

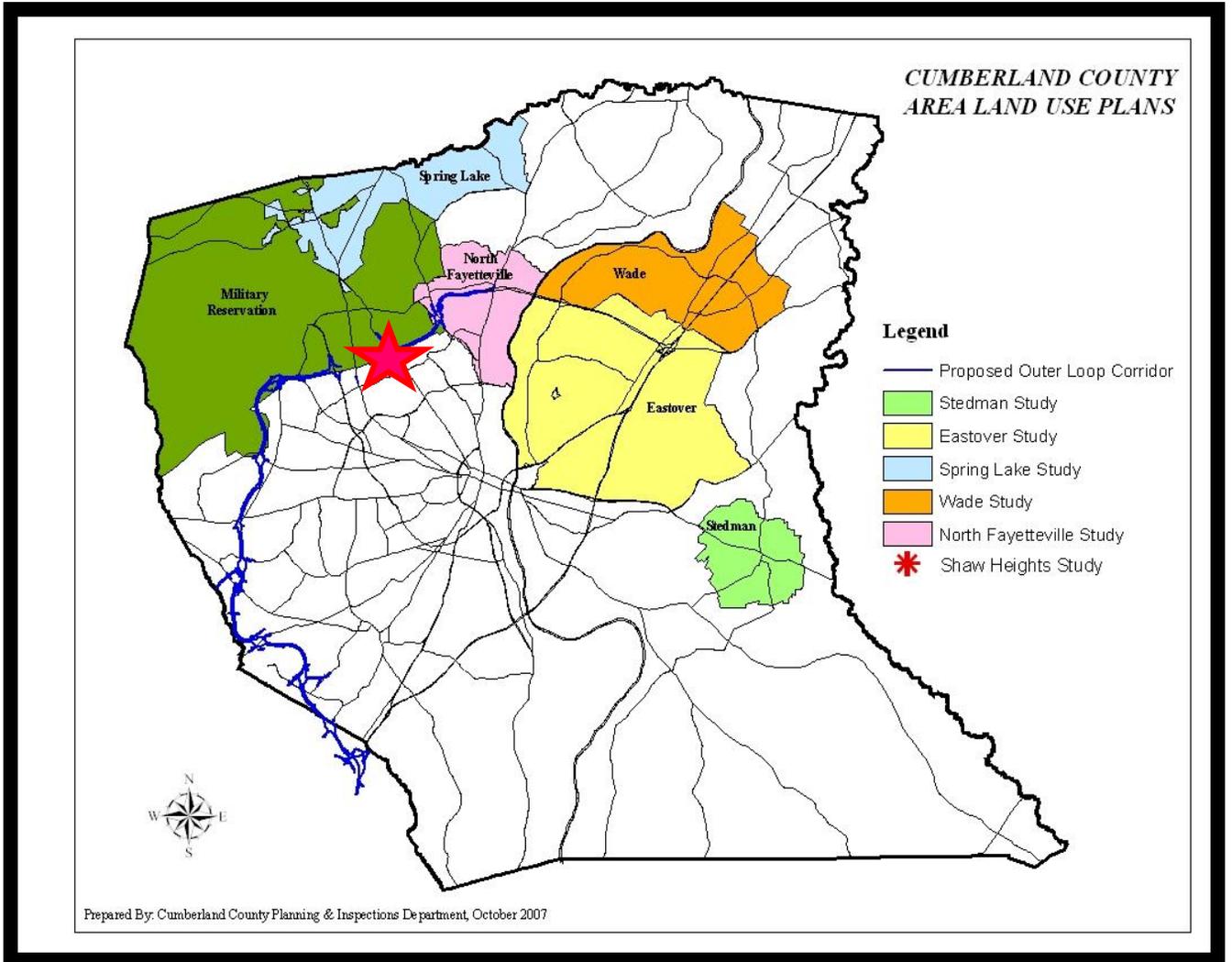
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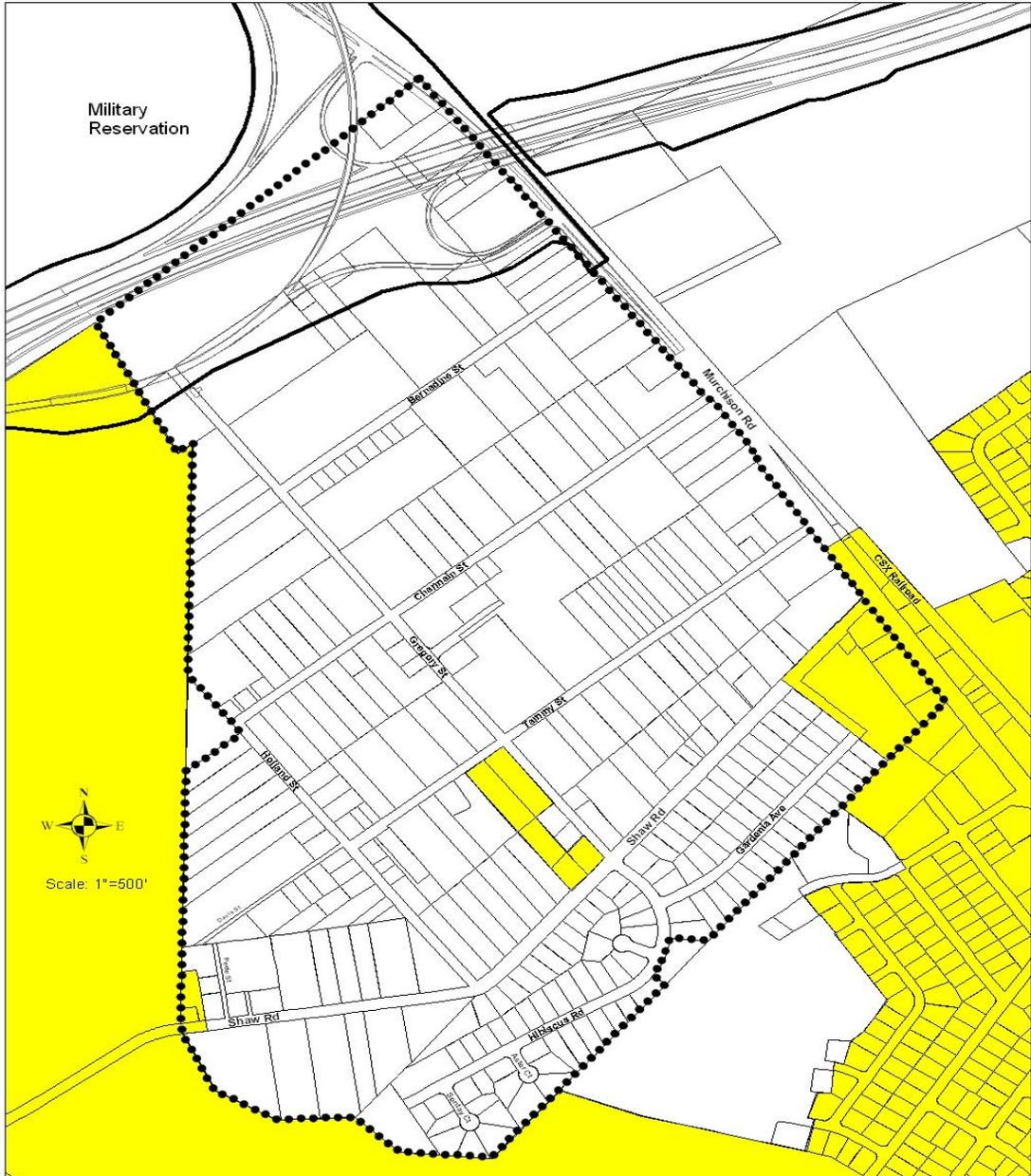
LAND USE PLAN

JUNE 2008

SHAW HEIGHTS LAND USE PLAN



SHAW HEIGHTS LAND USE STUDY

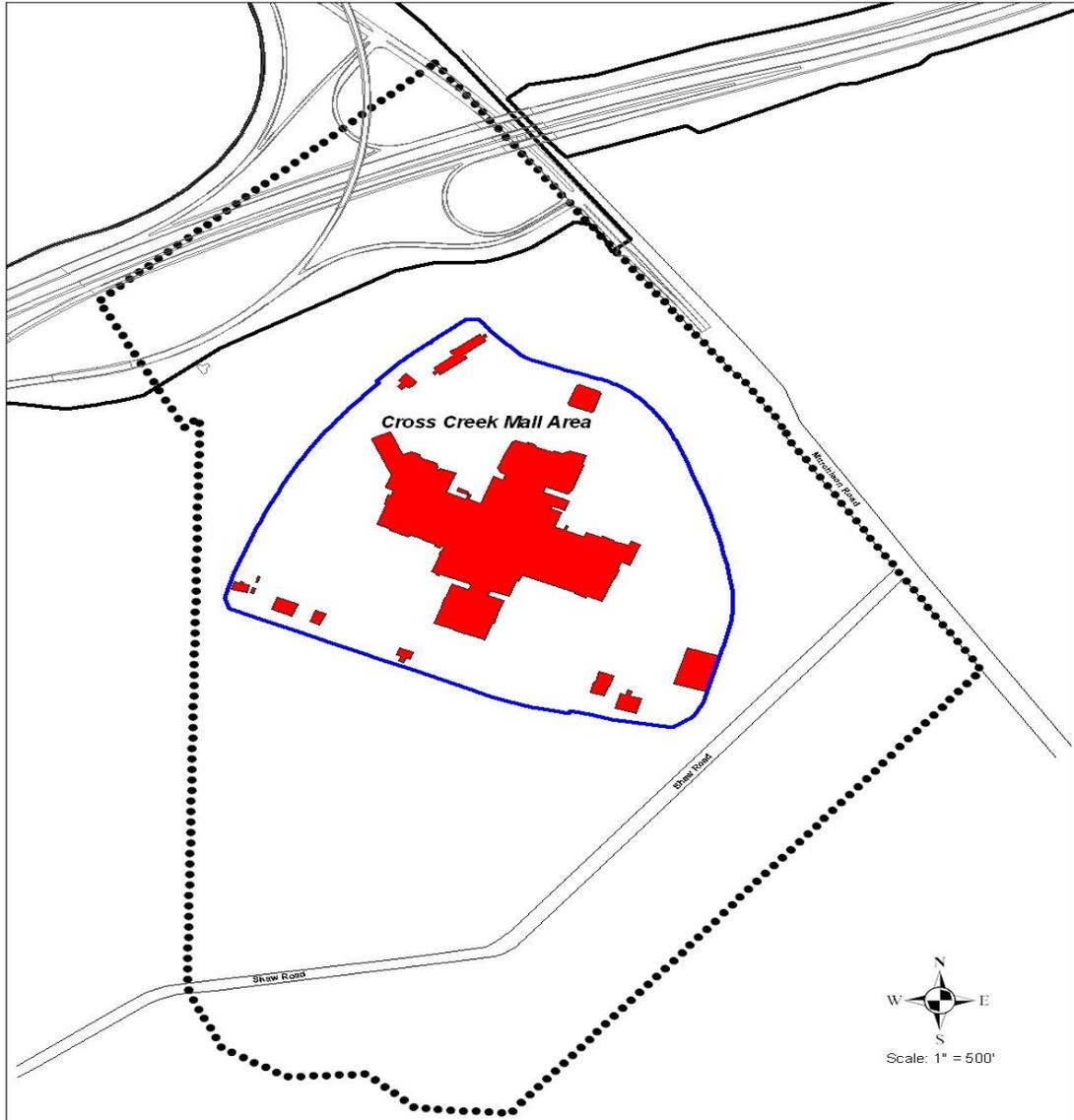


Shaw Heights Land Use Study Properties within the City of Fayetteville

- Legend**
- Study Boundary
 - Proposed I-295 Right-of-Way
 - Proposed I-295 End of Pavement
 - City of Fayetteville



SHAW HEIGHTS LAND USE STUDY



Legend

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

Shaw Heights Land Use Study Cross Creek Mall Area Comparison



SHAW HEIGHTS LAND USE STUDY

PROCESS

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

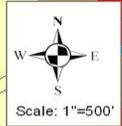
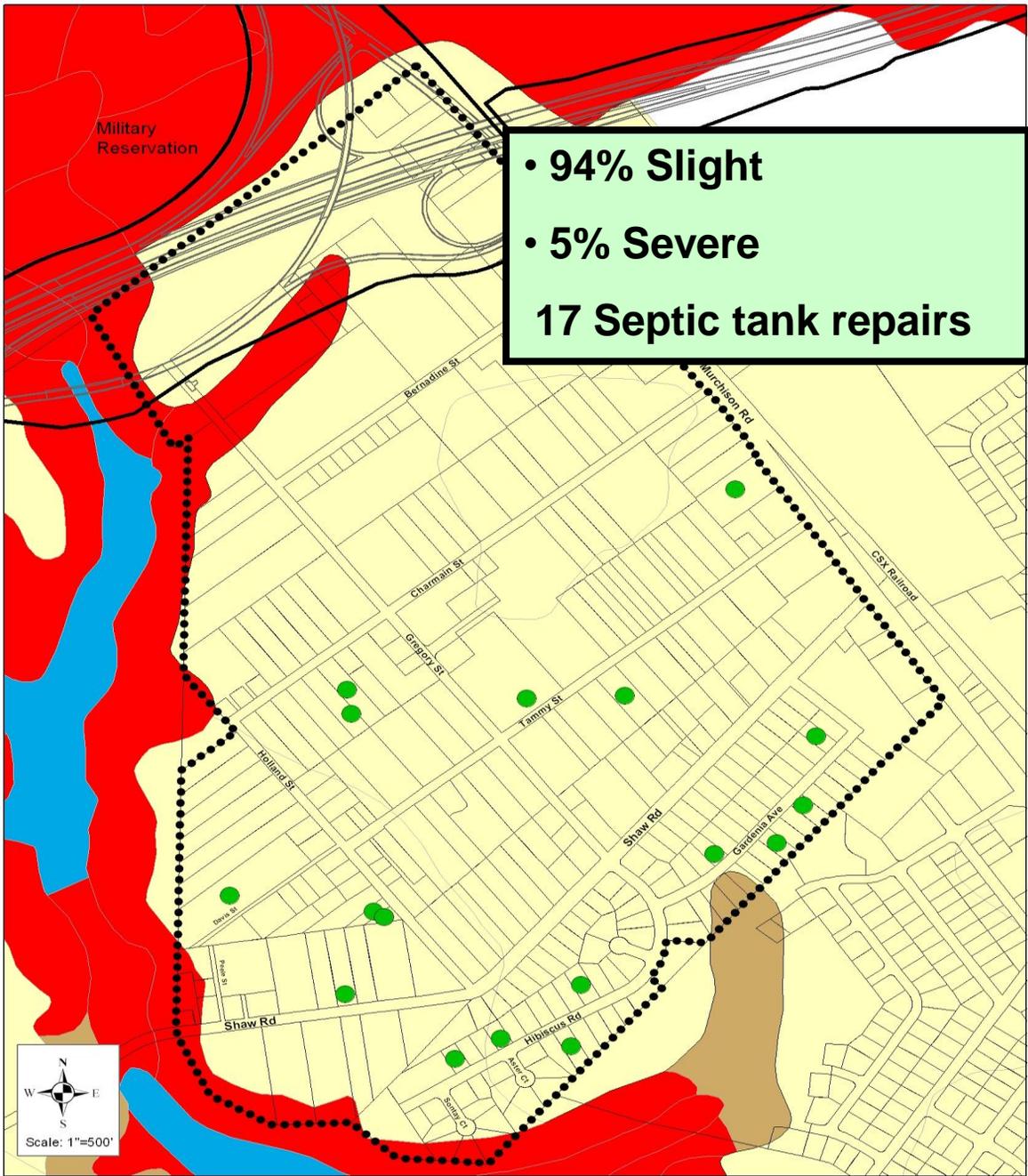
SHAW HEIGHTS LAND USE STUDY

- **Natural and Environmental Factors**
- **Physical and Man Made Factors**
- **Social and Economic Factors**
- **Analysis**
- **Strategic Objectives**
- **Proposed Land Use Plan**

Natural and Environmental Factors



- **Hydrology/Drainage**
- **Wetlands**
- **Septic Tank Suitability**
- **Water Supply Watershed**
- **Vegetative Cover**
- **Slope Analysis**



Shaw Heights Land Use Study Septic Tank Suitability

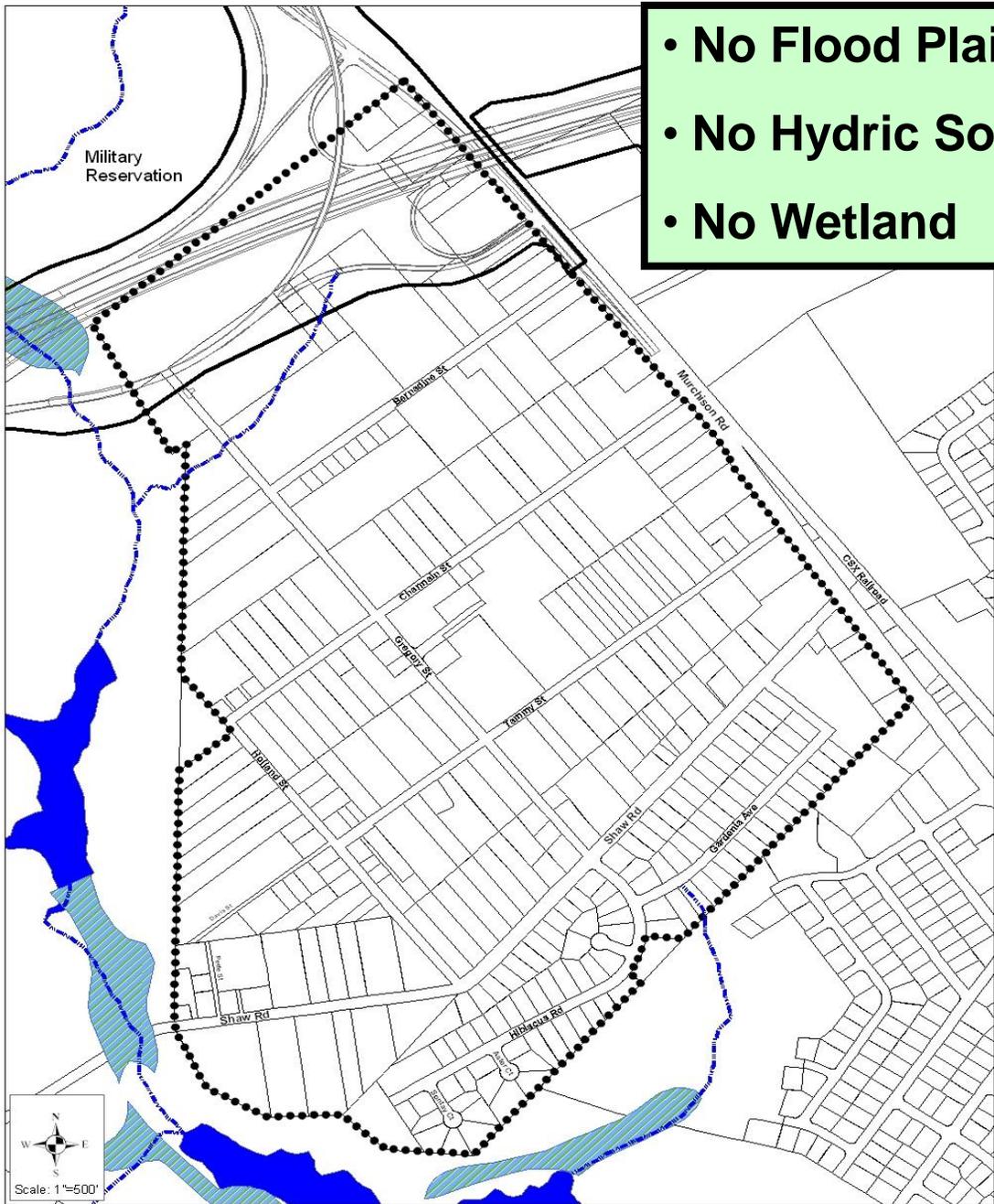
Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Severe
- Moderate
- Slight
- Unclassified
- Water Bodies
- Septic Tank Repairs

Note: LbB (Lakeland) soils are shown as slight for septic tank suitability, but according to Soil Survey of Cumberland and Hoke Counties this soil is known for its poor filtration ability which may lead to ground water contamination.



Septic Tank Suitability



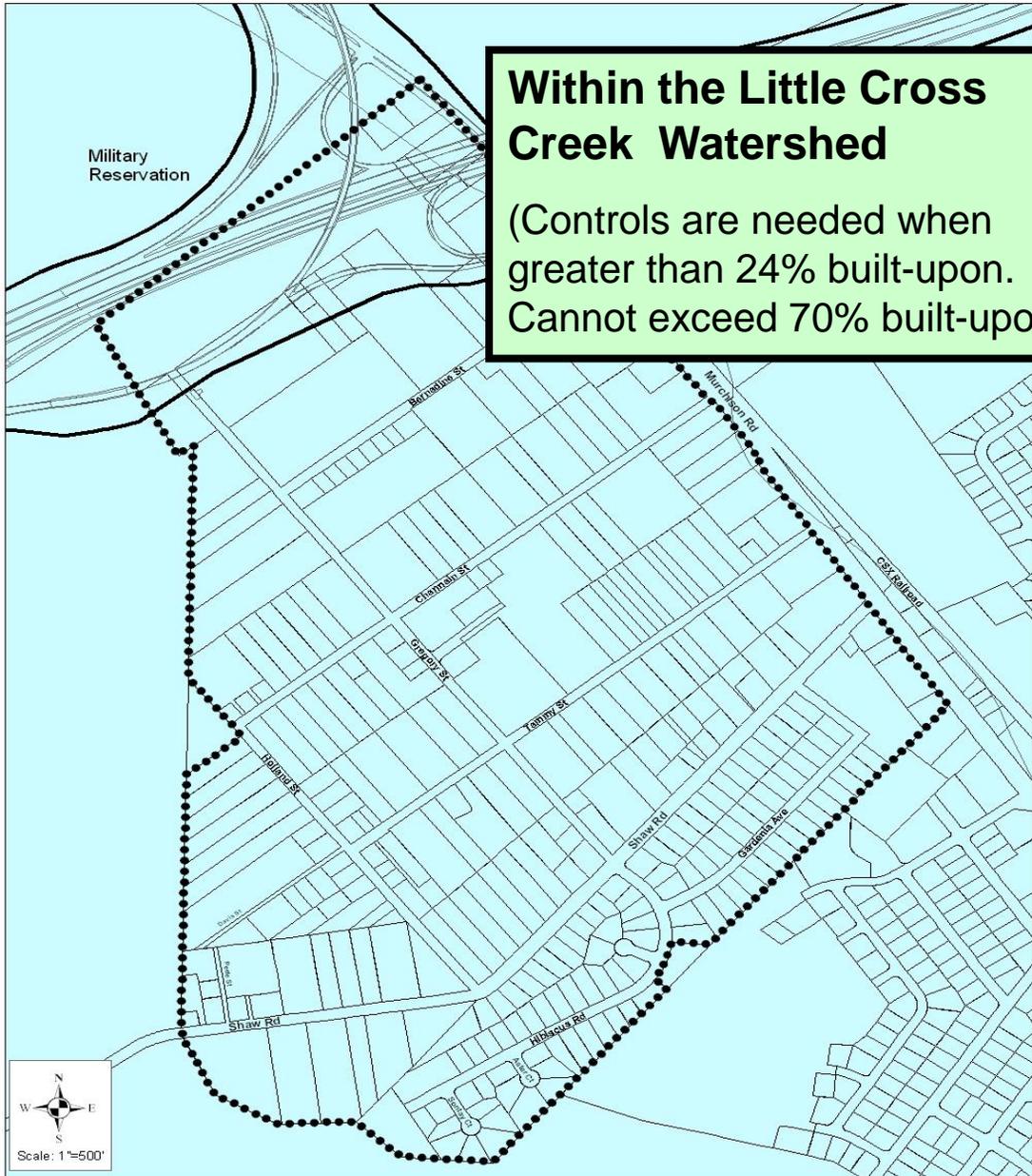
- No Flood Plain
- No Hydric Soils
- No Wetland

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Sreams, Creeks and Water Bodies
- ▨ Hydric Soils

**Shaw Heights Land Use Study
Hydrology and Hydric Soils**





**Within the Little Cross
Creek Watershed**
(Controls are needed when
greater than 24% built-upon.
Cannot exceed 70% built-upon)

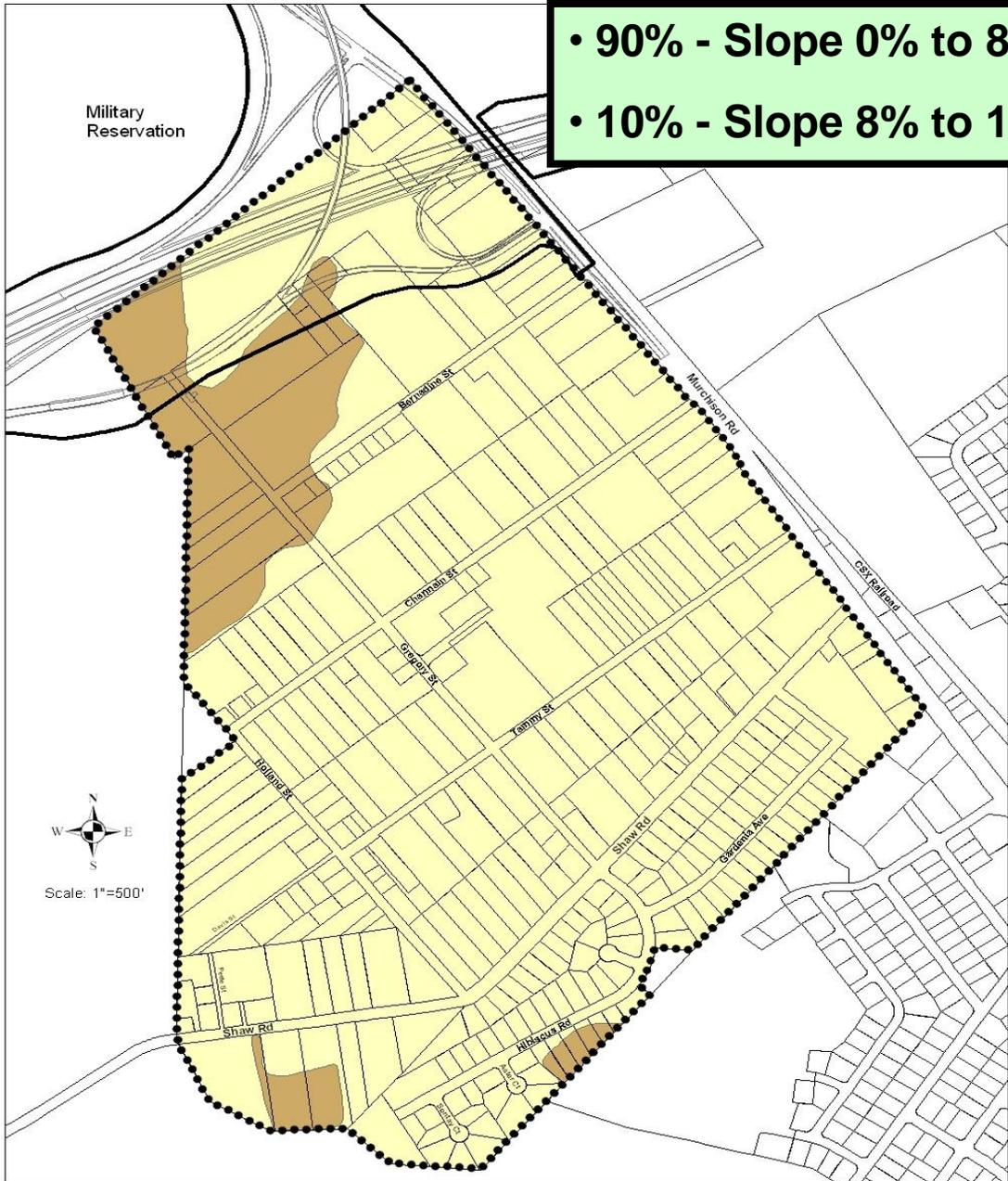
**Shaw Heights Land Use Study
Watershed**

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Watershed-IV - Little Cross Creek



Water Supply Watershed



• 90% - Slope 0% to 8%
 • 10% - Slope 8% to 12%

N
 W —+— E
 S
 Scale: 1"=500'

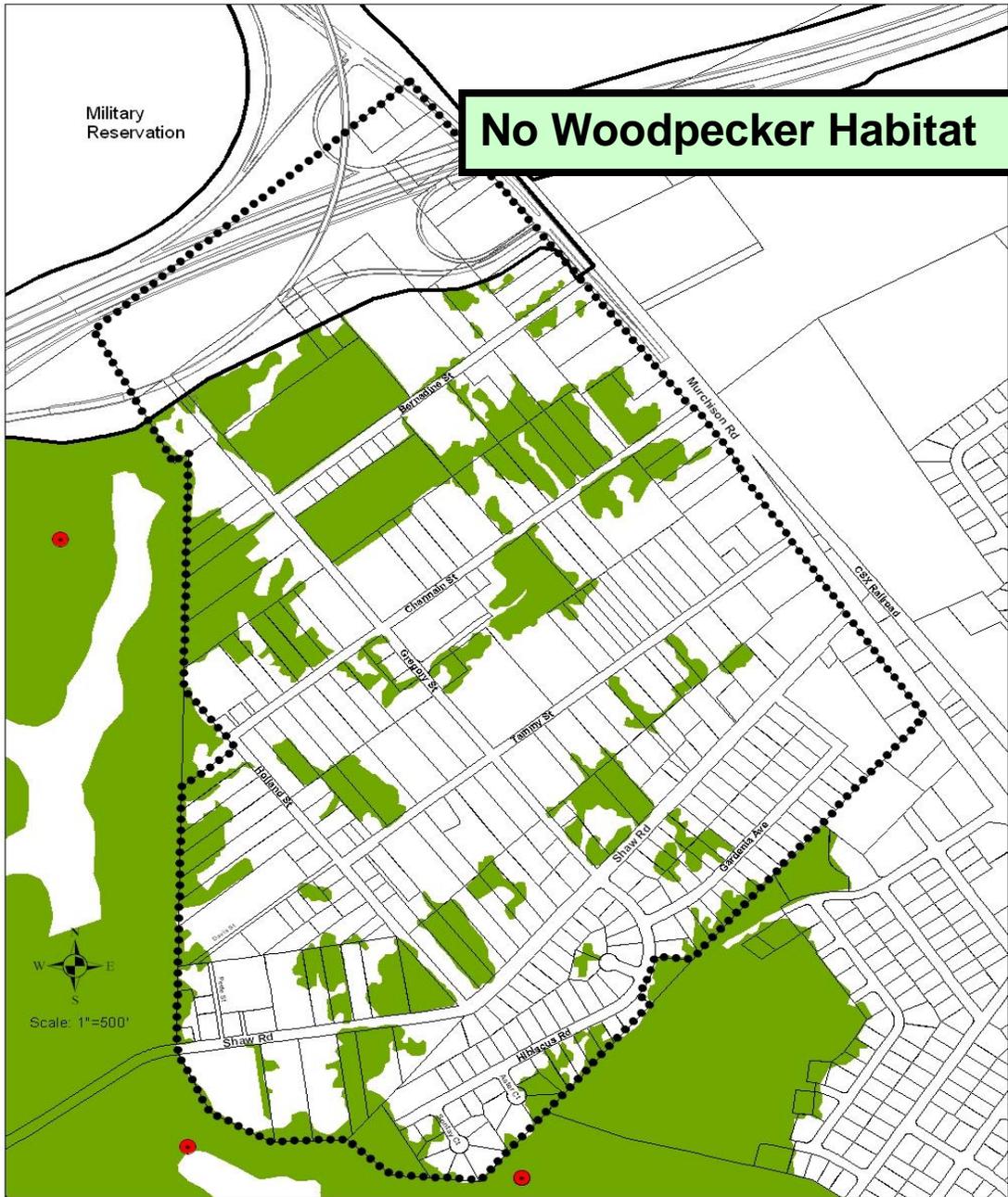
Shaw Heights Land Use Study
Slope Percentage

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- 0-8 %
- 8-12 %



Slope Analysis



No Woodpecker Habitat

**Shaw Heights Land Use Study
Vegetation Coverage and Woodpecker Habitats**

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Vegetation
- Woodpecker Habitats

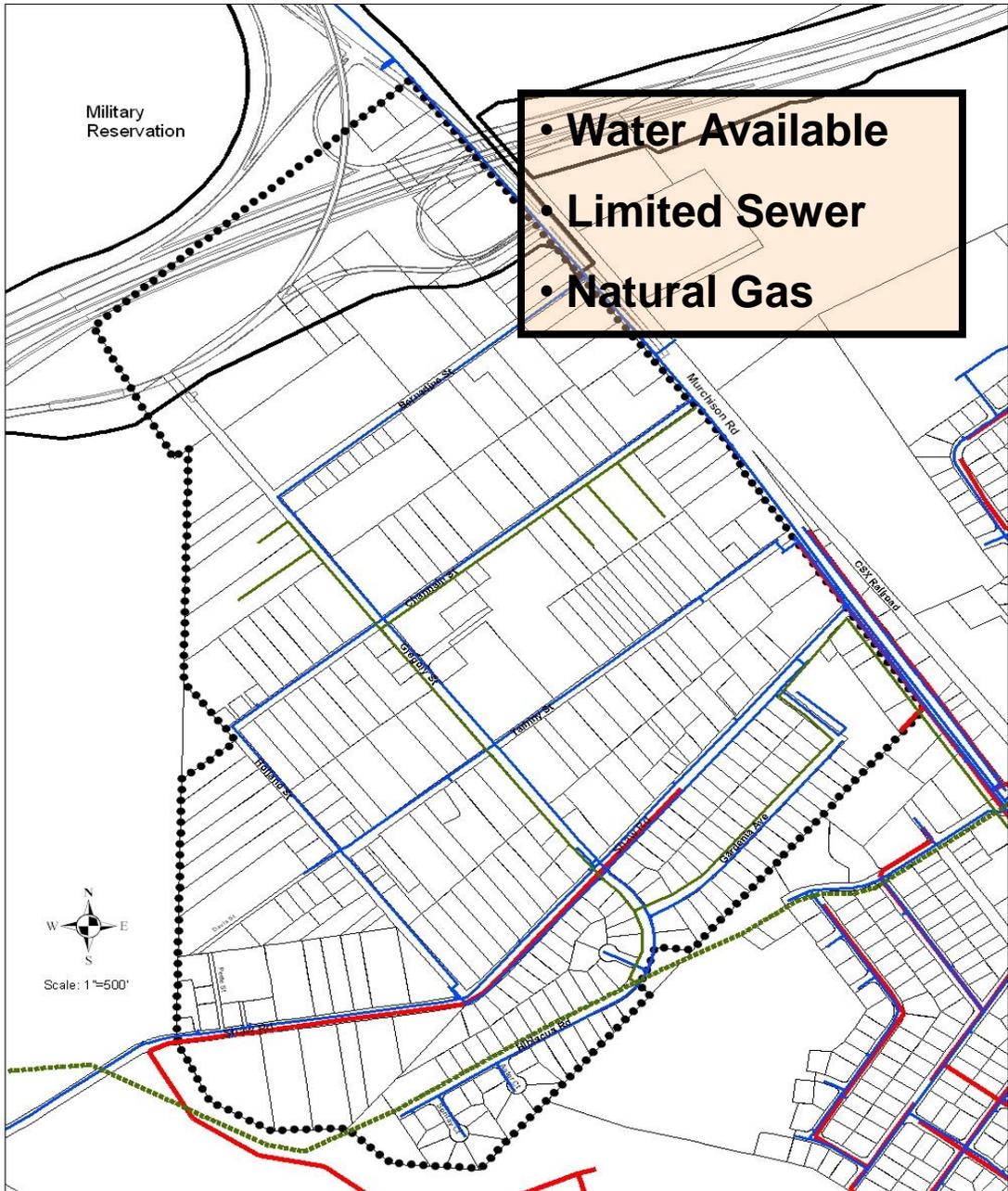


Vegetative Cover

Physical and Man Made Factors



- **Existing Utilities**
- **Transportation**
- **Existing Land Use**
- **Existing Housing Types**
- **Structures Year Built**
- **Existing Zoning**
- **2010 Land Use Plan**
- **Military Impact**
- **Recent Activities**
- **Public Property Ownership**
- **Murchison Road Corridor Study**



- Water Available
- Limited Sewer
- Natural Gas

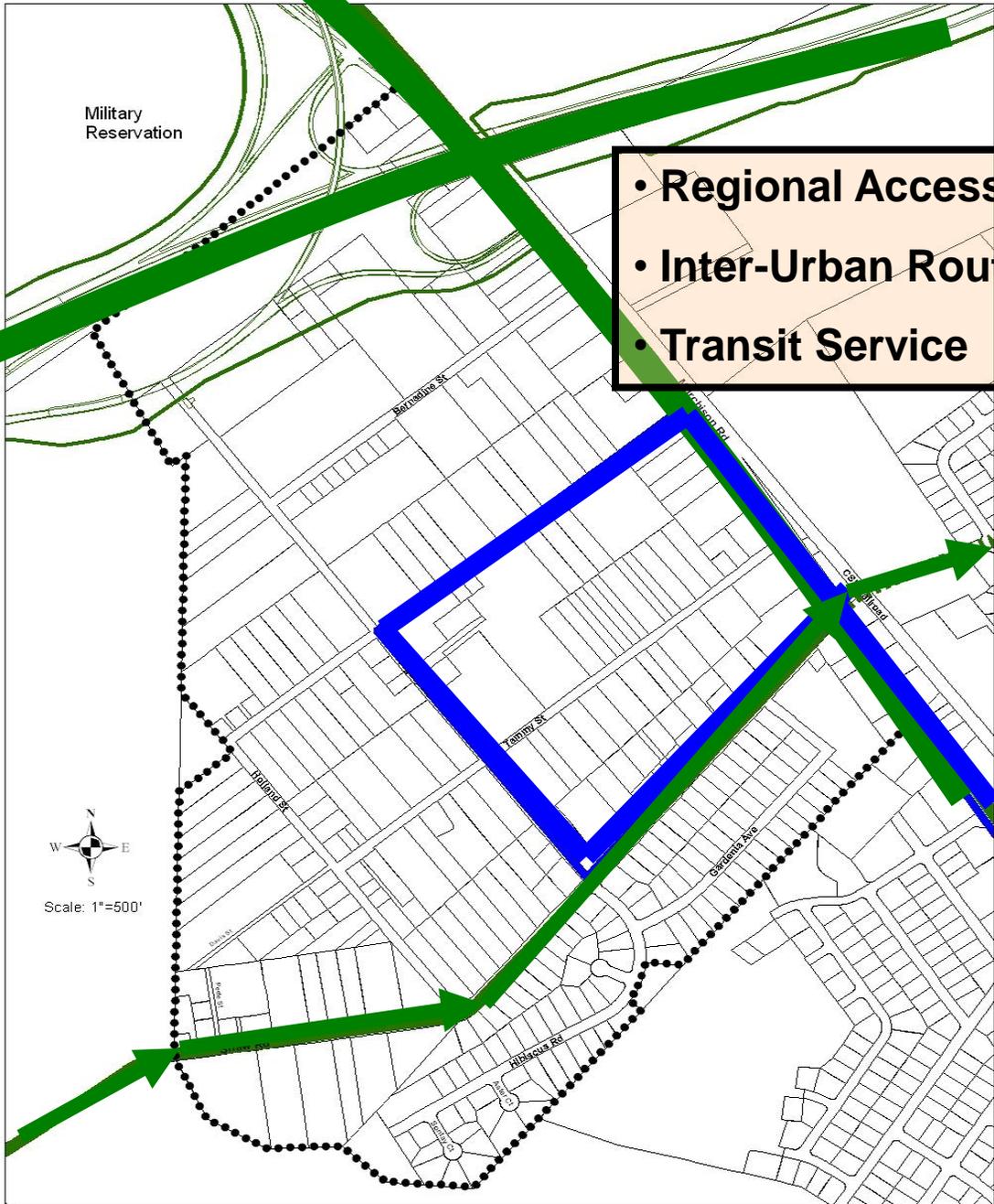
Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Existing Water Lines
- Existing Sewer Lines
- Natural Gas Major Transmission Line
- Natural Gas Service Laterals

**Shaw Heights Land Use Study
Existing Utilities**



Existing Utilities



- Regional Access
- Inter-Urban Route
- Transit Service

Legend

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

Shaw Heights Land Use Study

Transportation

- Murchison Rd - Raised Median and Resurface
- Shaw Rd - Widen to Multilane
- ||||| Shaw Rd Ext - Multilane and Realignment
- Existing FAST Bus Route #12

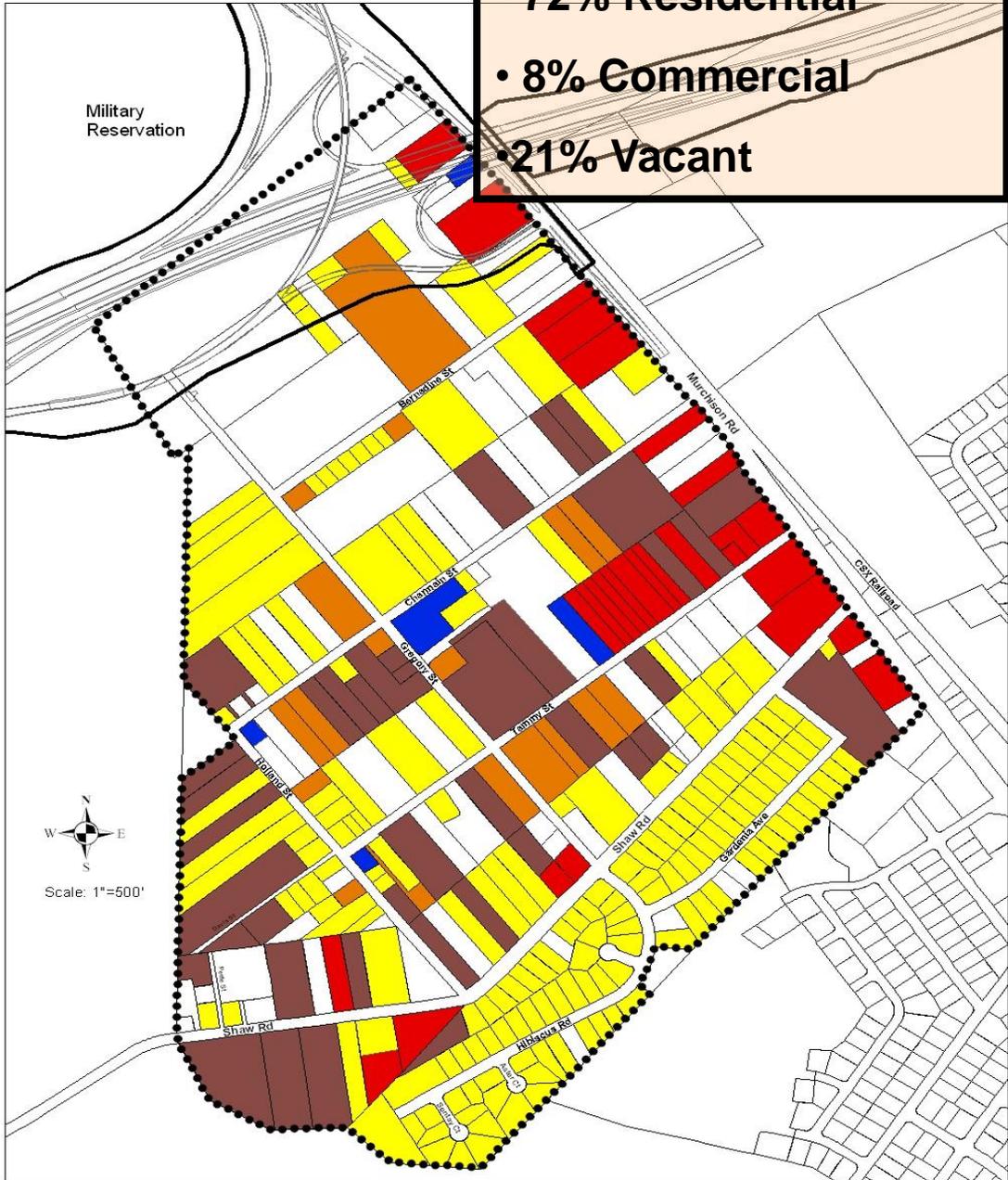


Transportation



Shaw Road Realignments

- 72% Residential
- 8% Commercial
- 21% Vacant



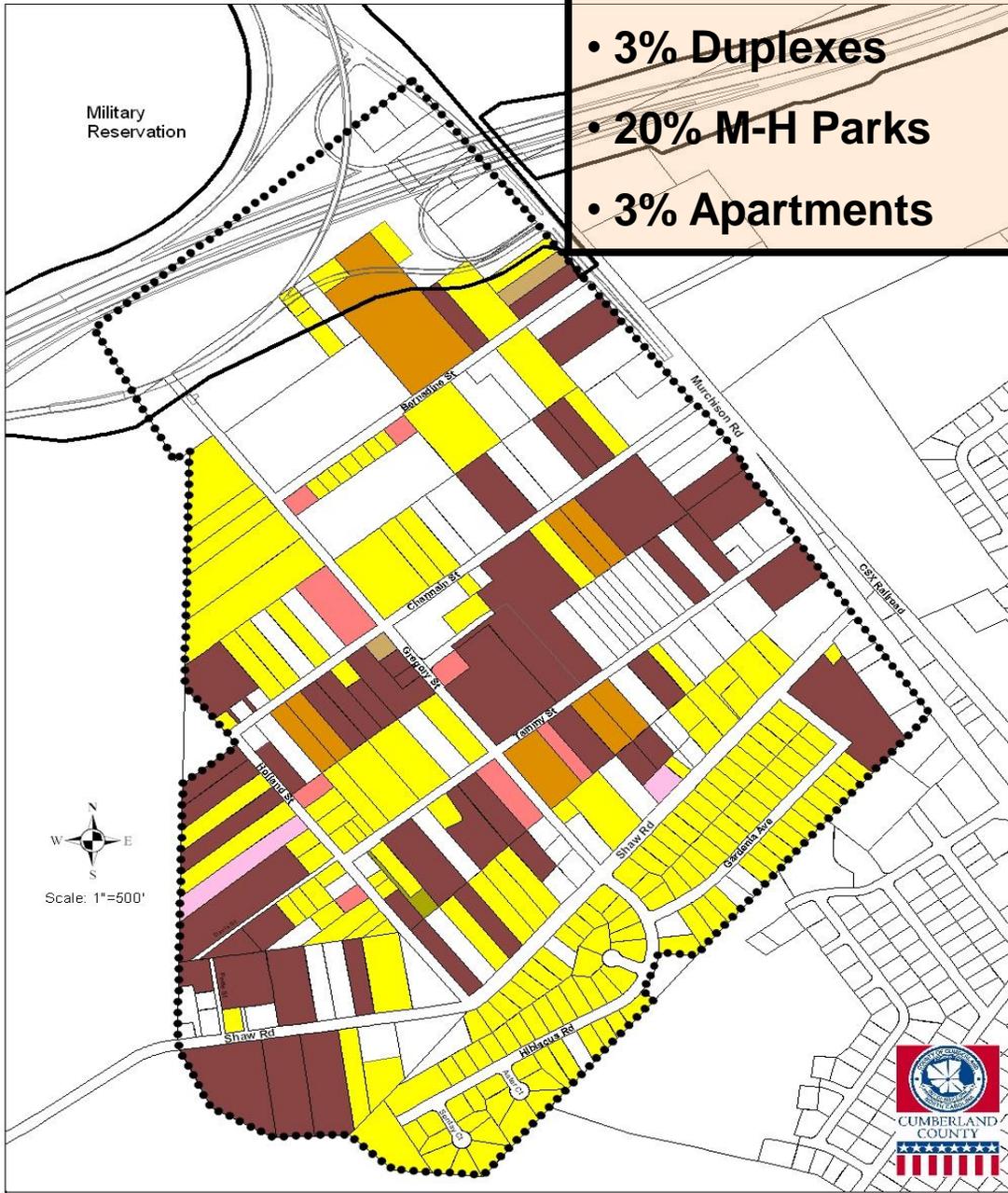
Shaw Heights Land Use Study
Existing Land Use

- Legend**
- Study Boundary
 - Proposed I-295 Right-of-Way
 - Proposed I-295 End of Pavement
 - Yellow Single Family
 - Orange Multi-Family
 - Brown Mobile Home Park
 - Blue Institutional
 - Red Commercial



Existing Land Use

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



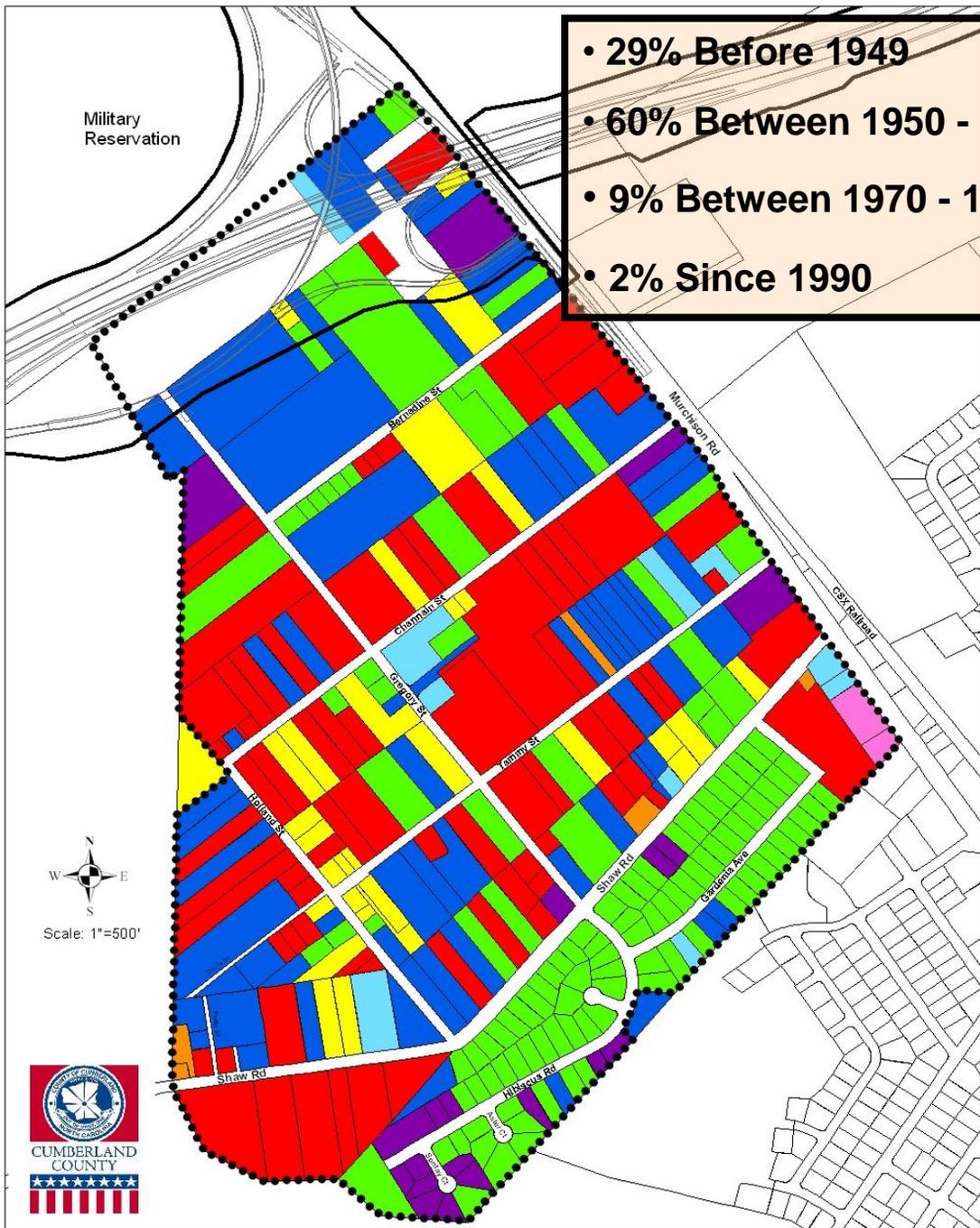
Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- single family
- 2 Family (Duplex)
- 3 Family (Triplex)
- 4 Family (Quad)
- Manufactured Home (Real Property)
- Apartments
- Mobile Home Parks

**Shaw Heights Land Use Study
Housing Types**



Existing Housing Types



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

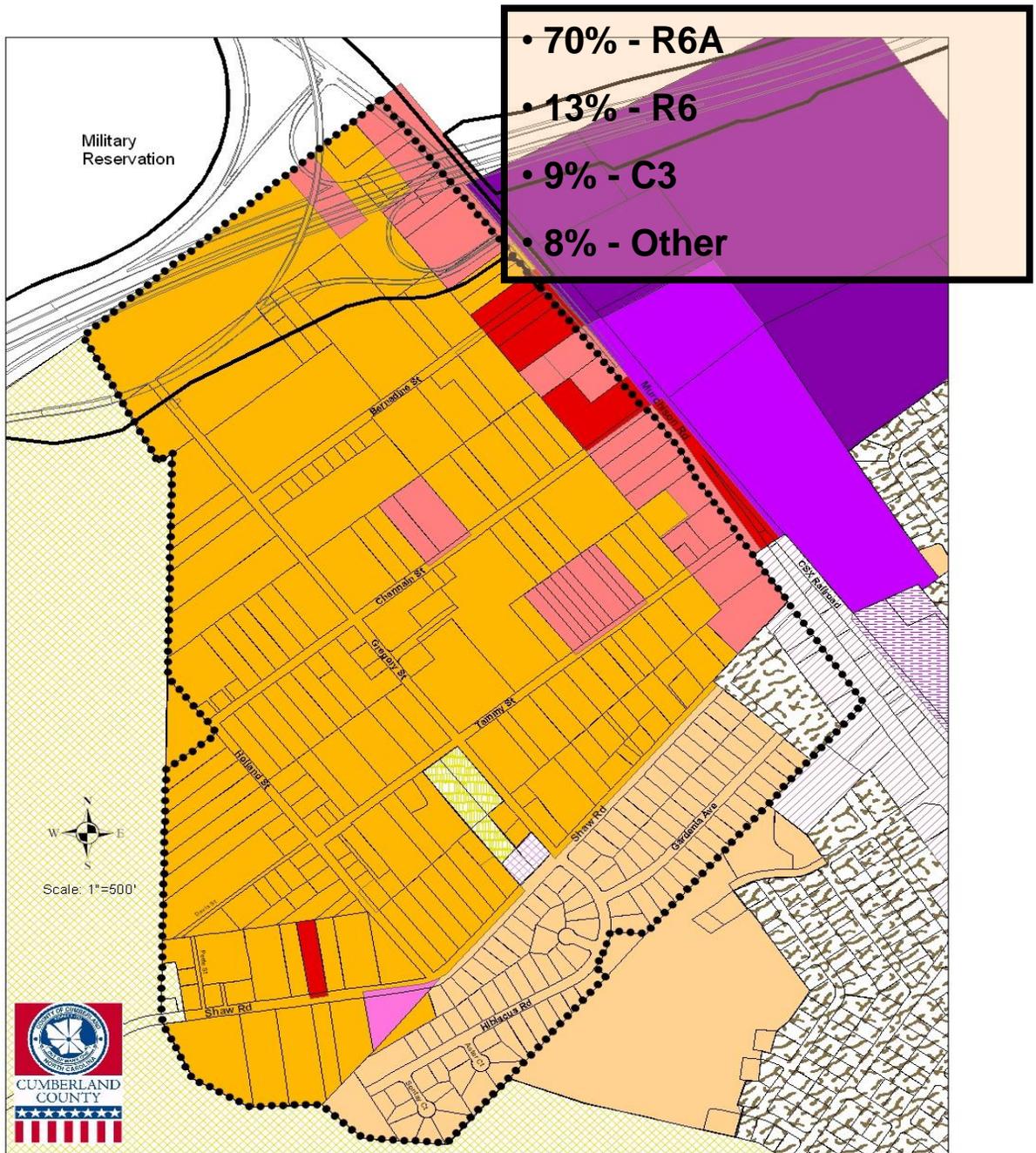


Shaw Heights Land Use Study Structures Year Built

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- 2000 through Now
- 1990 through December 1999
- 1980 through December 1989
- 1970 through December 1979
- 1960 through December 1969
- 1950 through December 1959
- 1940 through December 1949
- Prior to 1940

Year Built

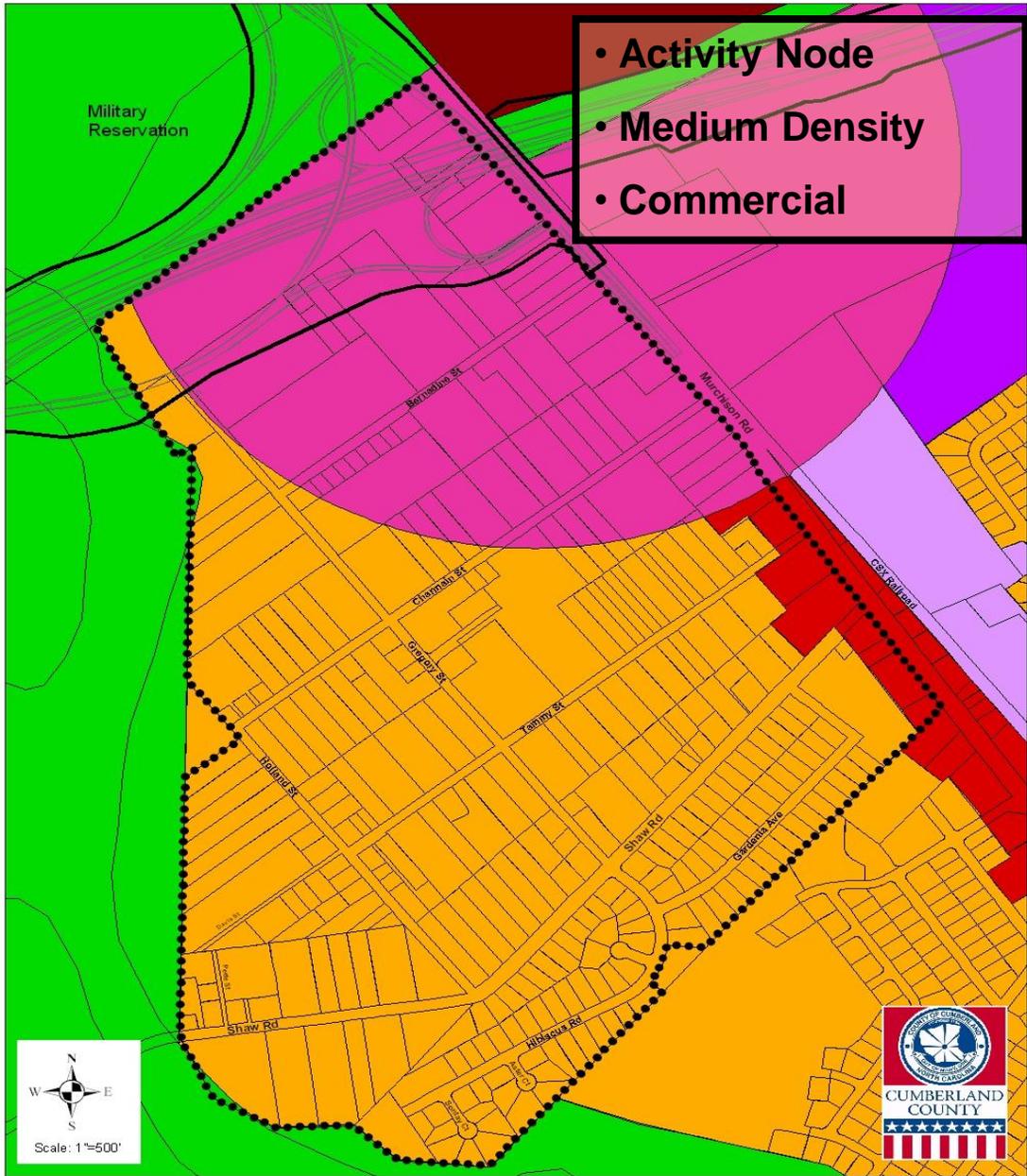


Shaw Heights Land Use Study Existing Zoning

Legend

••••• Study Boundary	Zoning	C(P)	M1(P)	R6 (City)	M1 (City)
— Proposed I-295 Right-of-Way	R6A	C3	PND (City)	C3 (City)	
— Proposed I-295 End of Pavement	R6	C1(P)	R10 (City)	C1 (City)	
--- Fayetteville City Limits	R5	M(P)			

Existing Zoning



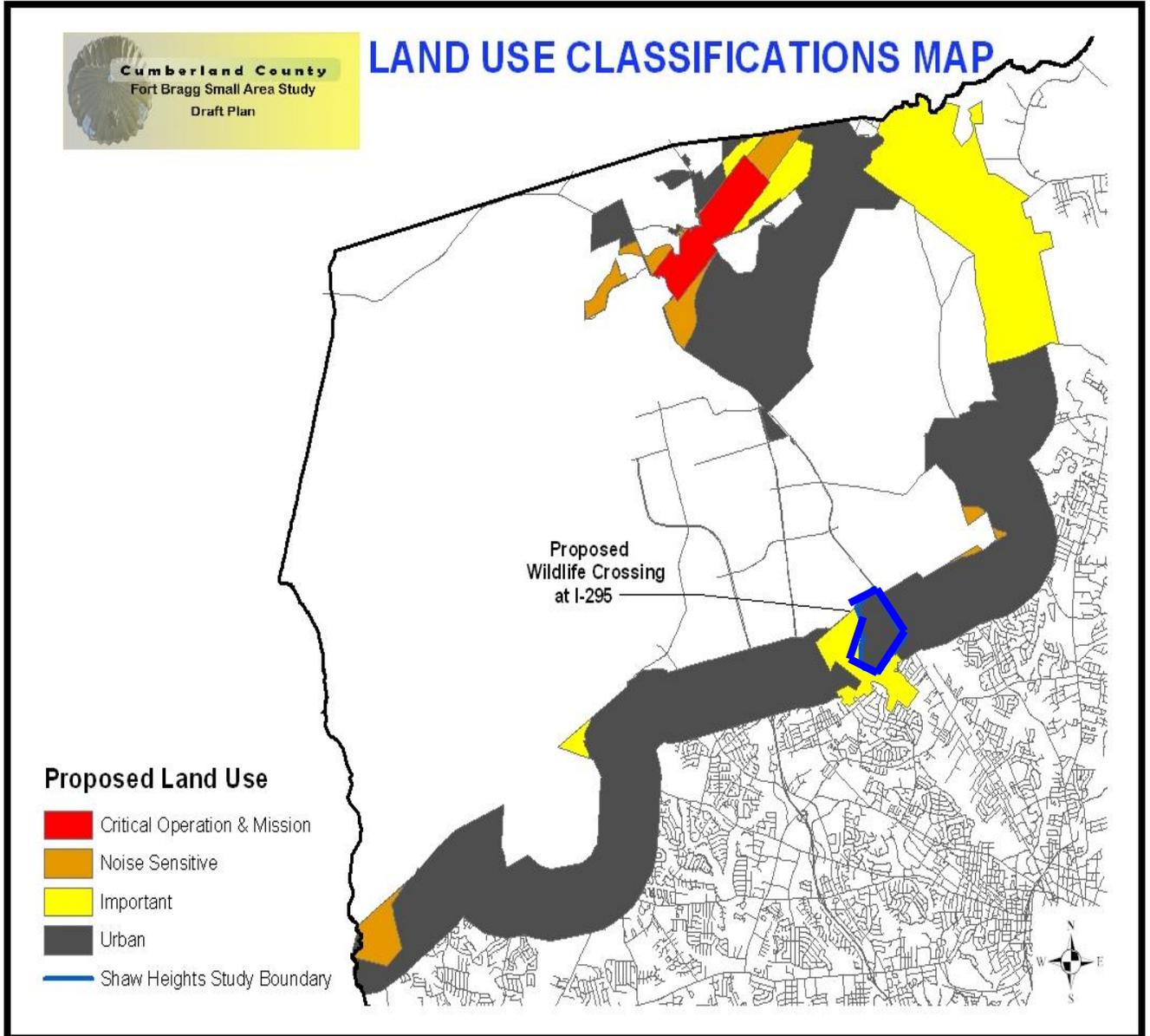
**Shaw Heights Land Use Study
2010 Land Use Plan**

Legend

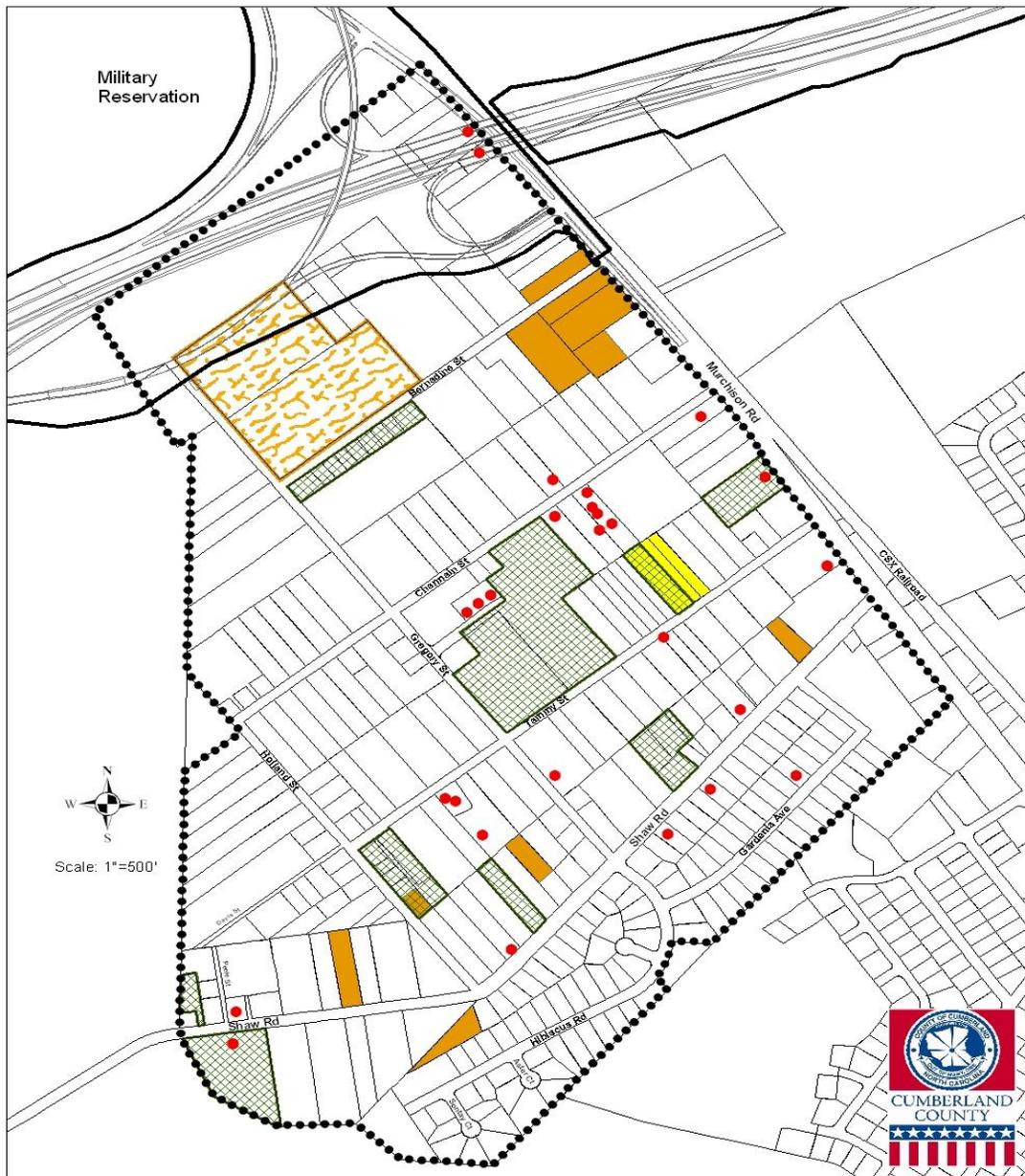
- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Medium Density Residential
- Heavy Commercial
- Activity Node
- Light Industrial
- Heavy Industrial
- Open Space
- Airfield Operations-Fort Bragg

2010 Land Use Plan

- Urban
- Important Land



Fort Bragg Small Area Plan



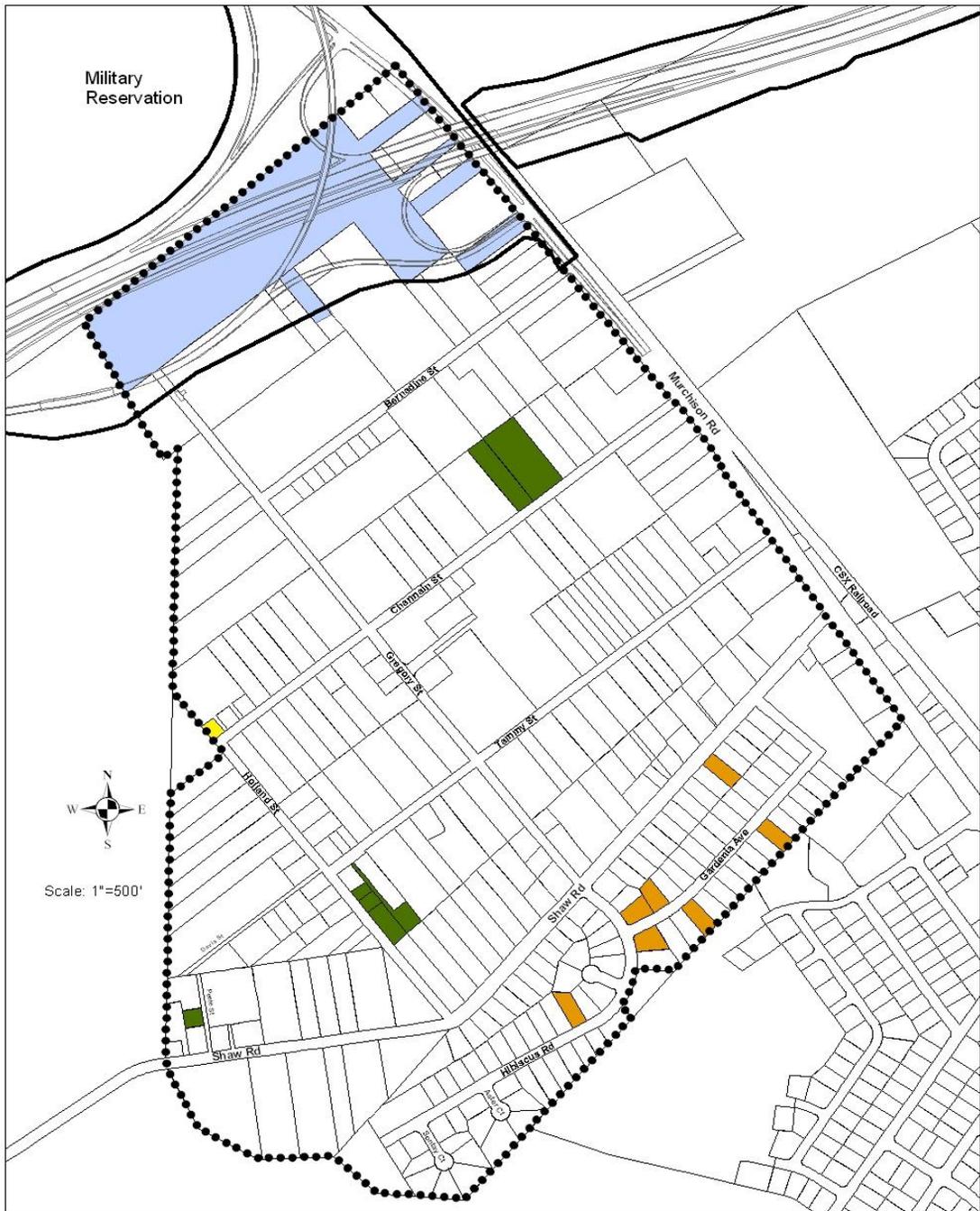
**Shaw Heights Land Use Study
Zoning/Conditional Use and Plan Review Activity**

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Rezoning & Conditional Use Cases - Approved
- Rezoning & Conditional Use Cases - Denied
- Board of Adjustment Case - Denied
- Plan Reviews
- Building Permit



Recent Activities



Shaw Heights Land Use Study Government Owned Property

Legend

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



Government Property

Social and Economic Factors



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

Exhibit 1 - Population by Gender

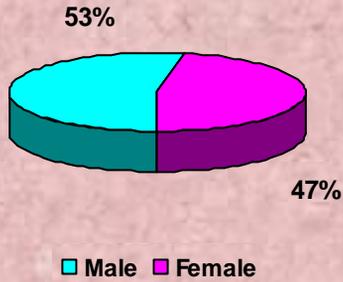


Exhibit 2 - Population by Age

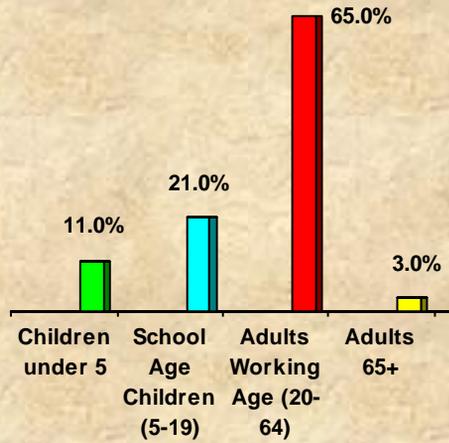


Exhibit 3 - Population by Poverty Level

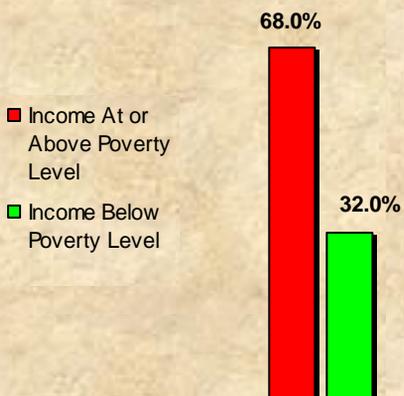
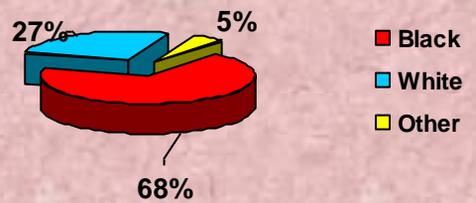


Exhibit 4 - Population by Racial Breakdown



Demographics

Exhibit 5 - Population by Grade Attainment

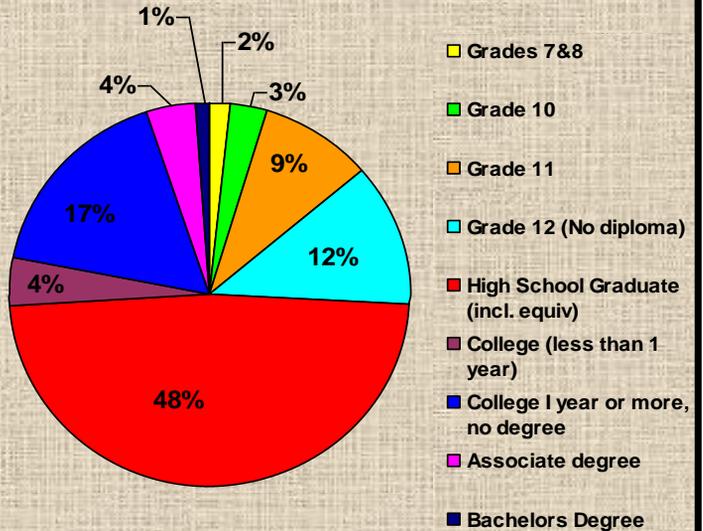


Exhibit 6 - Population by School Enrollment

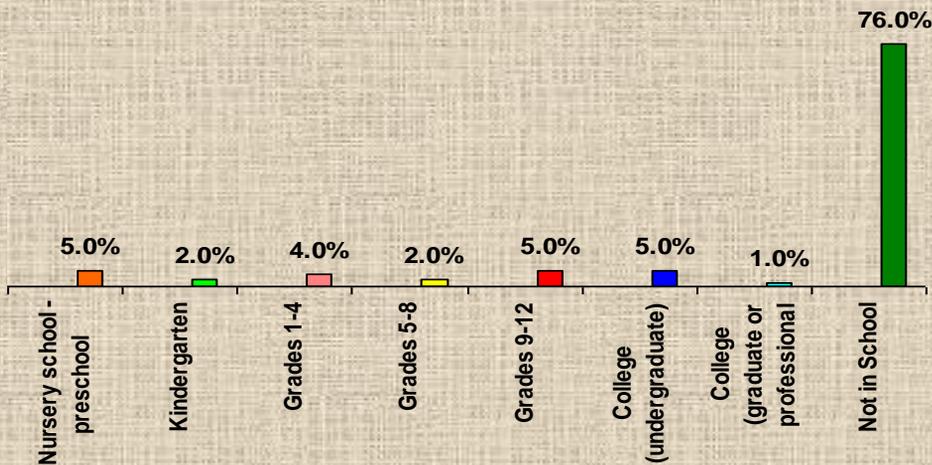
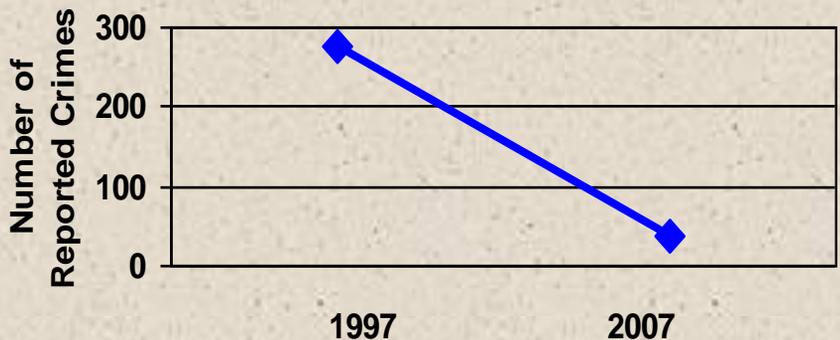


Exhibit 7 - Crime Rate 1997-2007



**Crime Rate
Dropped 87%
Between 1997
and 2007**

Demographics

Exhibit 8 -Housing by Occupancy

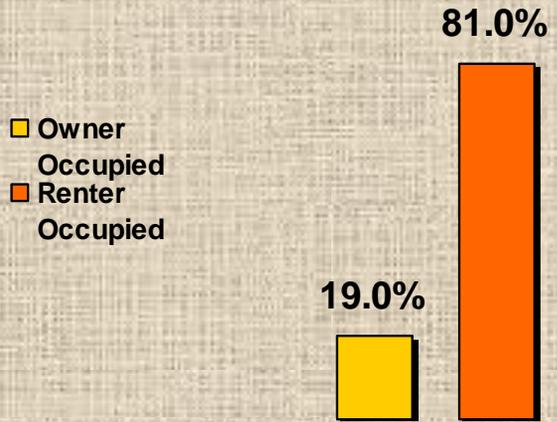


Exhibit 7 -Housing Data

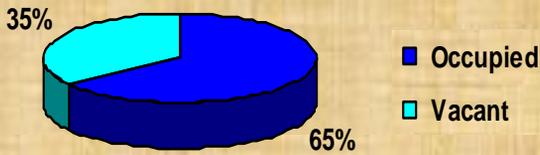


Exhibit 10 - Single-Female Head of Household

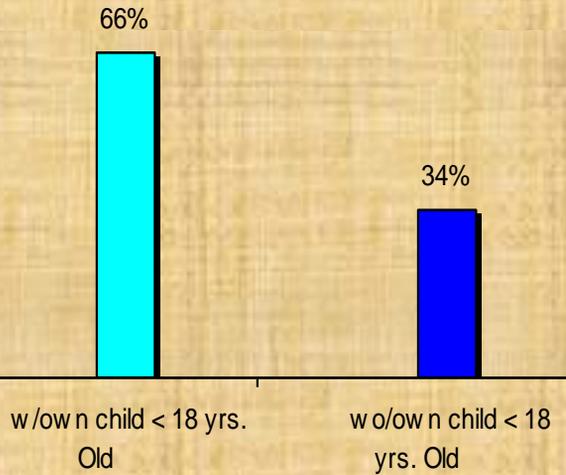
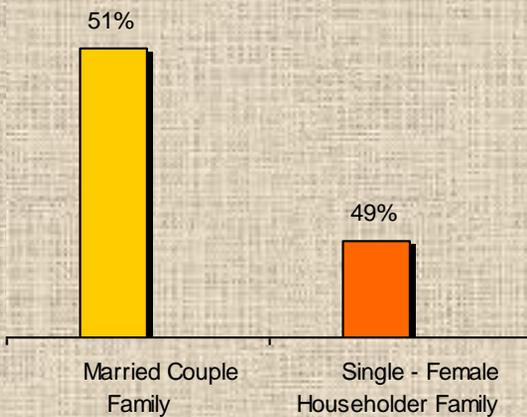
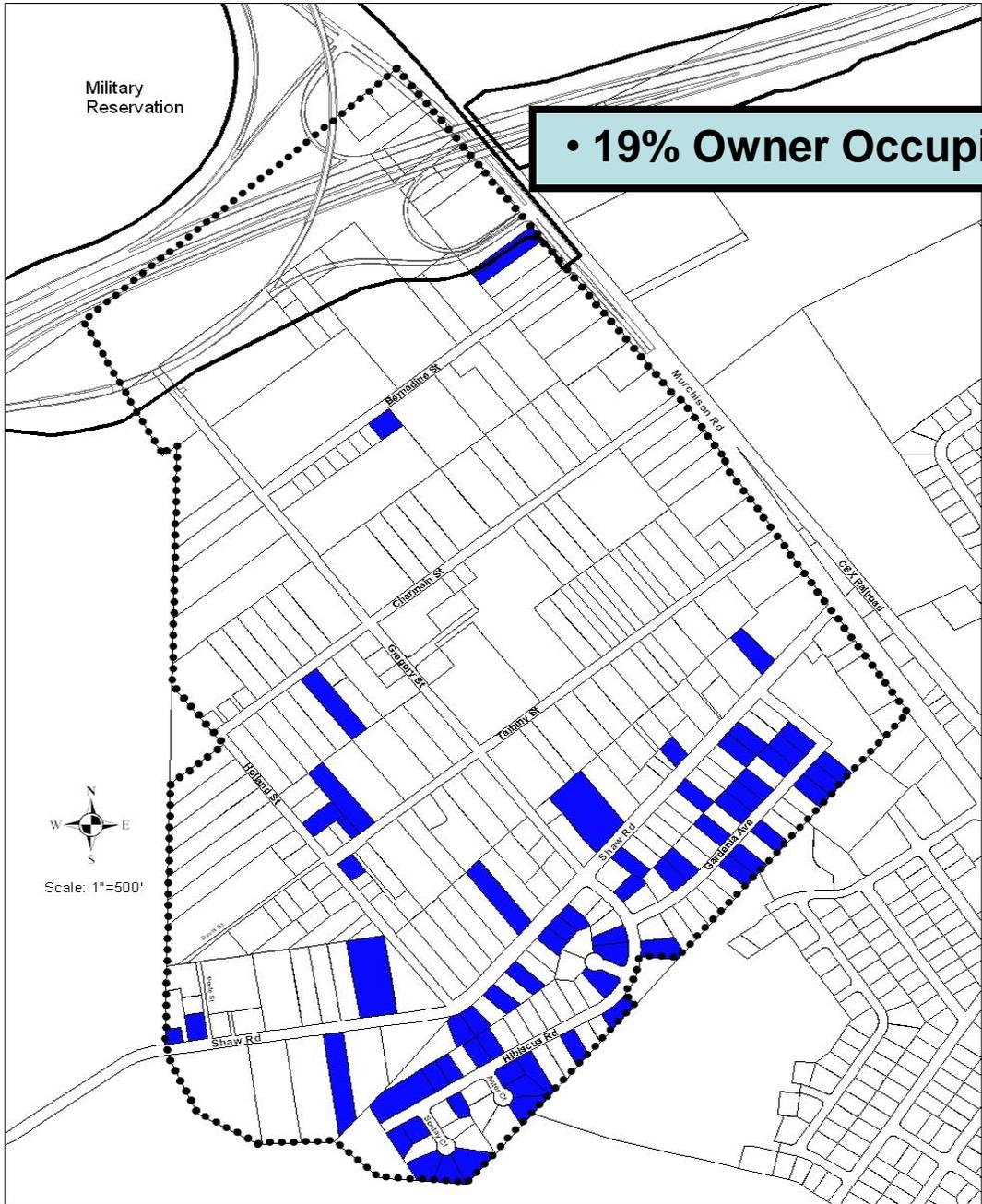


Exhibit 9 - Family Households



Demographics



• 19% Owner Occupied

**Shaw Heights Land Use Study
Owner Occupied Parcels**

Legend

- Study Boundary
- Proposed I-295 Right-of-Way
- Proposed I-295 End of Pavement
- Owner Occupied Parcels



Demographics

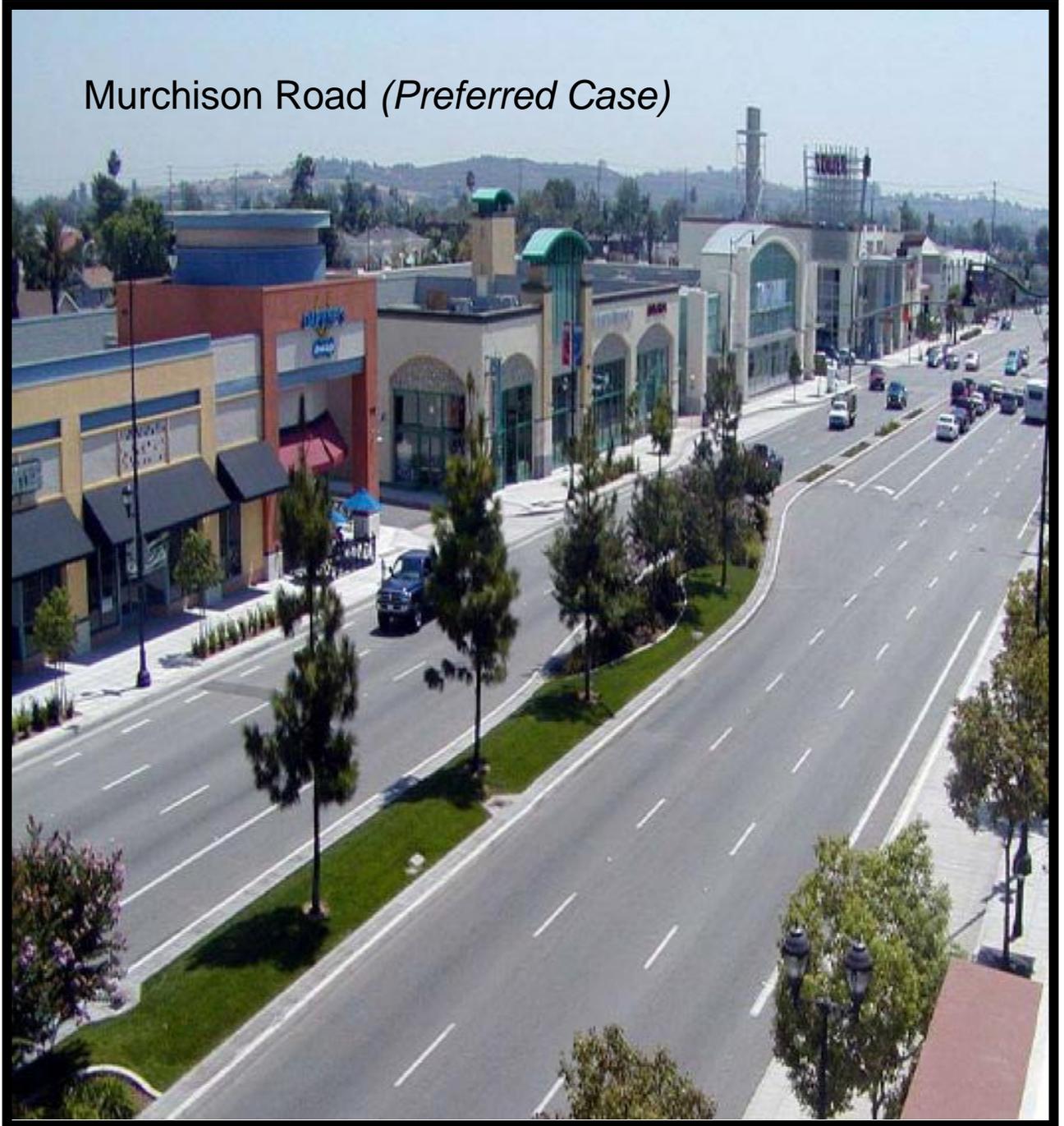
AREA SOCIAL PROFILE

- 
- **Between 20 and 60 Years Old**
 - **African American**
 - **High School Graduate**
 - **At or Above the Poverty Level**
 - **Renter**

Demographics

Murchison Road Study

Murchison Road (*Preferred Case*)



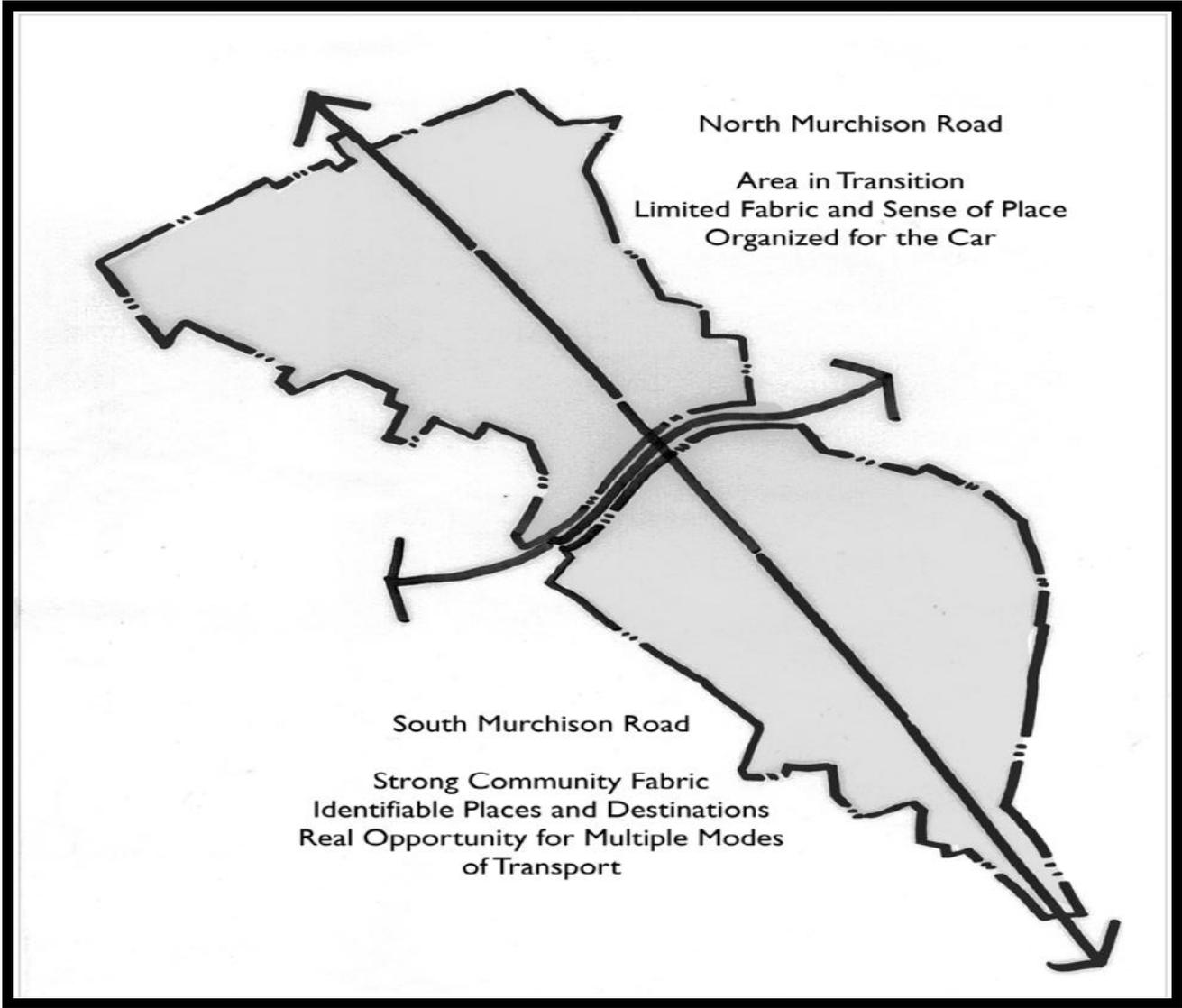
* Slide from Murchison Road Corridor Study

City of Fayetteville



Murchison Road Study

Framework- Two Murchison Roads

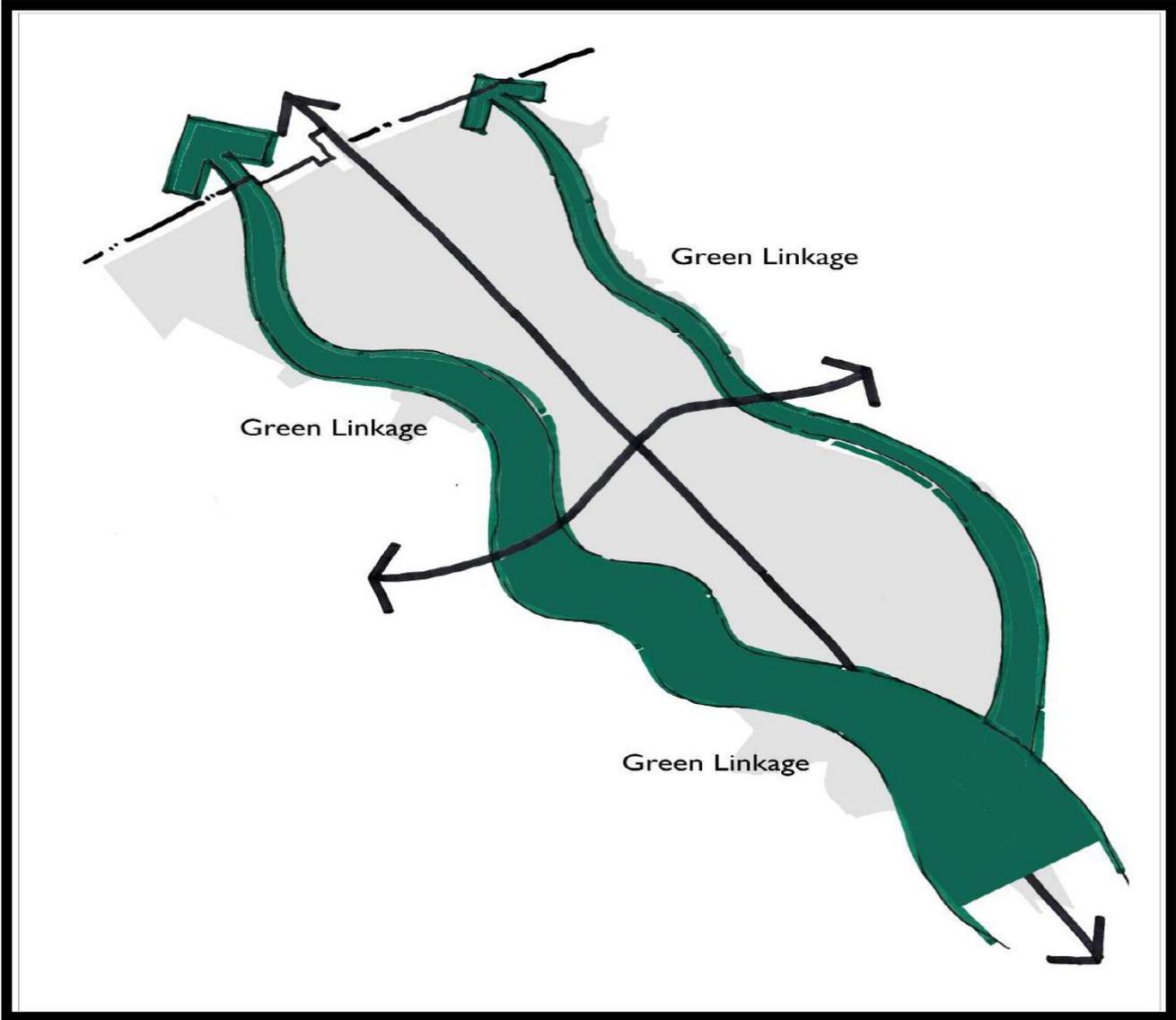


* Murchison Road Corridor Study -City of Fayetteville



Murchison Road Study

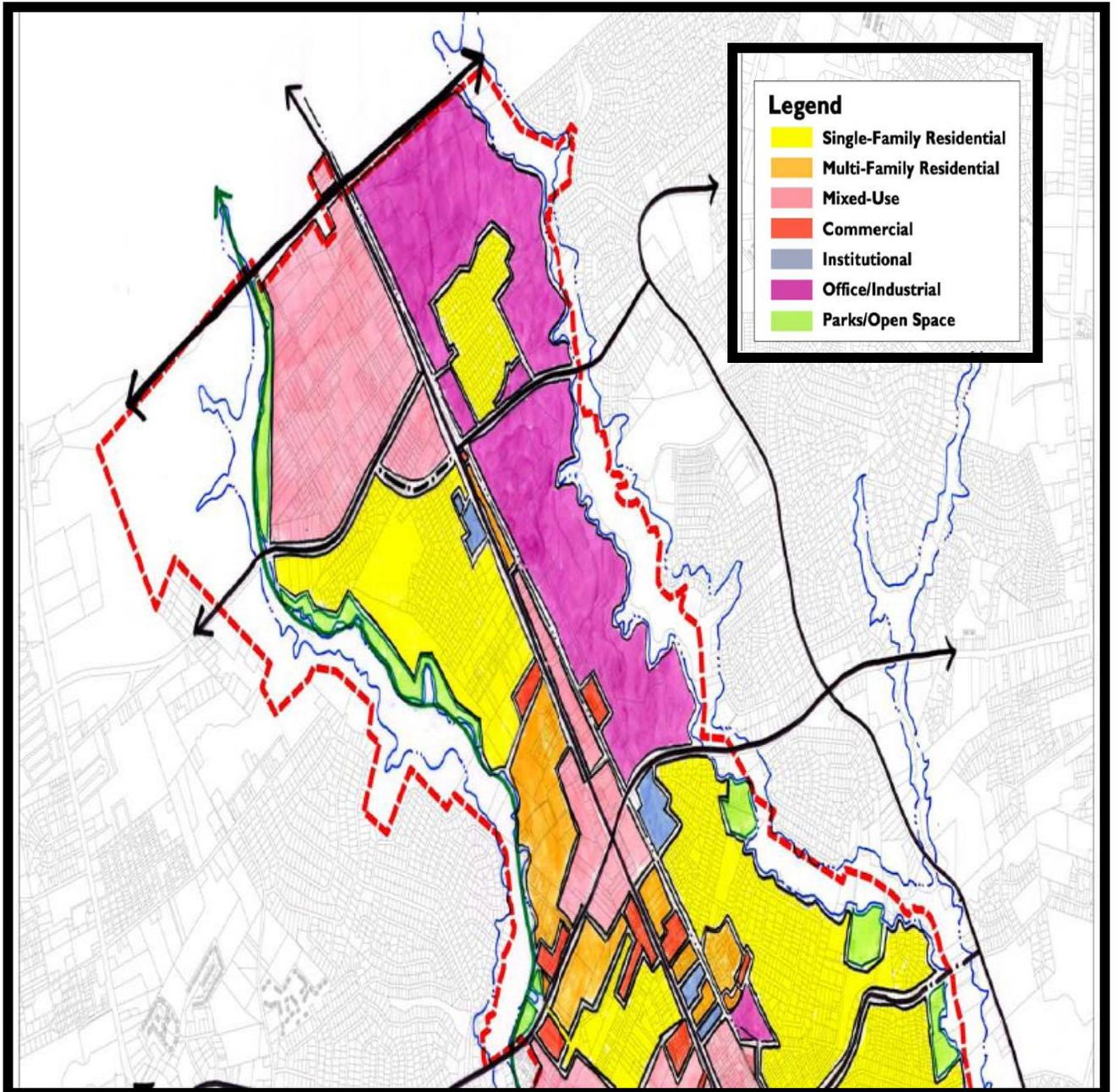
Framework- Green Linkages



* Murchison Road Corridor Study -City of Fayetteville

Murchison Road Study

Land Use Concept



* Murchison Road Corridor Study -City of Fayetteville

FINDINGS

- Declining Population
- Aging Population
- Require Pubic Sewer for Development
- Not impacted by Military Operations
- No Woodpecker Restrictions
- Good Road Access
- Few Environmental Issues
- Declining Crime Rate (87%)
- Future Community Gateway
- Parcel Assemblage Required

Analysis

Visions:

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

Assets:

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



Liabilities

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

Public Input



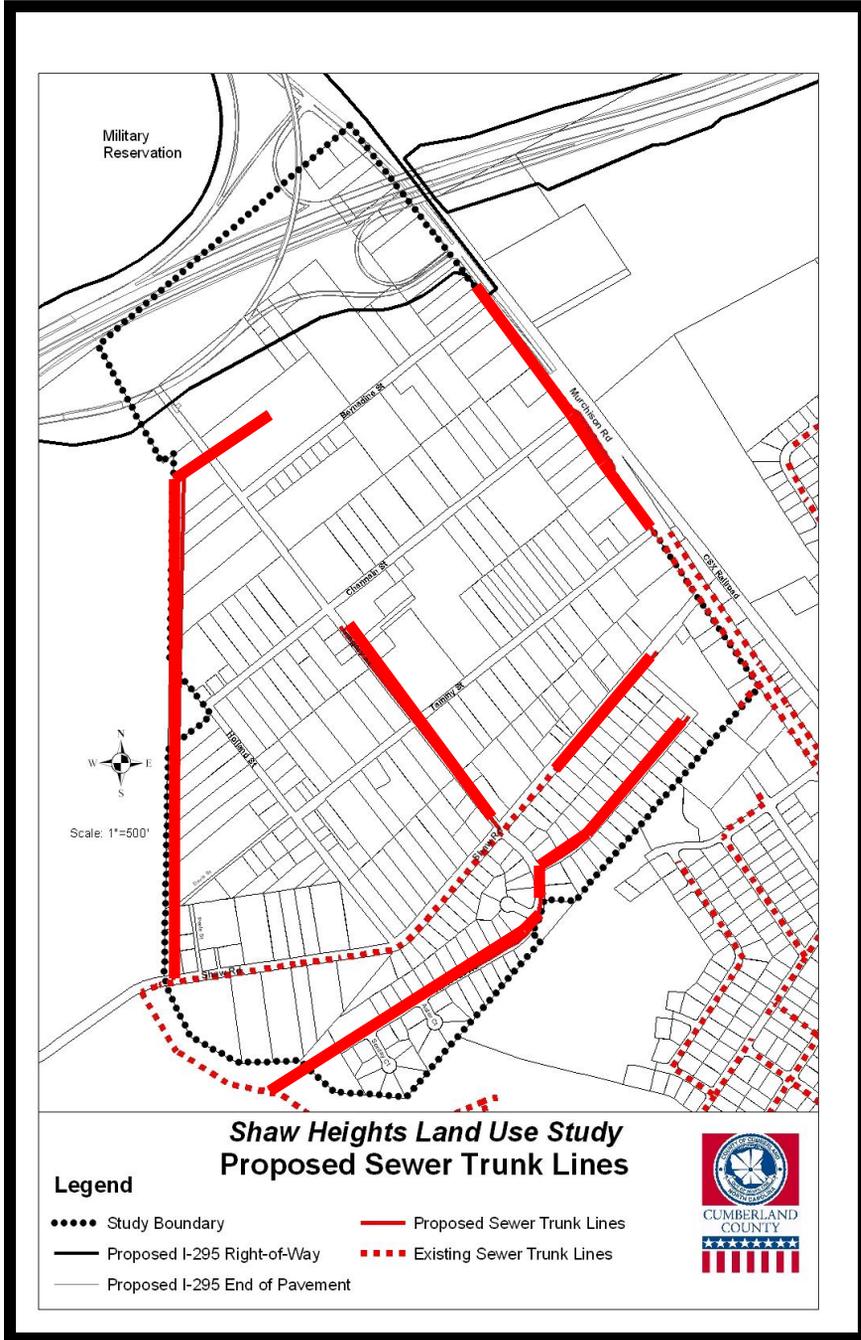
Recommendations

Strategic Objectives

- **Provide sewer trunk lines to the Area**
- **Preserve the Julie Heights Neighborhood**
- **Provide park and recreation facilities in the Area**
- **Promote pedestrian friendly transportation and development**
- **Provide areas and incentives for new residential development**
- **Provide commercial areas to serve the immediate neighborhood and the region**
- **Locate Shaw Road to have the least impact on the existing and proposed residential areas**
- **Design a street system that prevents cut through traffic**
- **Provide natural buffers between incompatible uses**
- **Encourage quality development to enhance it as a major community gateway**
- **Create an entity to be a catalyst for the aggregation of land parcels for new and redevelopment**

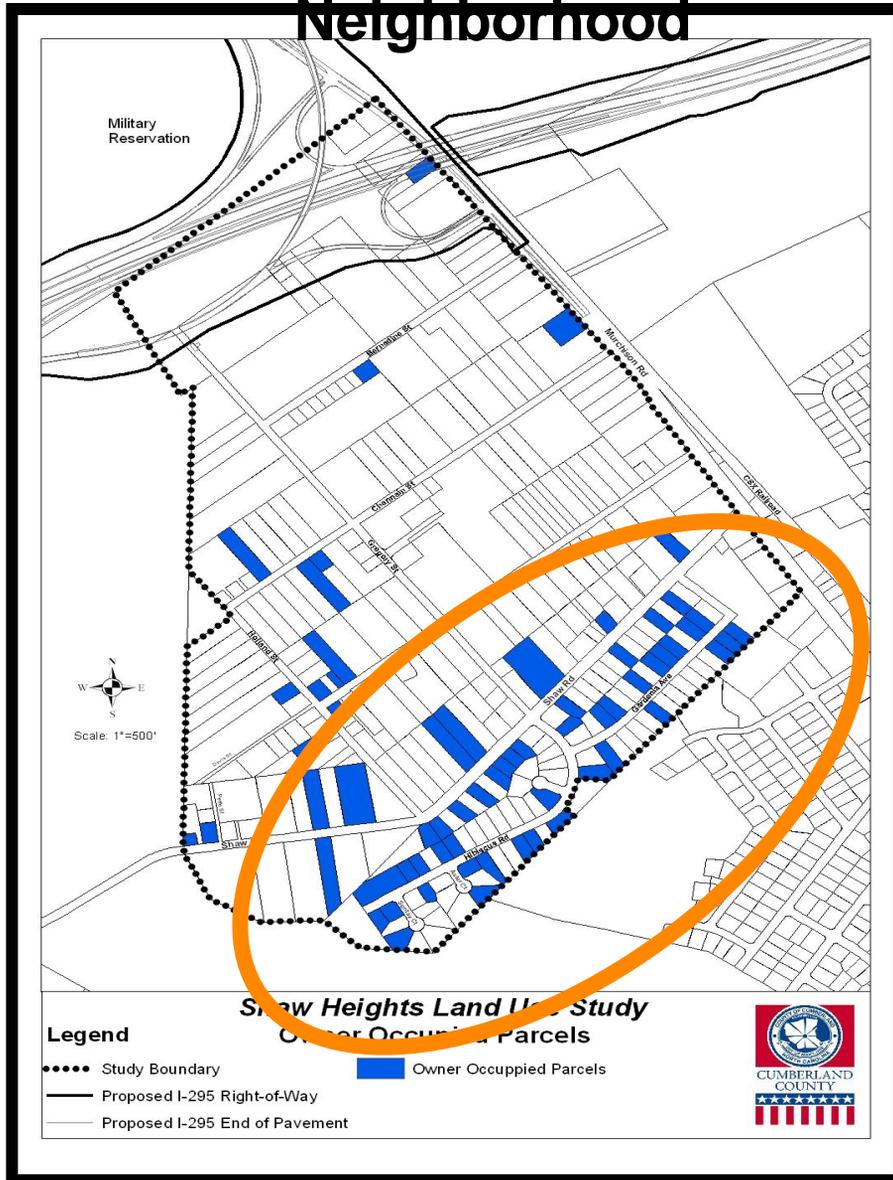
Recommendations

✚ Provide sewer trunk lines to the Area



Recommendations

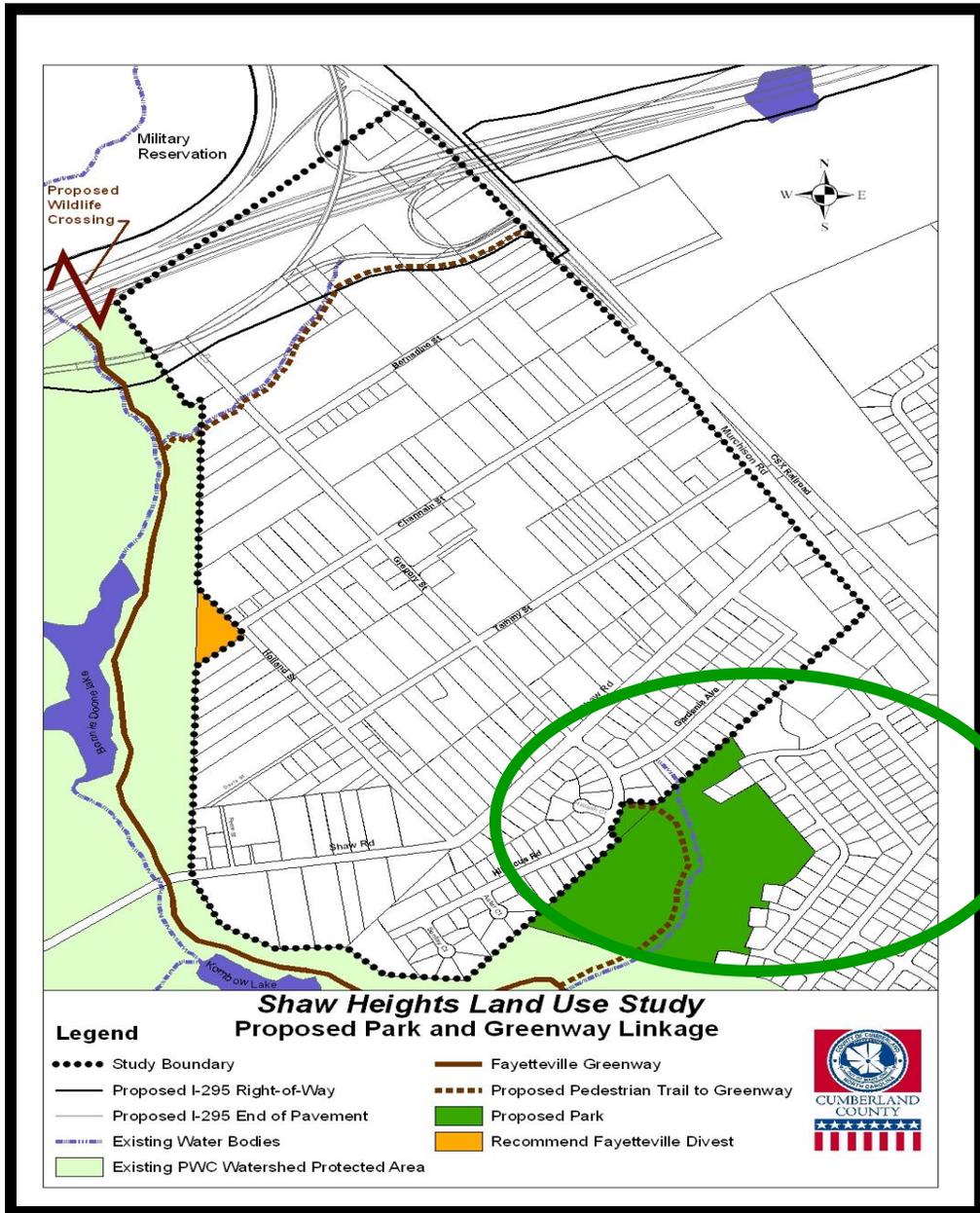
✚ Preserve the Julie Heights Neighborhood



- **Low Interest Loans & Grants**
- **Enforce Minimum Housing Standards**
- **Target Area for home ownership programs**
- **Step up police protection**
- **Keep the upgraded Shaw Road thoroughfare from impacting the neighborhood**

Recommendations

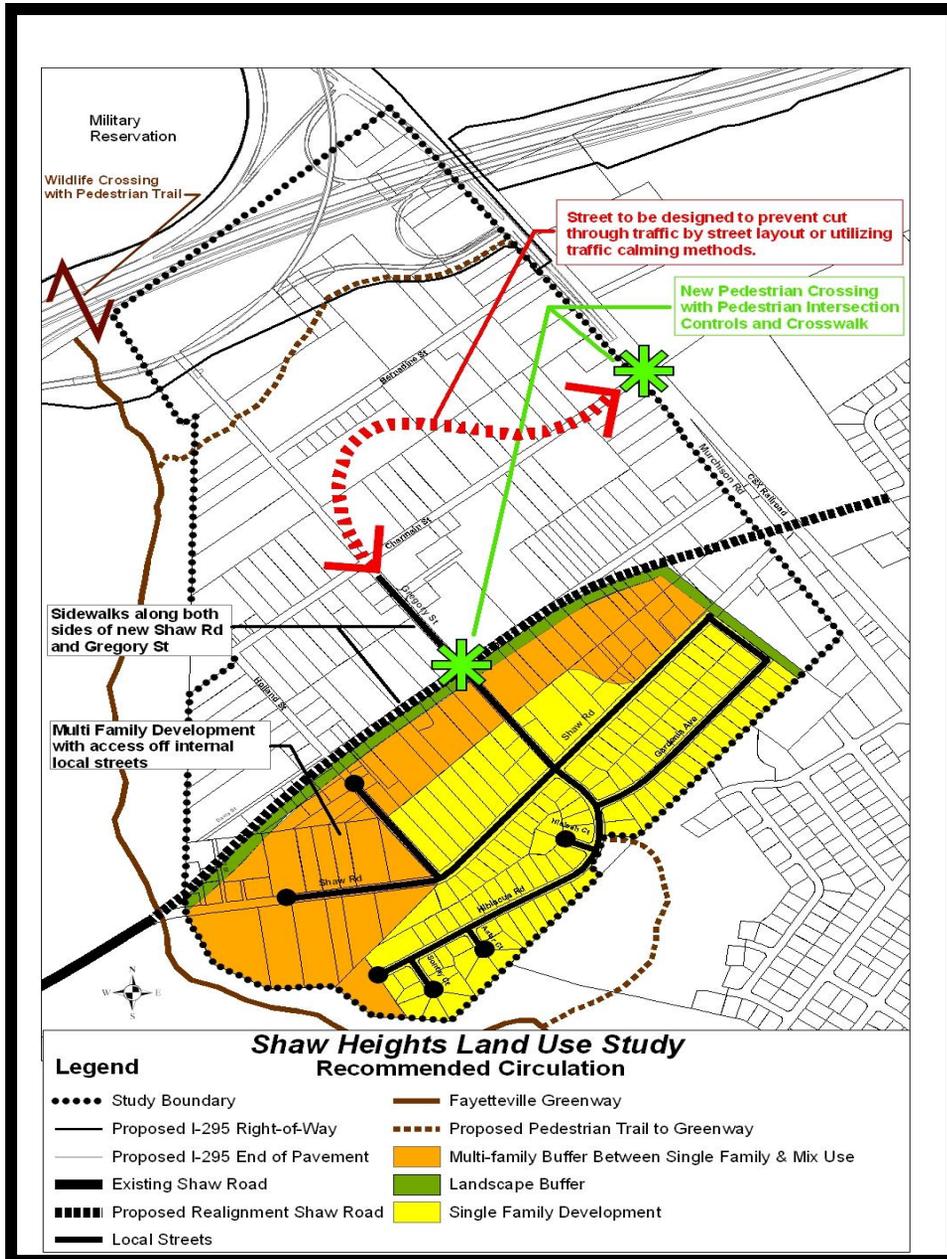
Provide Park and Recreation Facilities in the Area



- Fayetteville/Cumberland County Parks & Recreation Department –Community Park

Recommendations

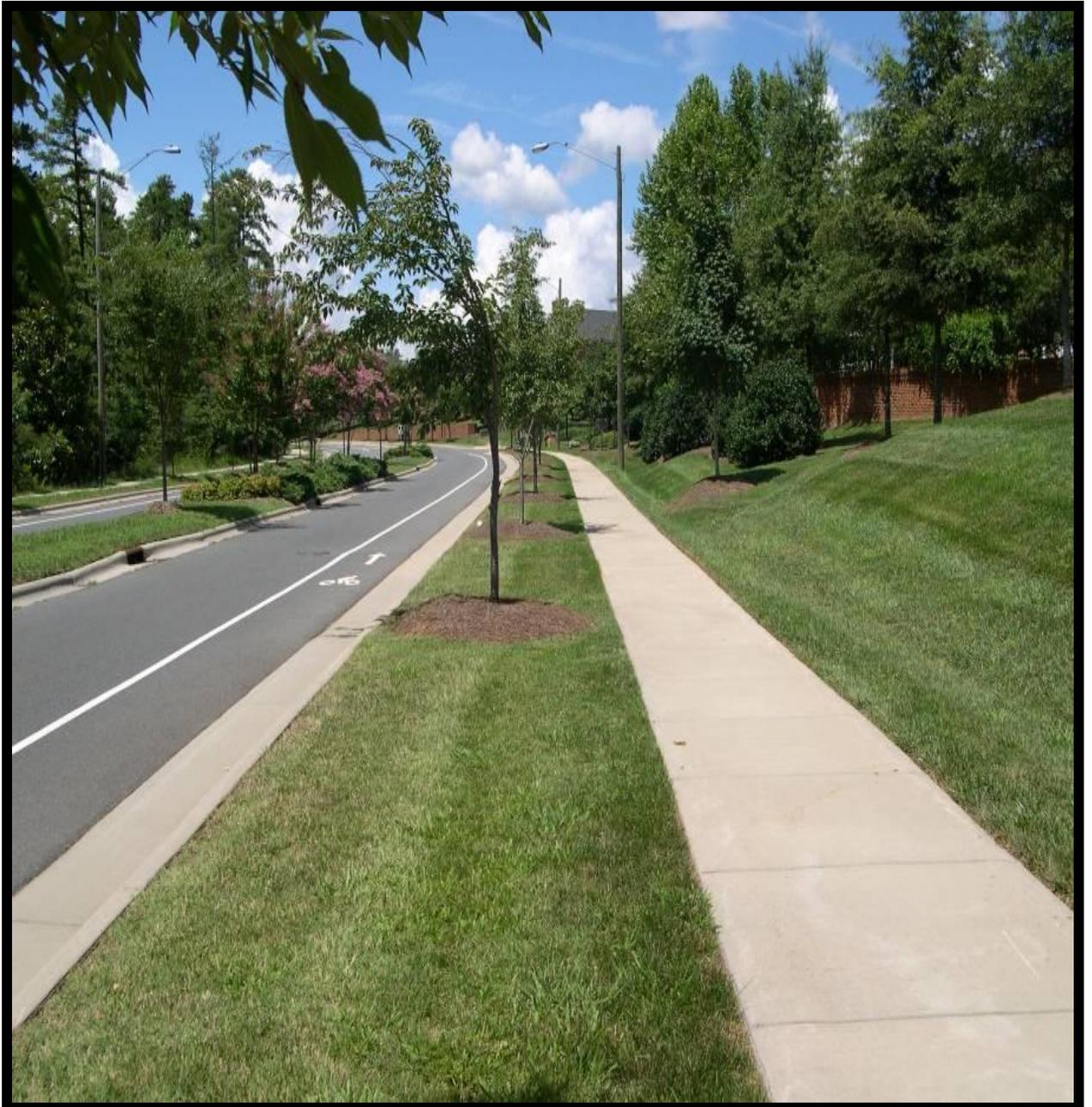
Promote Pedestrian Friendly Development



- **Signalized intersections & pedestrian crosswalks**
- **Sidewalks Installation**
- **Buffering residential area**
- **Design street system to eliminate cut through traffic (round - a - bouts, street intersections, four way stops, low speed limit, etc)**

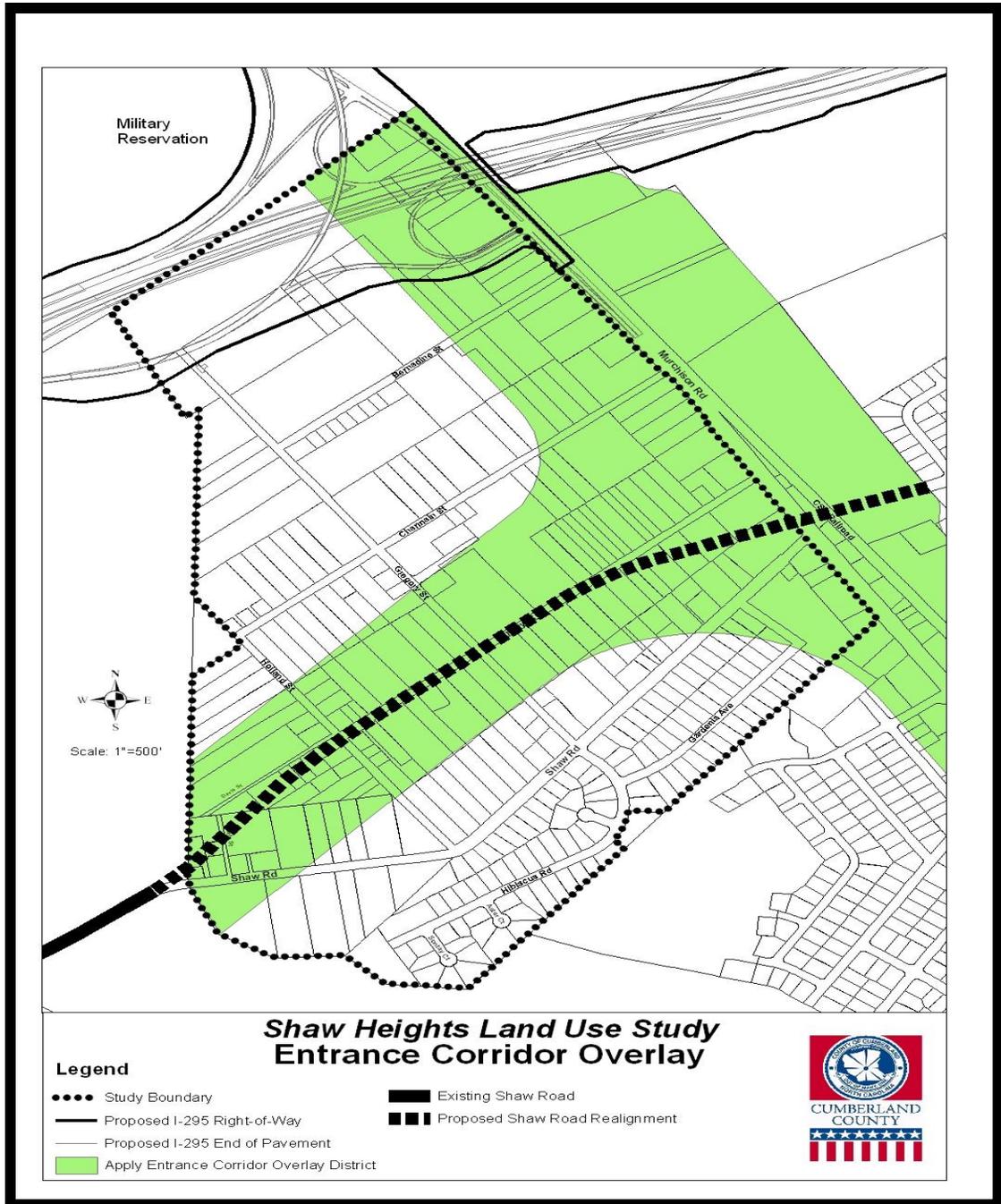
Recommendations

Recommended Typical Collector Street Cross-Section



Recommendations

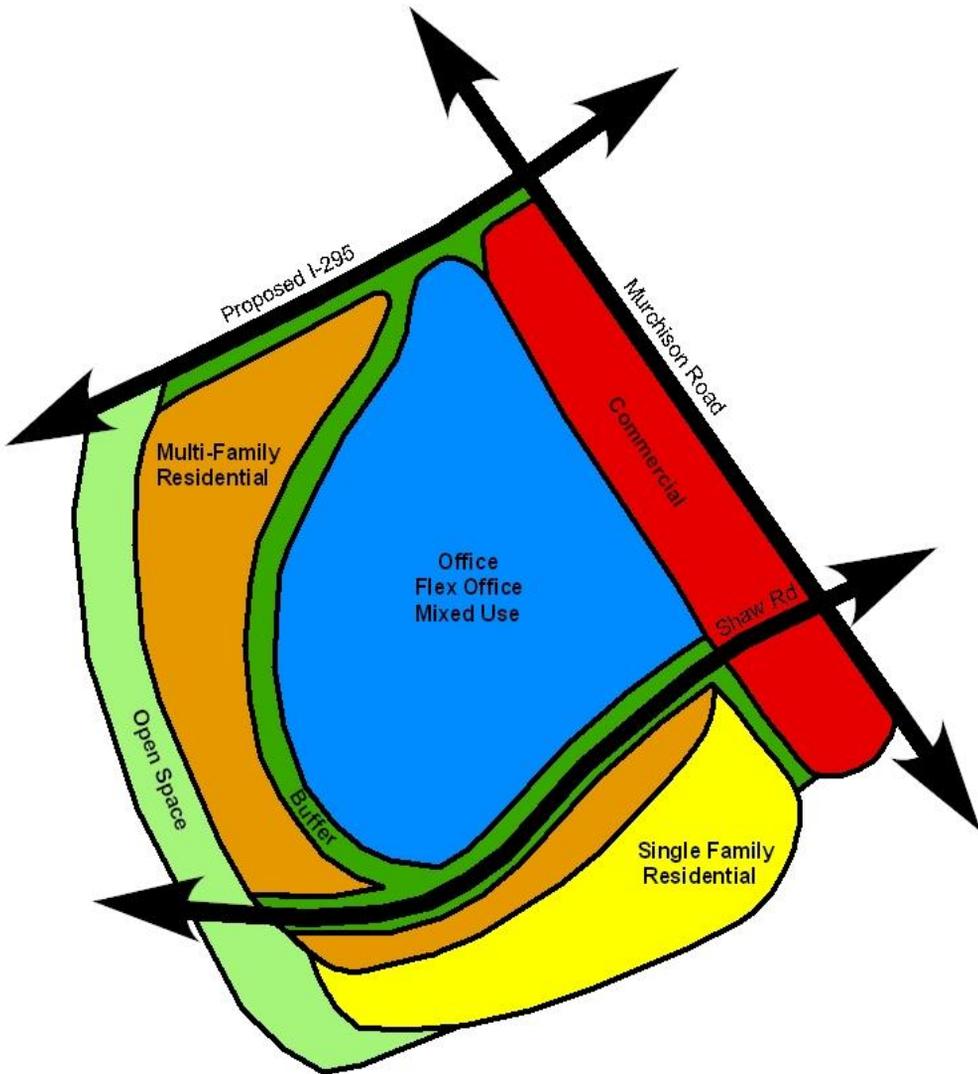
✚ Create Entrance Corridor Overlay District



- Joint Appearance Commission
- Fayetteville Planning Department
- County Planning & Inspections Department

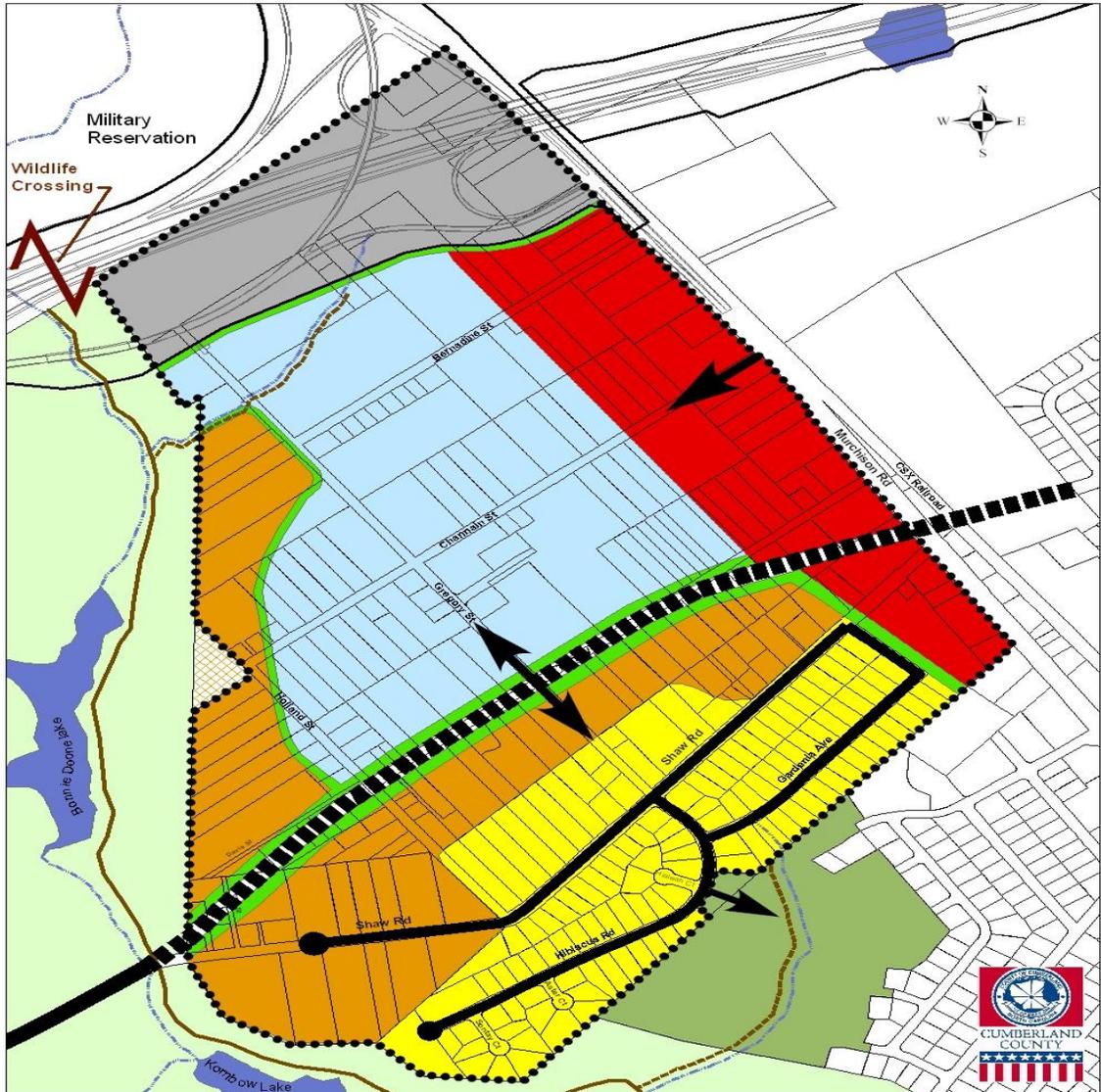
Recommendations

Prototypical Land Use Relationships



Recommendations

PROPOSED LAND USE PLAN



**Shaw Heights Land Use Study
Proposed Land Use Plan**

Legend

- | | | |
|----------------------------------|---|---------------------------------|
| ●●●● Study Boundary | — Fayetteville Greenway | ■ Commercial |
| ▬ Existing Shaw Road | - - - Proposed Pedestrian Trail to Greenway | ■ Proposed City Park |
| ▬ Residential Streets | ■ Existing Conservancy Area | ■ Buffer |
| ▬ Proposed Realignment Shaw Road | ■ Low Density Residential | ■ I-295 area |
| ▬ Proposed I-295 Right-of-Way | ■ Multi-Family Residential | ▨ Recommend Fayetteville Divest |
| ▬ Proposed I-295 End of Pavement | ■ Office/Flex Office/Mixed Use | ➔ Access Points |

Recommendations

SHAW HEIGHTS LAND USE PLAN

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

June 2008