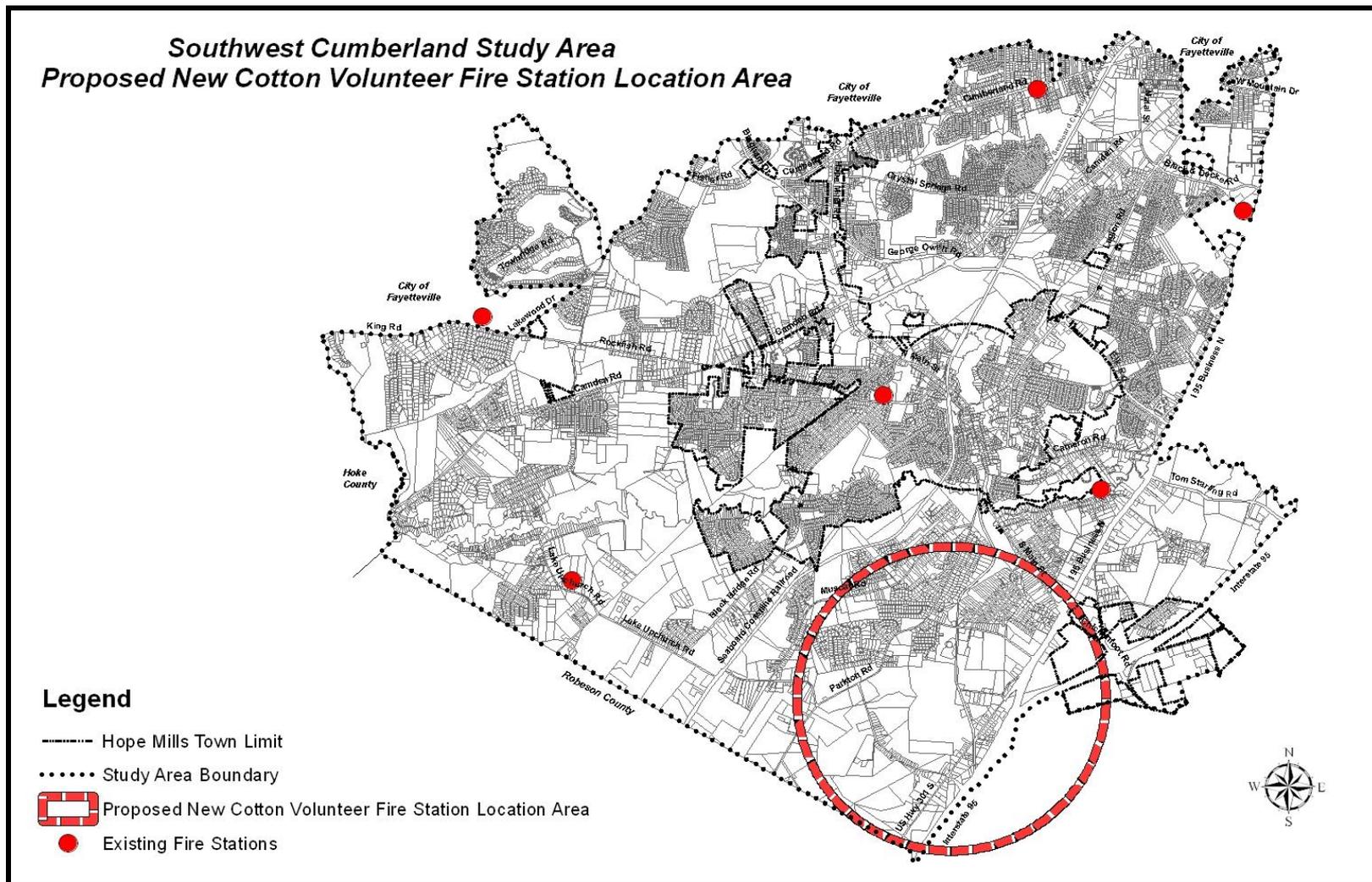


SWC - Recommendation

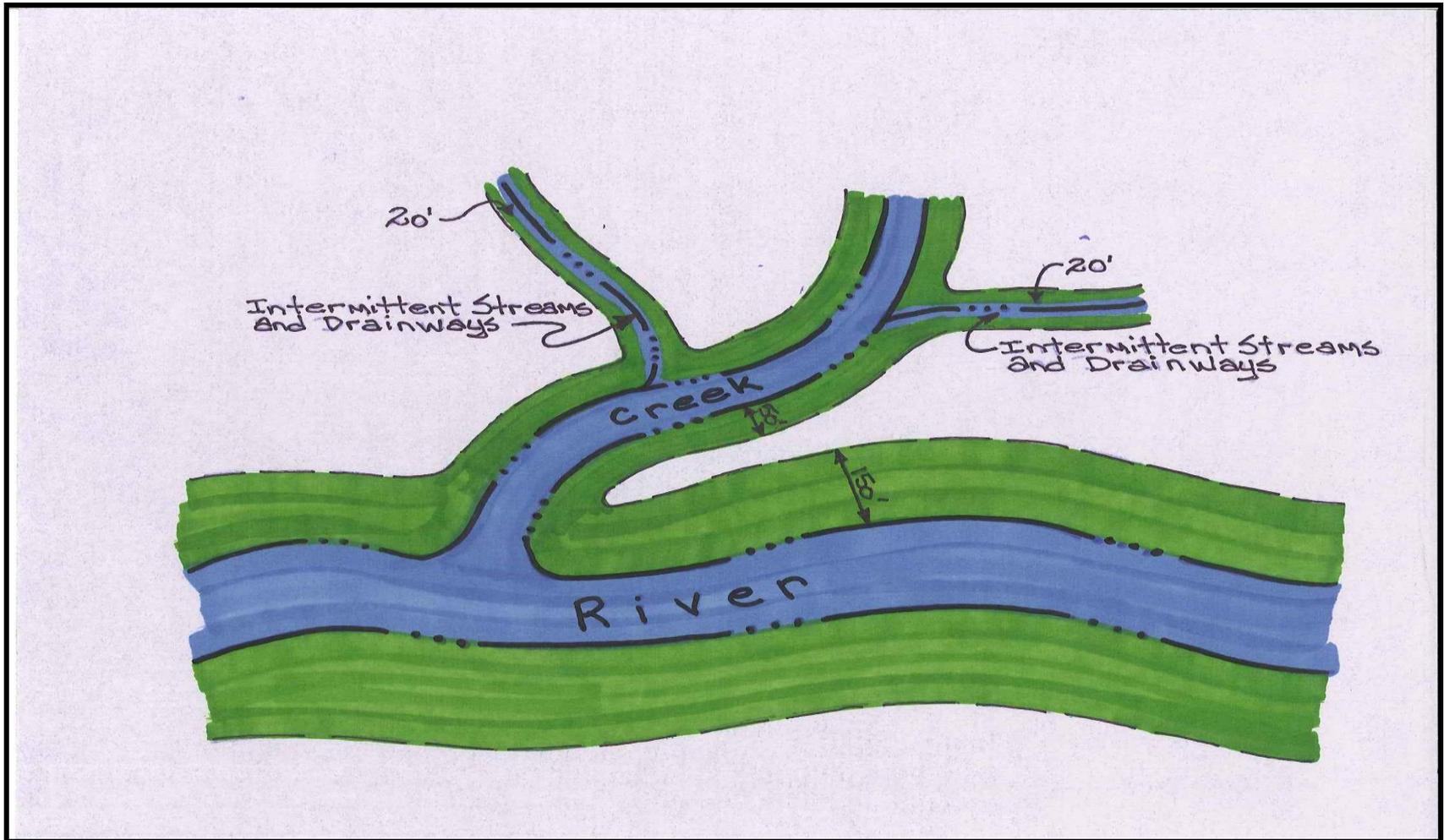
SWC - Protect and Preserve Environmentally Sensitive Areas, Scenic Site and Other Natural Resources



SWC - Promote a New Fire Station to Serve the Parkton Road and the Chickenfoot Road/I-95 Interchange Areas

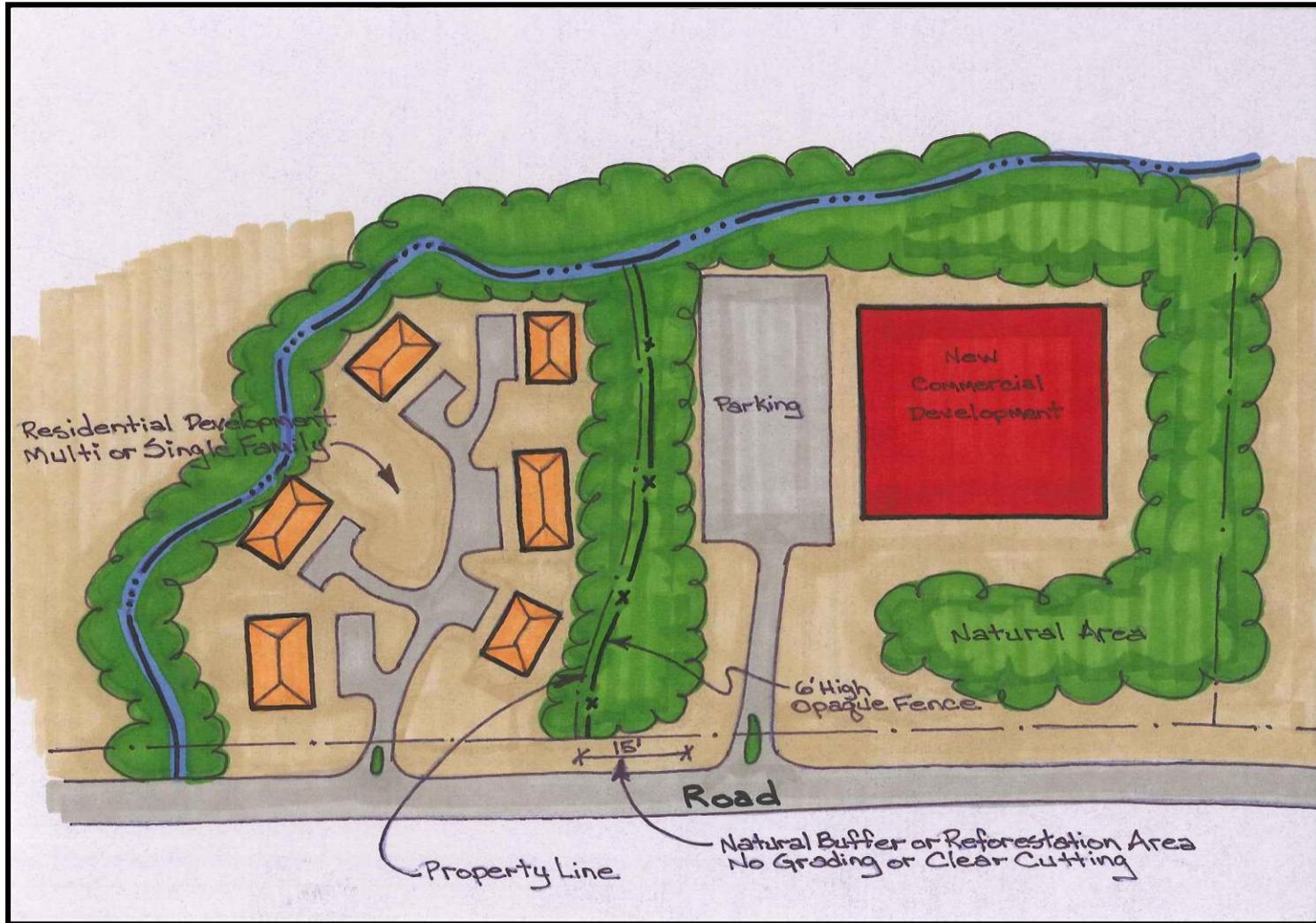


SWC - Protect Lakes, Ponds, Creeks, Streams, and Drainageways by Requiring Minimum Natural Buffers



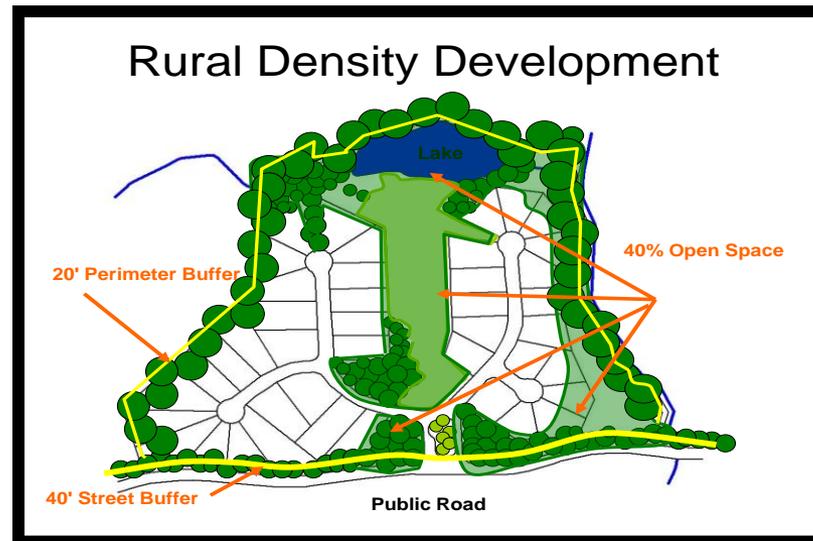
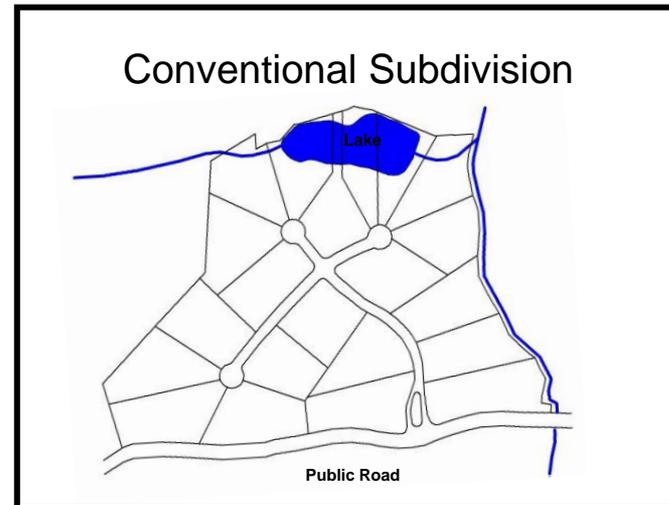
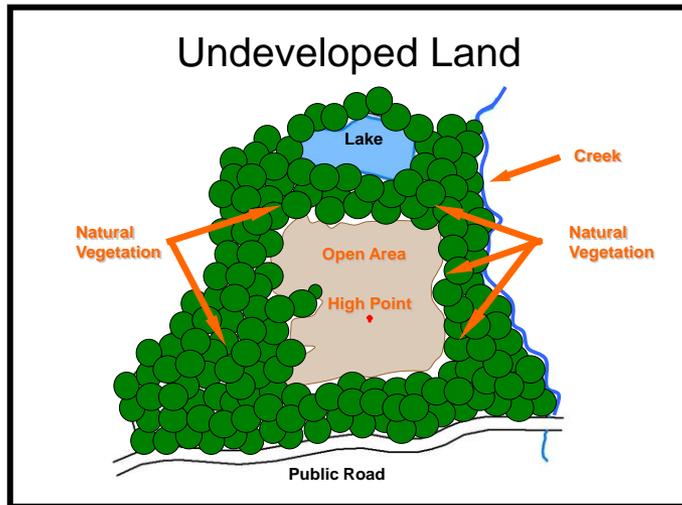
SWC - Recommendation

SWC - Require Existing Vegetation to be Undisturbed When Development Requires a Buffer Between Uses or Reforestation if no Natural Buffer Exist

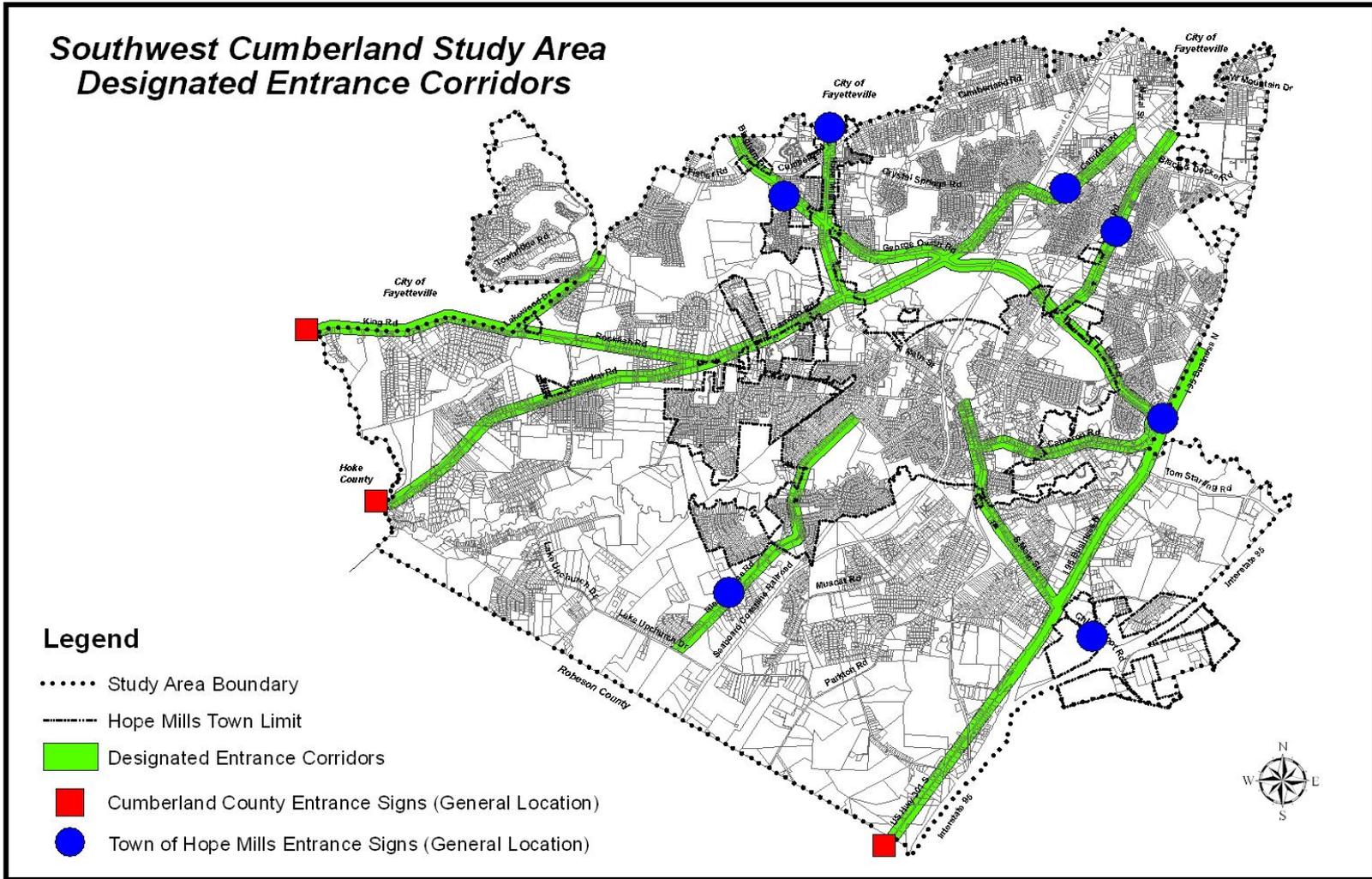


SWC - Recommendation

SWC - Encourage and Provide Incentives for Cluster Subdivisions



SWC - Enhance the Visual Appearance of Designated Entrance Corridors





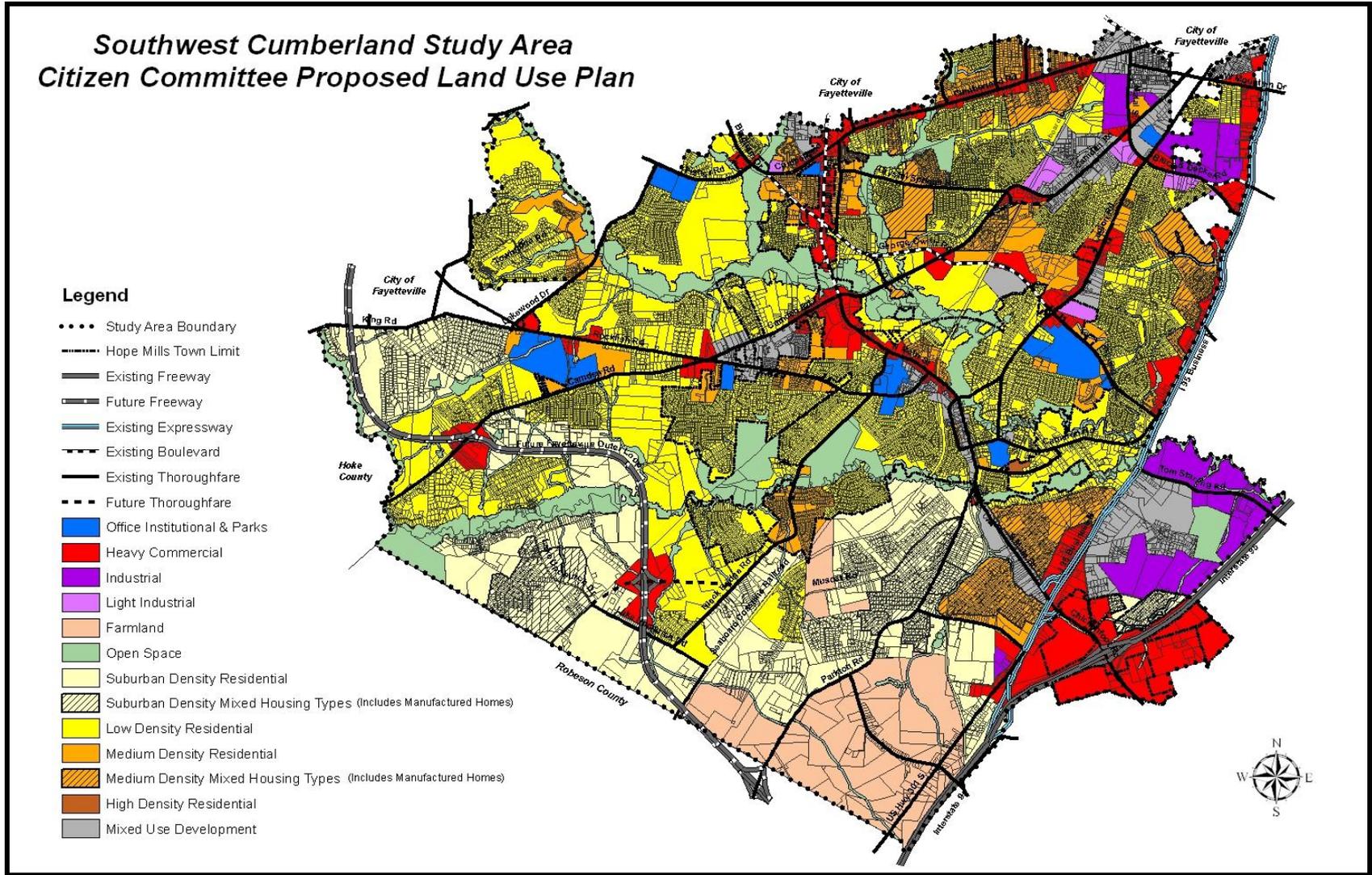
**CHANGE THE CURRENT LAND
USE OF YOUR PROPERTY**

**CHANGE THE CURRENT ZONING
OF YOUR PROPERTY**

**CHANGE THE AMOUNT OF
PROPERTY TAX YOU PAY**

SWC - WILL NOT!!!!

SWC - Adopt the Proposed Southwest Cumberland Study Area Land Use Plan



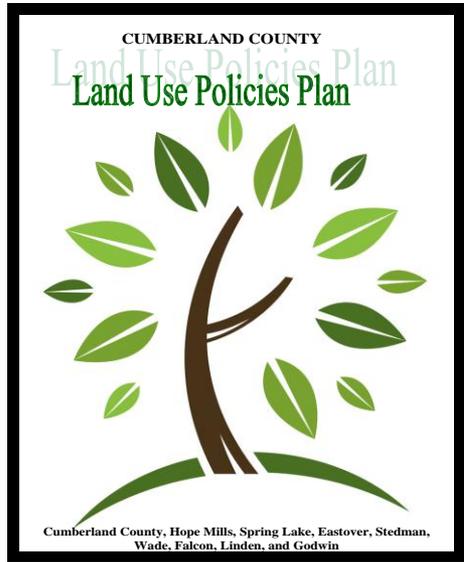
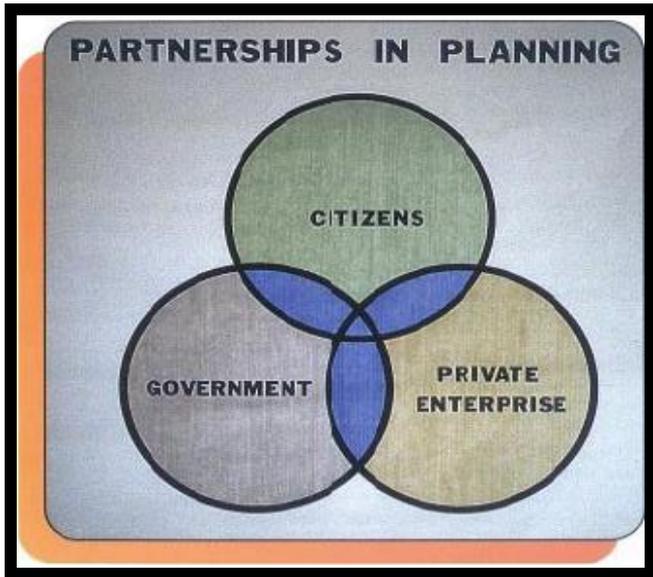
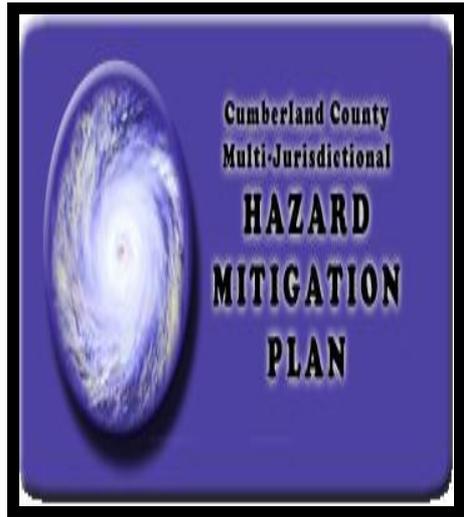
SWC - Recommendation

SWC - Short Term Projects

<i>Projects</i>	<i>Project Explanation</i>	<i>Responsible Party</i>
Add left turn lane on Legion Road at Pioneer Drive	This will alleviate the massive traffic backup on Legion Road due to cars making a left turn into the Pioneer Subdivision that has basically one way in and out.	NC Department of Transportation
Intersection improvements at Golfview Drive and Rockfish Road; and at Camden and Rockfish Road	Alleviate traffic congestion and confusion at these intersections .	NC Department of Transportation
Pave Existing Dirt Roads	This would serve to provide a safe and reliable means of access to the existing and future motoring public and homeowners.	NC Department of Transportation
Locate an Emergency Shelter (that withstands F4 tornado) somewhere Central in the Area	This facility would provide a safe shelter for residents in the event of an emergency within the Area (since the existing designated shelter will not withstand an F4 tornado).	Cumberland County Emergency Services
Sidewalks on Lakewood & Fisher Roads	This is needed to provide safe pedestrian access for children required to walk to John Griffin & Honeycutt Schools.	Cumberland County Board of Education, NCDOT, Cumberland County, & City of Fayetteville
High Visibility Crosswalks at the entrances of all schools	This will provide an additional safety measure for children having to cross the street for school.	Cumberland County Board of Education and NC Department of Transportation
Rid the Area of Dilapidated Structures and Manufactured Homes	Removal of dilapidated structures as well as dilapidated manufactured homes will improve the health, safety, and welfare of Area residents.	Cumberland County Planning & Inspections Department
Pedestrian refuge islands for roads over four lanes	This would provide a safe haven for pedestrians crossing wide streets with high traffic volumes that will reduce the potential for accidents, thus protecting the health, safety and welfare of the motoring public.	NC Department of Transportation, Town of Hope Mills
Create Single-Family Residential District Only	This district would allow only Single-Family Residential units and no other allowed uses currently in the existing Single-Family Residential District of the County Zoning Ordinance.	Cumberland County Planning & Inspections Department
Strengthen the County & Hope Mills Landscape and Appearance Ordinances	This would enhance the appearance of new, existing, and redevelopment.	Cumberland County Planning & Inspections Department
Develop an <u>urban</u> tree protection, preservation and restoration ordinance	Provide vegetation to soften the urban environment, aid the air quality, lower heat island effect, improve the livability for the area, enhances pedestrian use, and enhance the visual appearance.	Cumberland County Planning & Inspections Department

SWC - Short Term Projects Continued

Develop standard for Riparian Buffers along all water courses	Protect the streamways from non-point source pollution such as sediment and farm chemicals run off, protect scenic vistas.	Cumberland County Planning & Inspections Department
Install County and Hope Mills Entrance Signs	This would provide an attractive first impression entrance into the County and the Town of Hope Mills.	Public/Private Non-Profit, Fayetteville/Cumberland County Joint Appearance Commission, Fayetteville & Hope Mills Chambers of Commerce
Strengthen and enforce manufactured home park standards	This will improve their visual quality, the quality of life for residents, improve property values around the parks, and eliminate dilapidated units.	Cumberland County Planning & Inspections Department
Install left turn signal at George Owen and Camden Road	This will help alleviate traffic congestion at this major intersection.	NC Department of Transportation
Drainage Problem on Main Street at Railroad underpass and Park Road (Recreation Center Entrance Road) and Rockfish Road	These areas are flooded during heavy rains that make it dangerous for motorist and impassable for pedestrians.	NC Department of Transportation and the Town of Hope Mills



CUMBERLAND COUNTY PLANNING
& INSPECTIONS DEPARTMENT
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Fayetteville, N.C. 28301
910-678-7611
www.co.cumberland.nc.us/planning.aspx

comments?