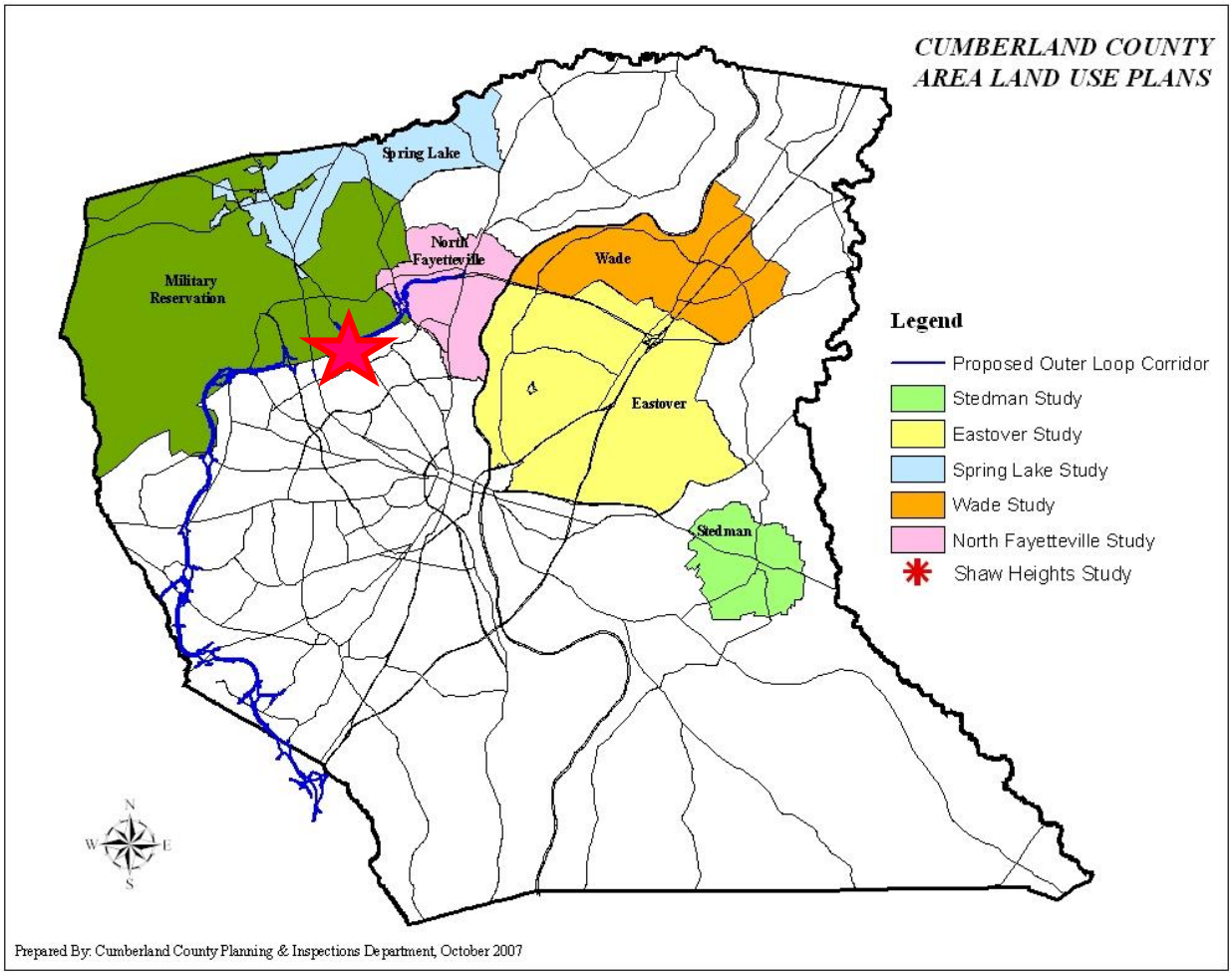
SHAW HEIGHTS

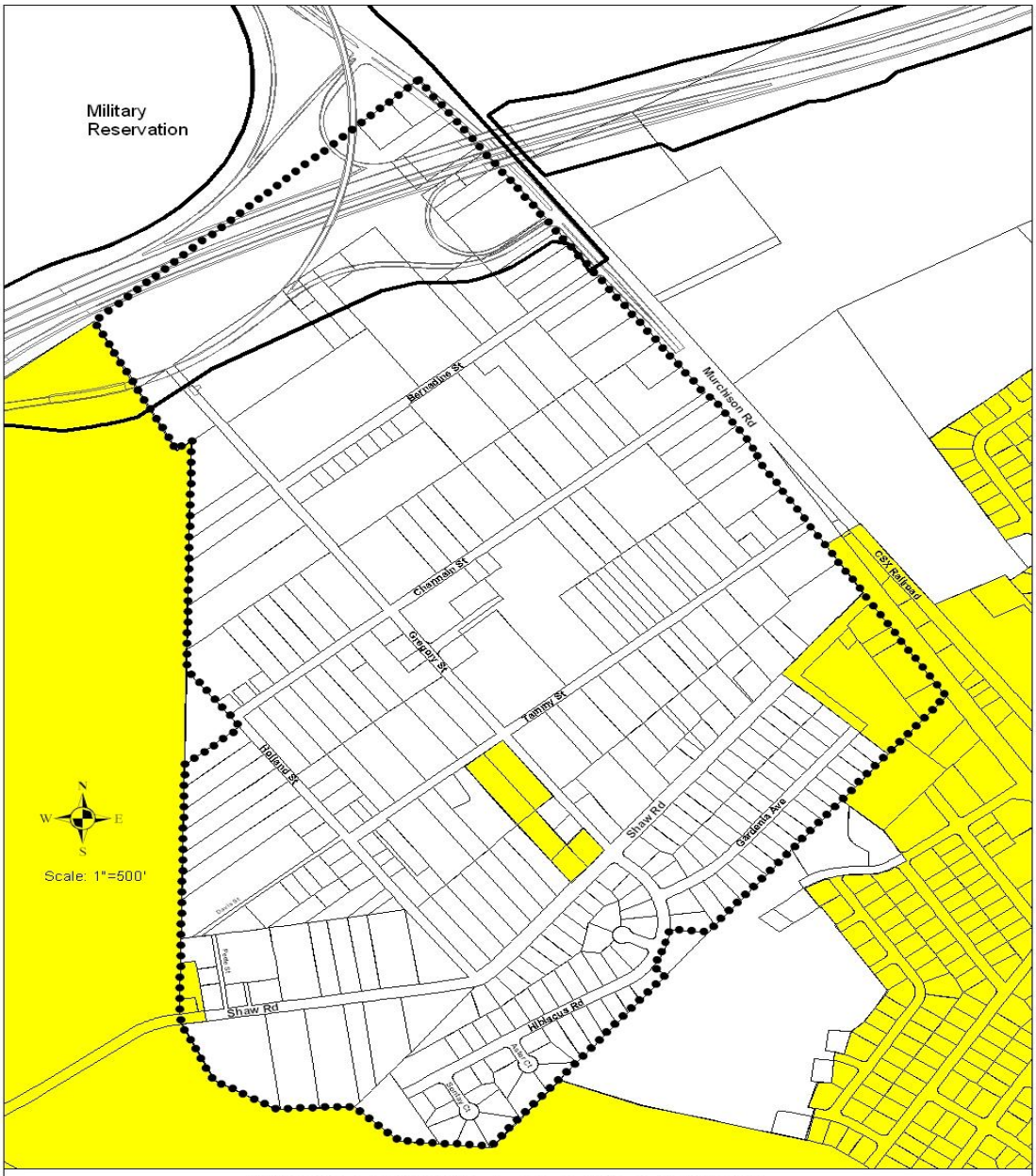
LAND USE PLAN

NOVEMBER 2007

SHAW HEIGHTS LAND USE PLAN



SHAW HEIGHTS LAND USE STUDY



Shaw Heights Land Use Study

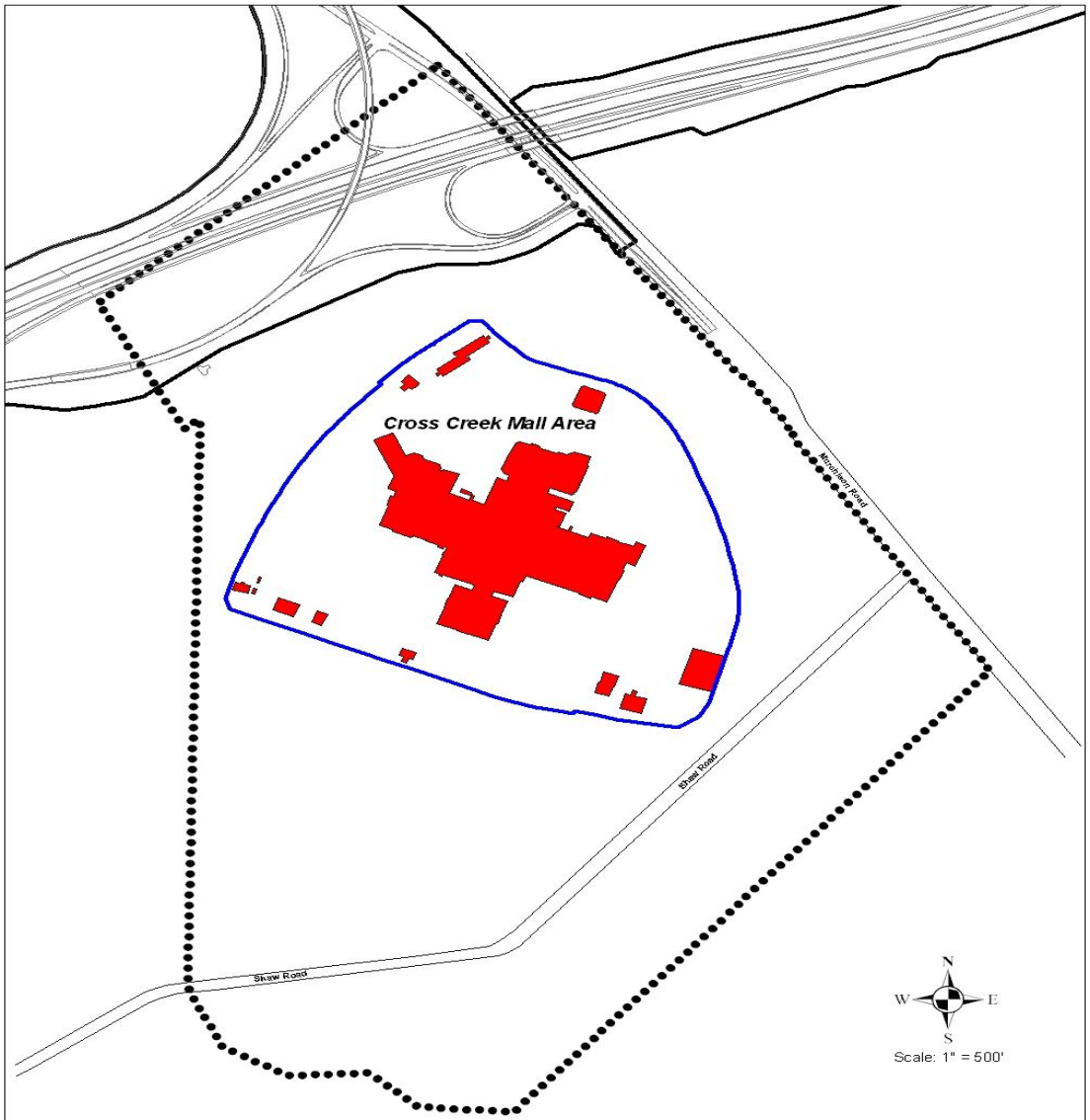
Properties within the City of Fayetteville

Legend

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

CUMBERLAND COUNTY

SHAW HEIGHTS LAND USE STUDY



Shaw Heights Land Use Study
Cross Creek Mall Area Comparison

Legend

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

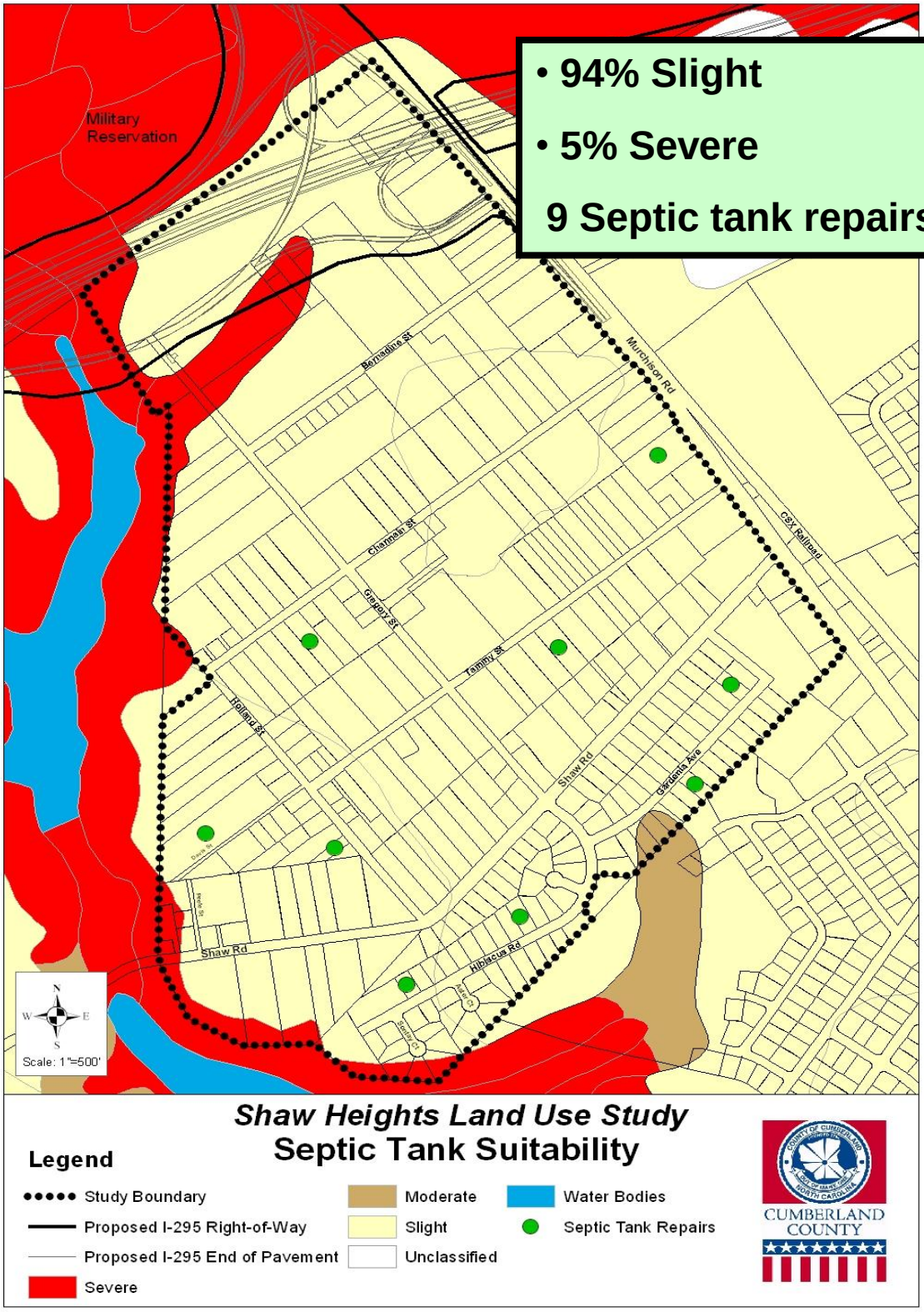
CUMBERLAND COUNTY

SHAW HEIGHTS LAND USE STUDY

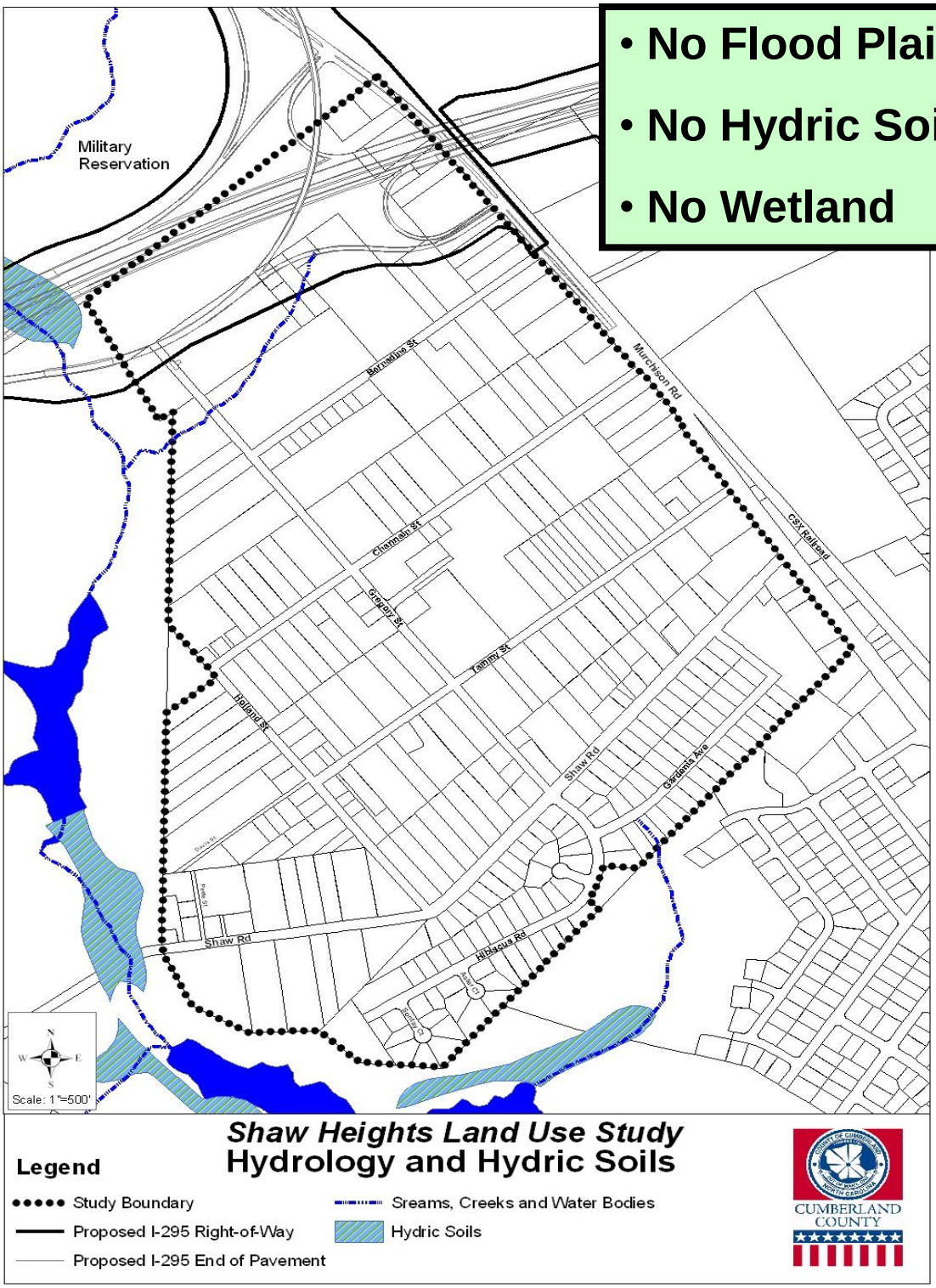
- Natural and Environmental Factors
- Physical and Man Made Factors
- Social and Economic Factors
- Analysis
- Strategic Objectives
- Proposed Land Use Plan

Natural and Environmental Factors

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

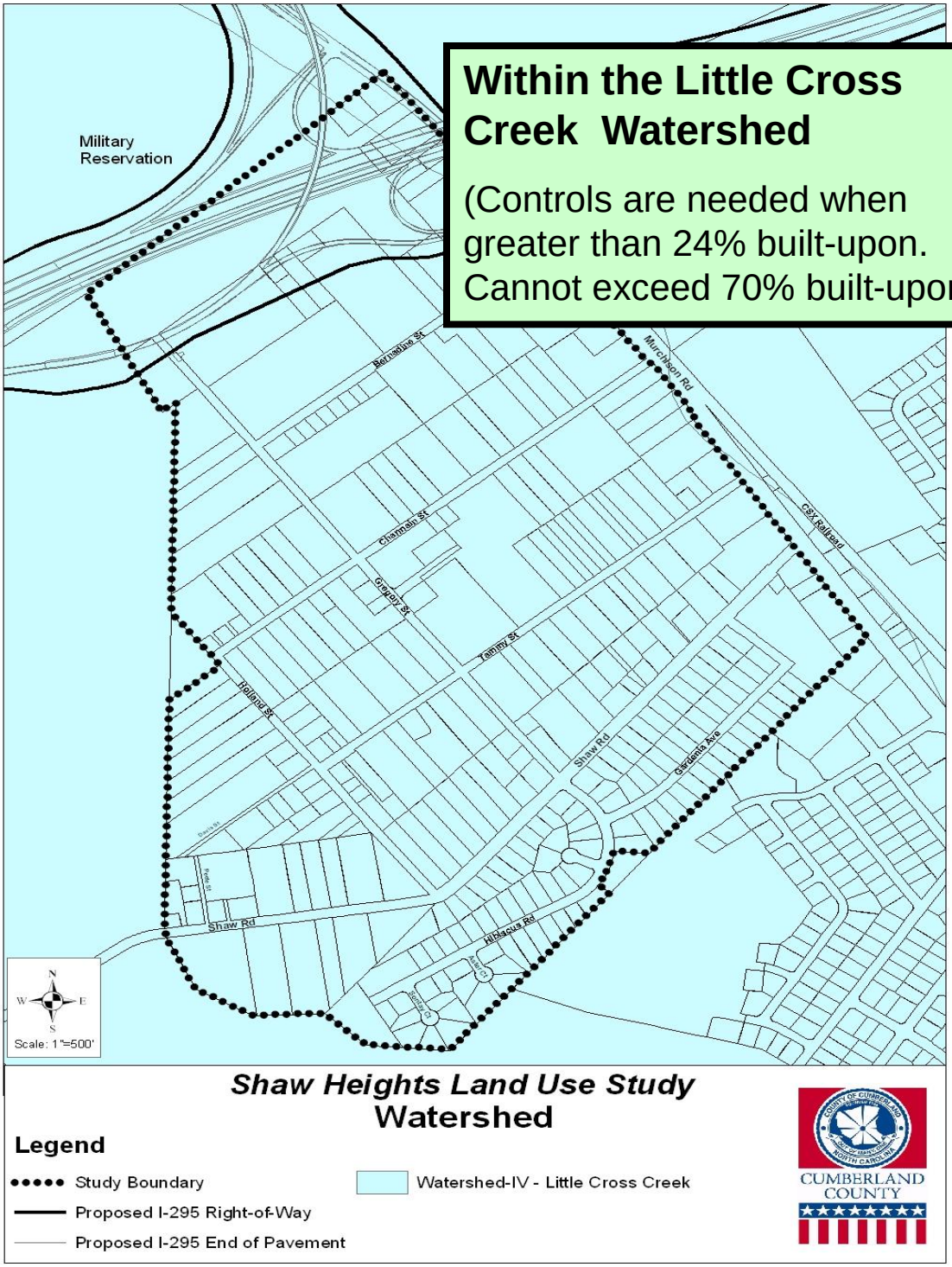


Septic Tank Suitability

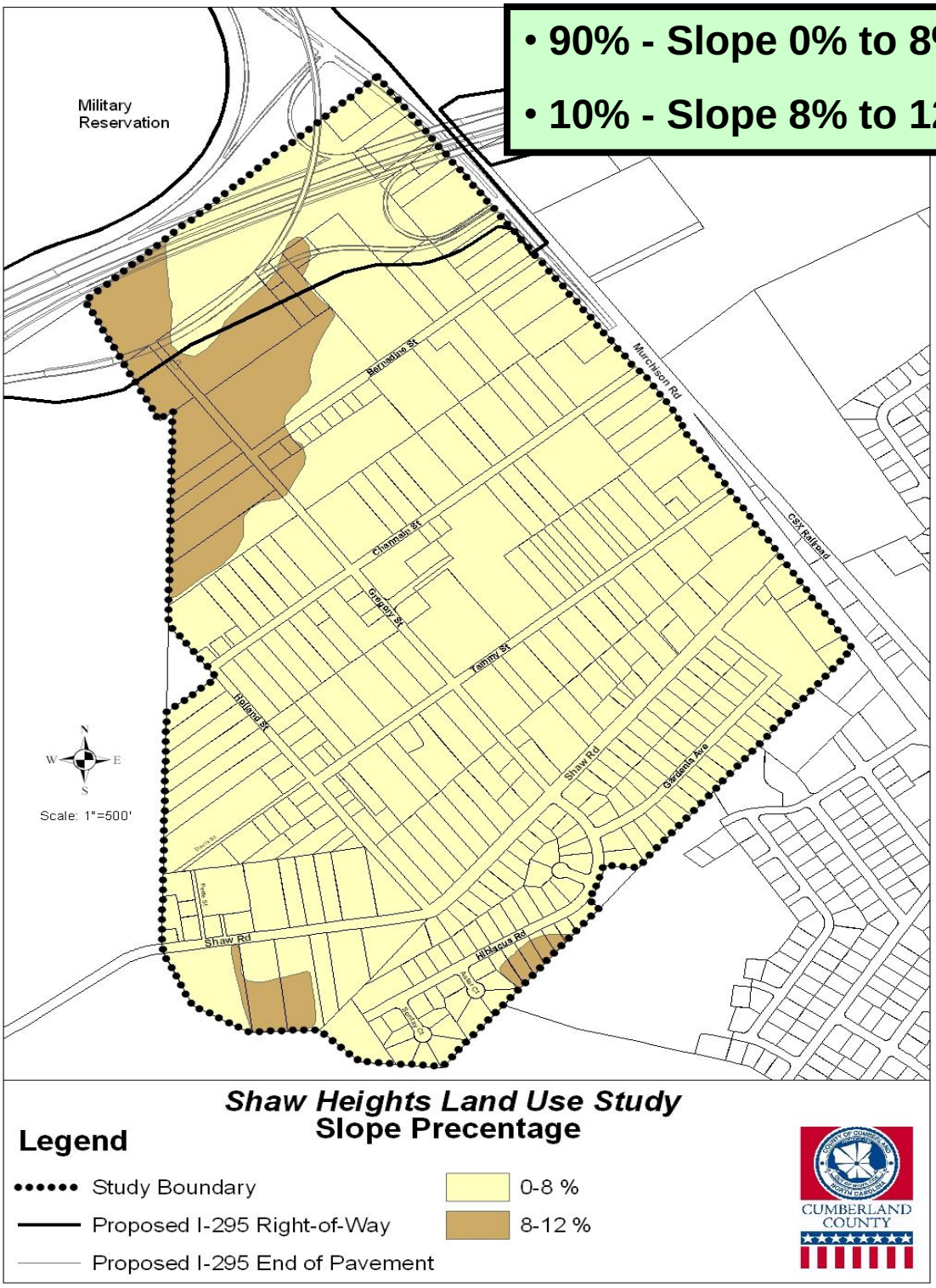


- No Flood Plain
- No Hydric Soils
- No Wetland

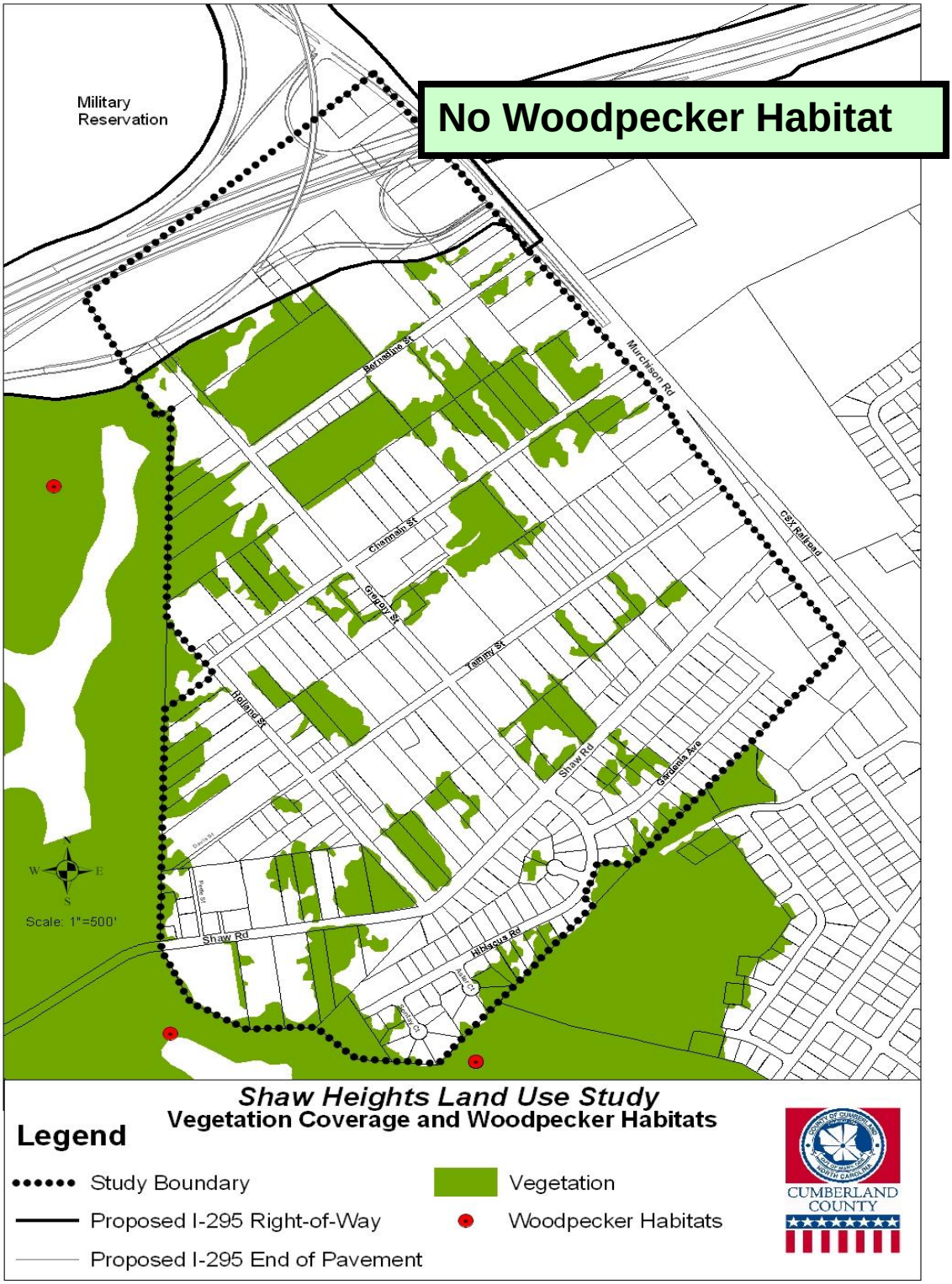
Hydrology/Drainage



Water Supply Watershed



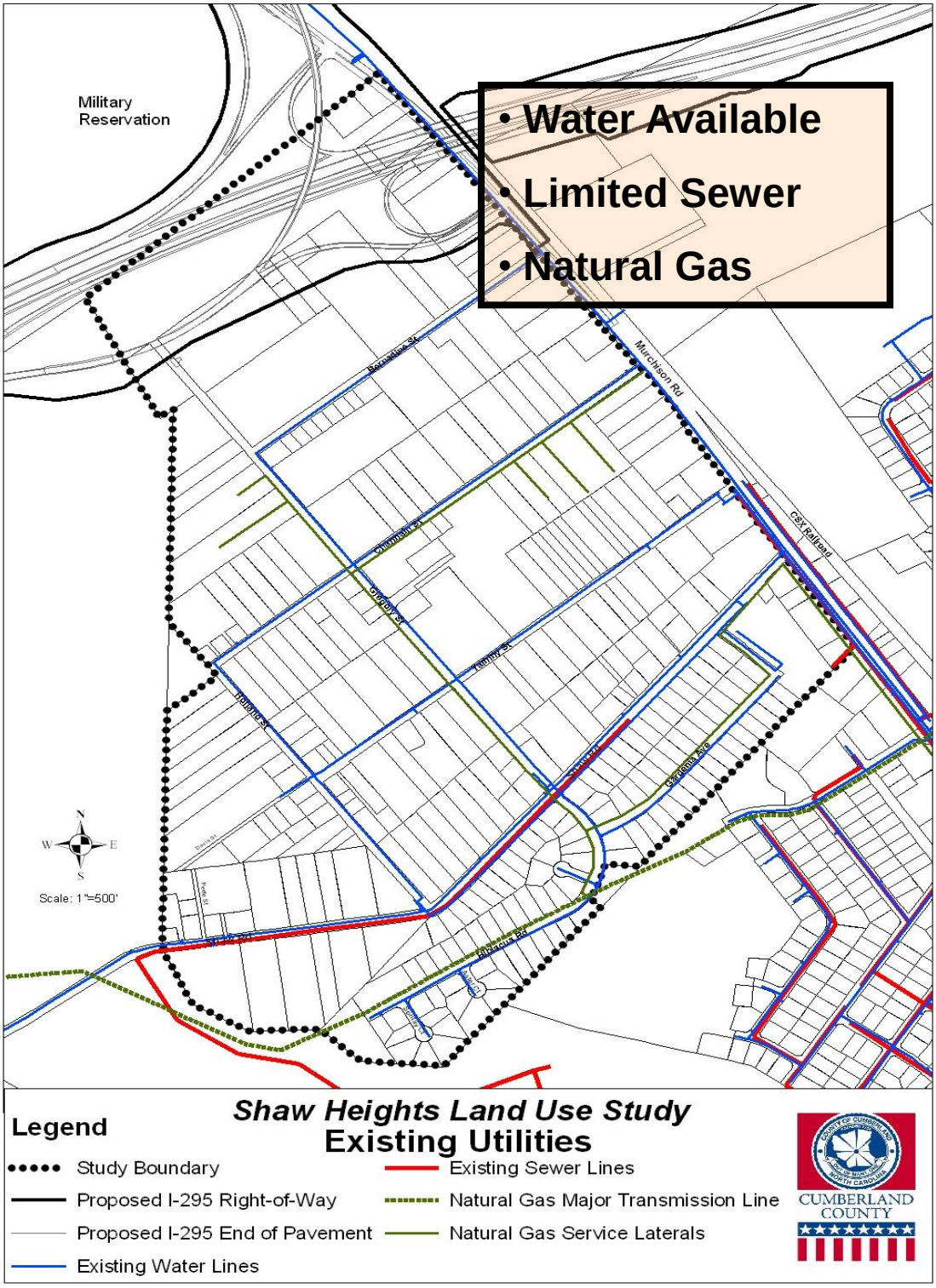
Slope Analysis



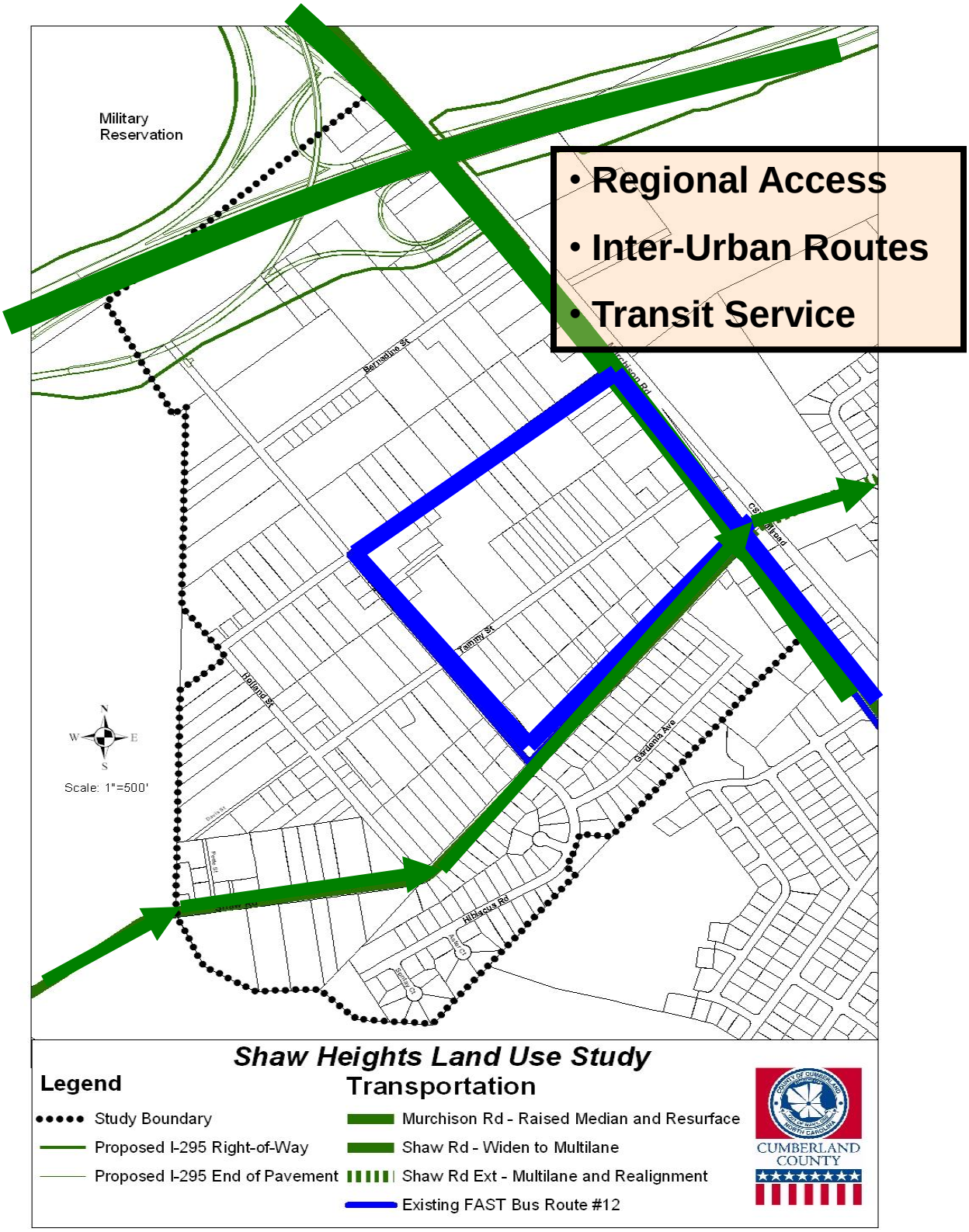
Vegetative Cover

Physical and Man Made Factors

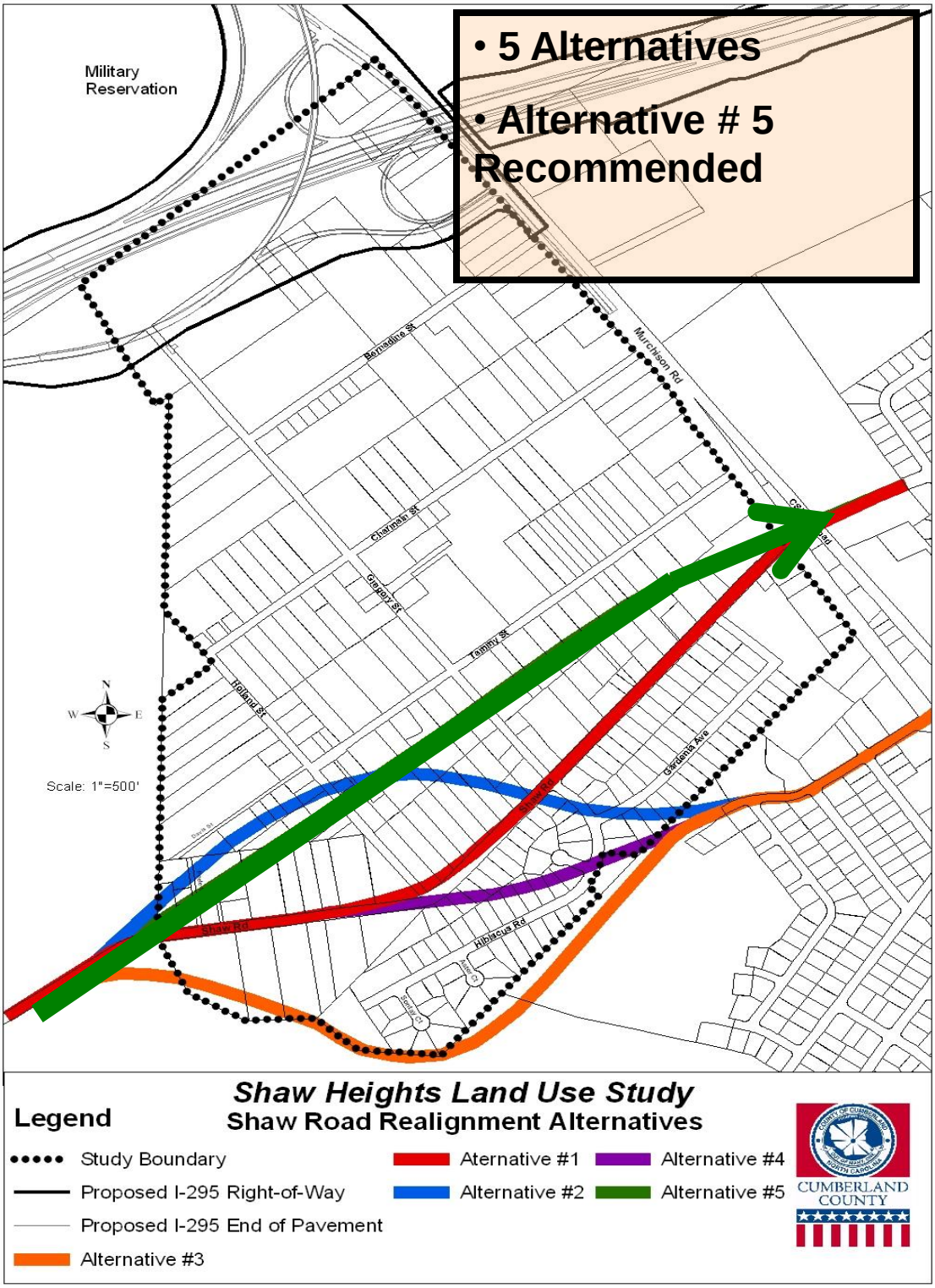
- Existing Utilities
- Transportation
- Existing Land Use
- Existing Housing Types
- Structures Year Built
- Existing Zoning
- 2010 Land Use Plan
- Military Impact
- Recent Activities
- Public Property Ownership
- Murchison Road Corridor Study



Existing Utilities

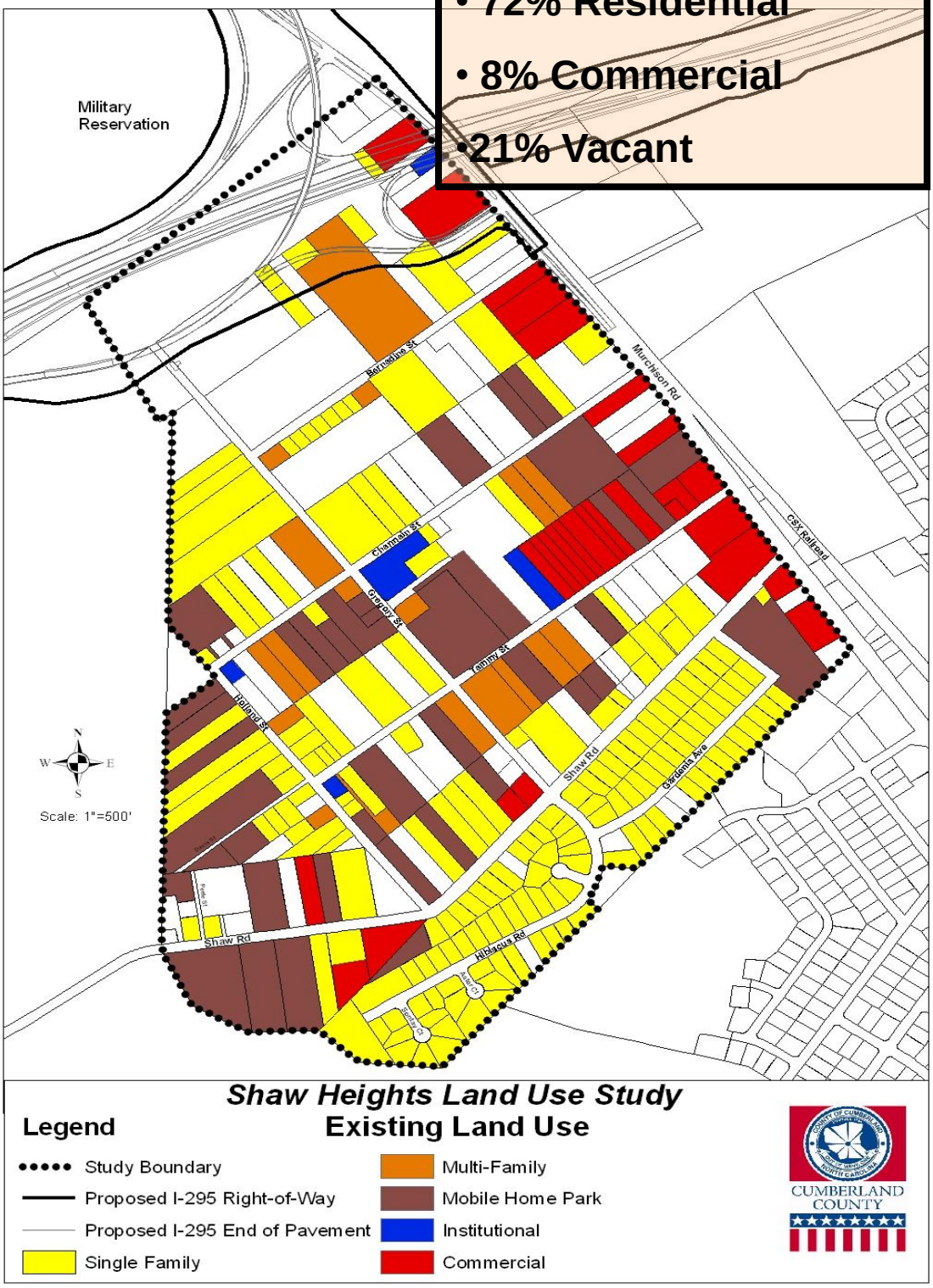


Transportation



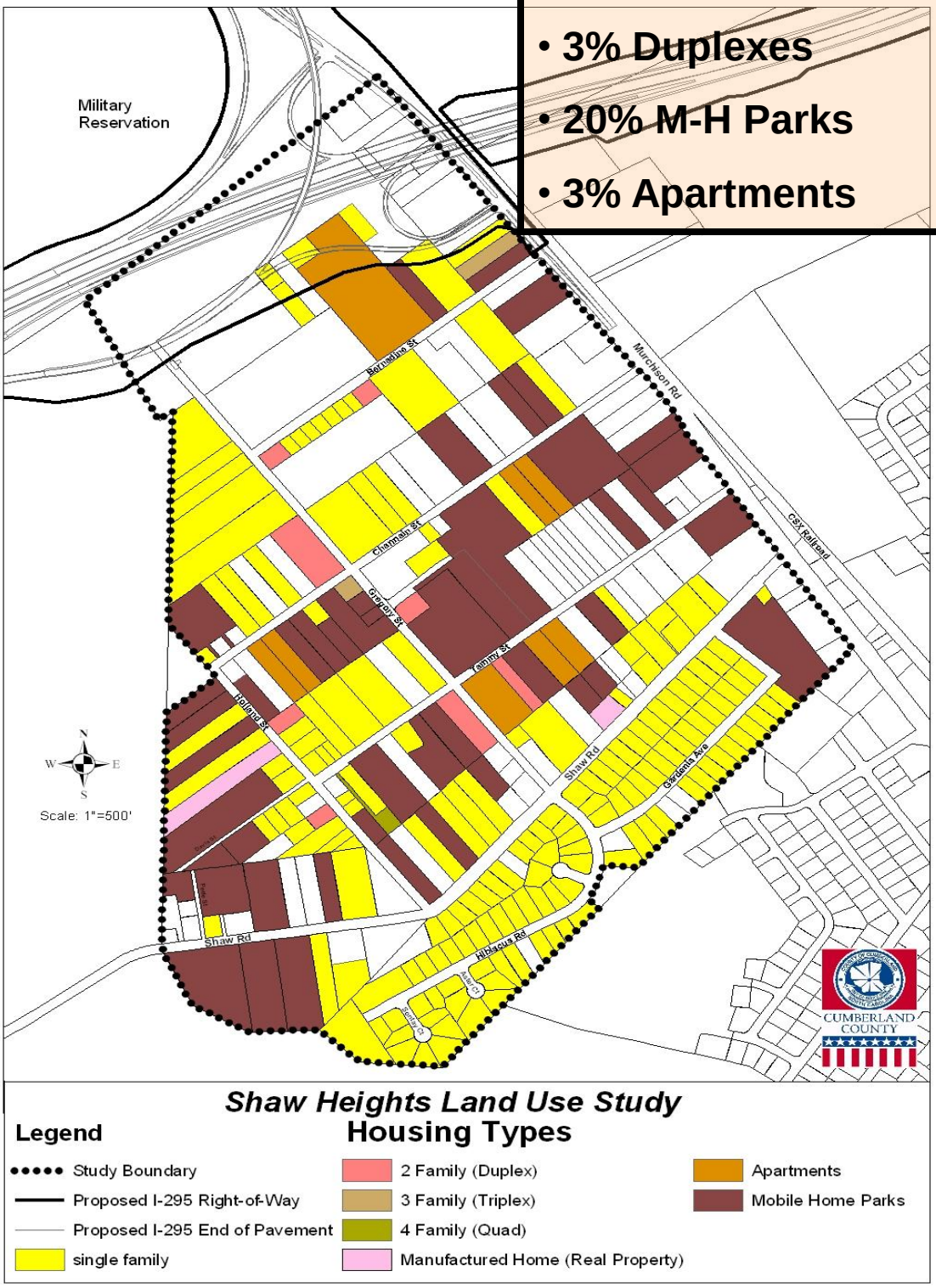
Shaw Road Realignments

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

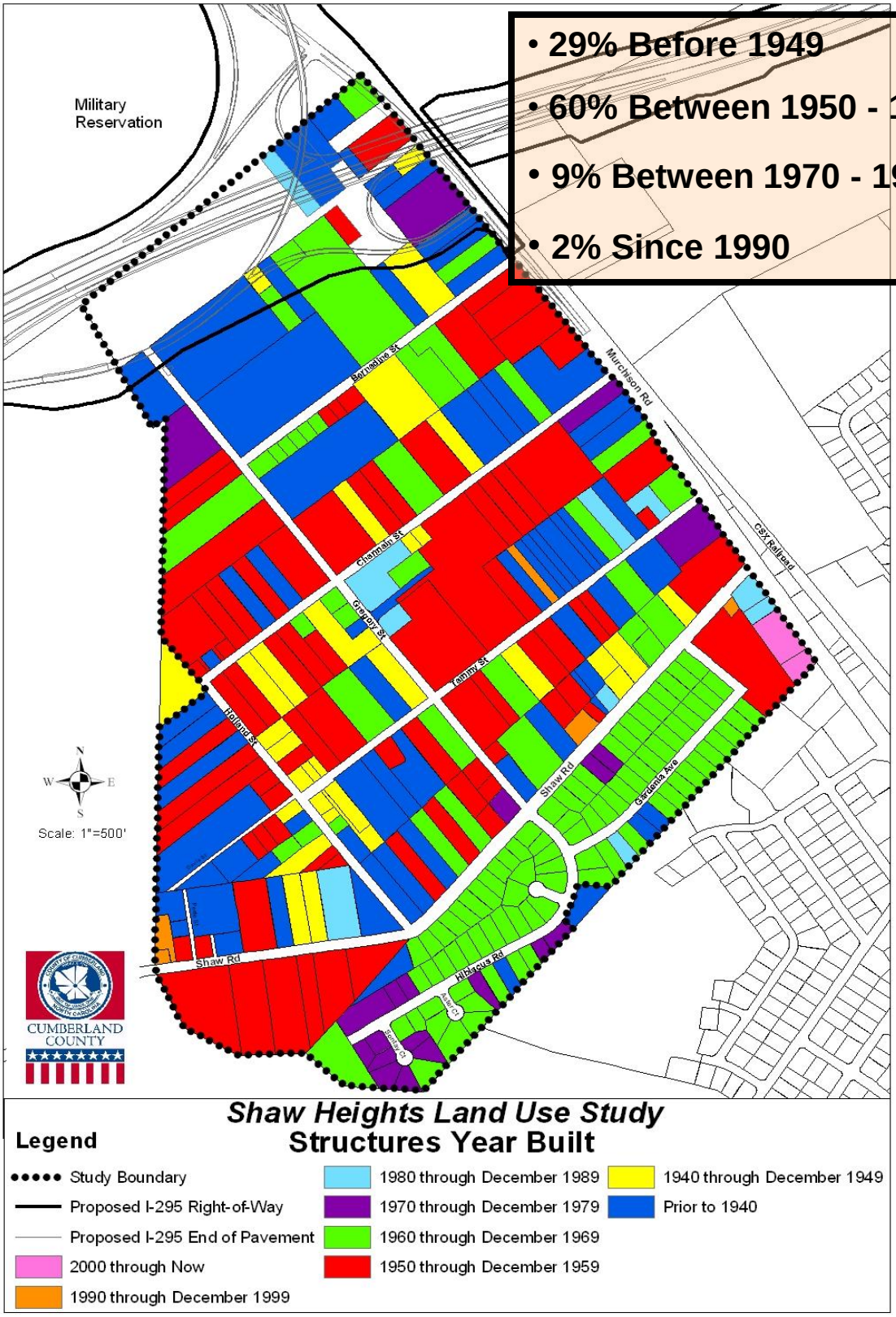


Existing Land Use

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

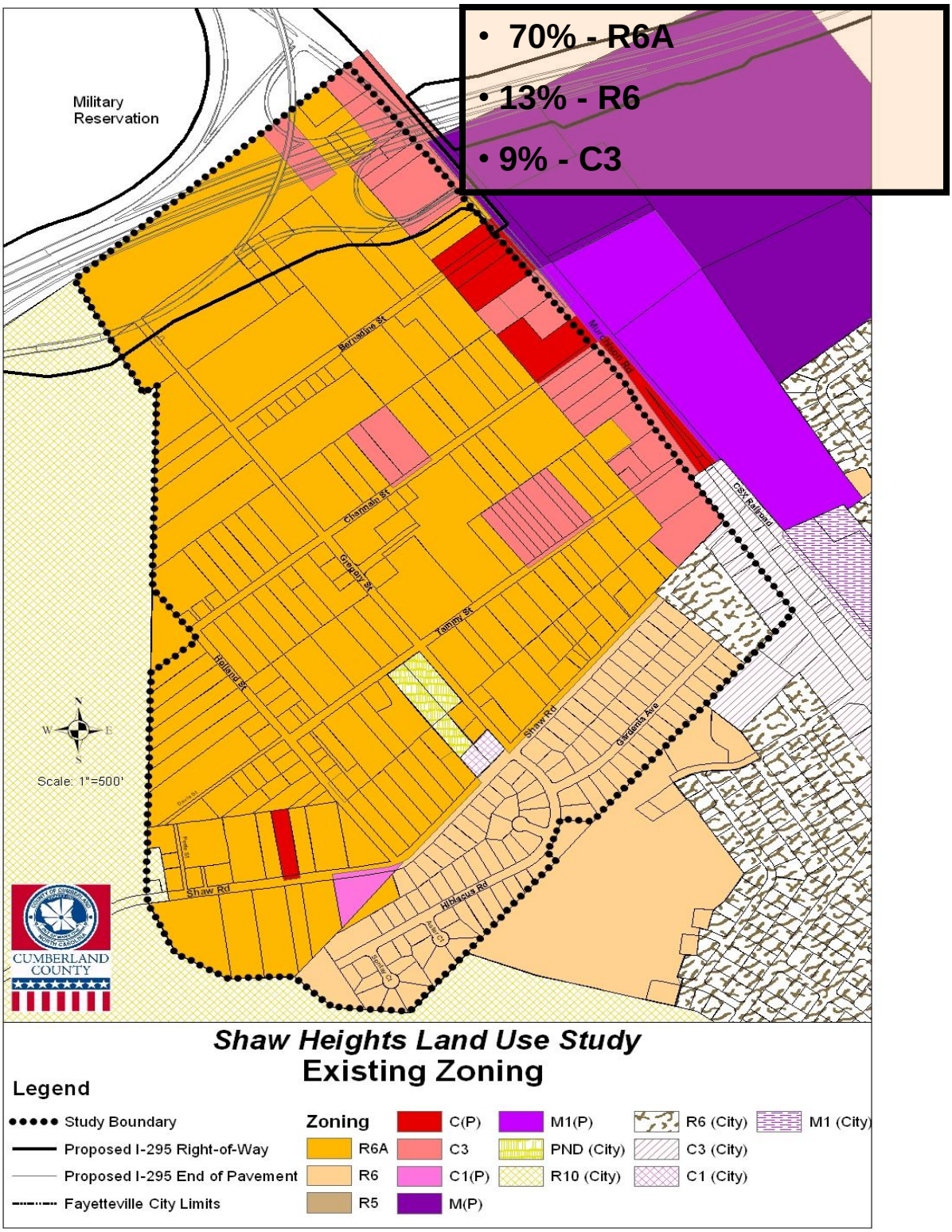


Existing Housing Types

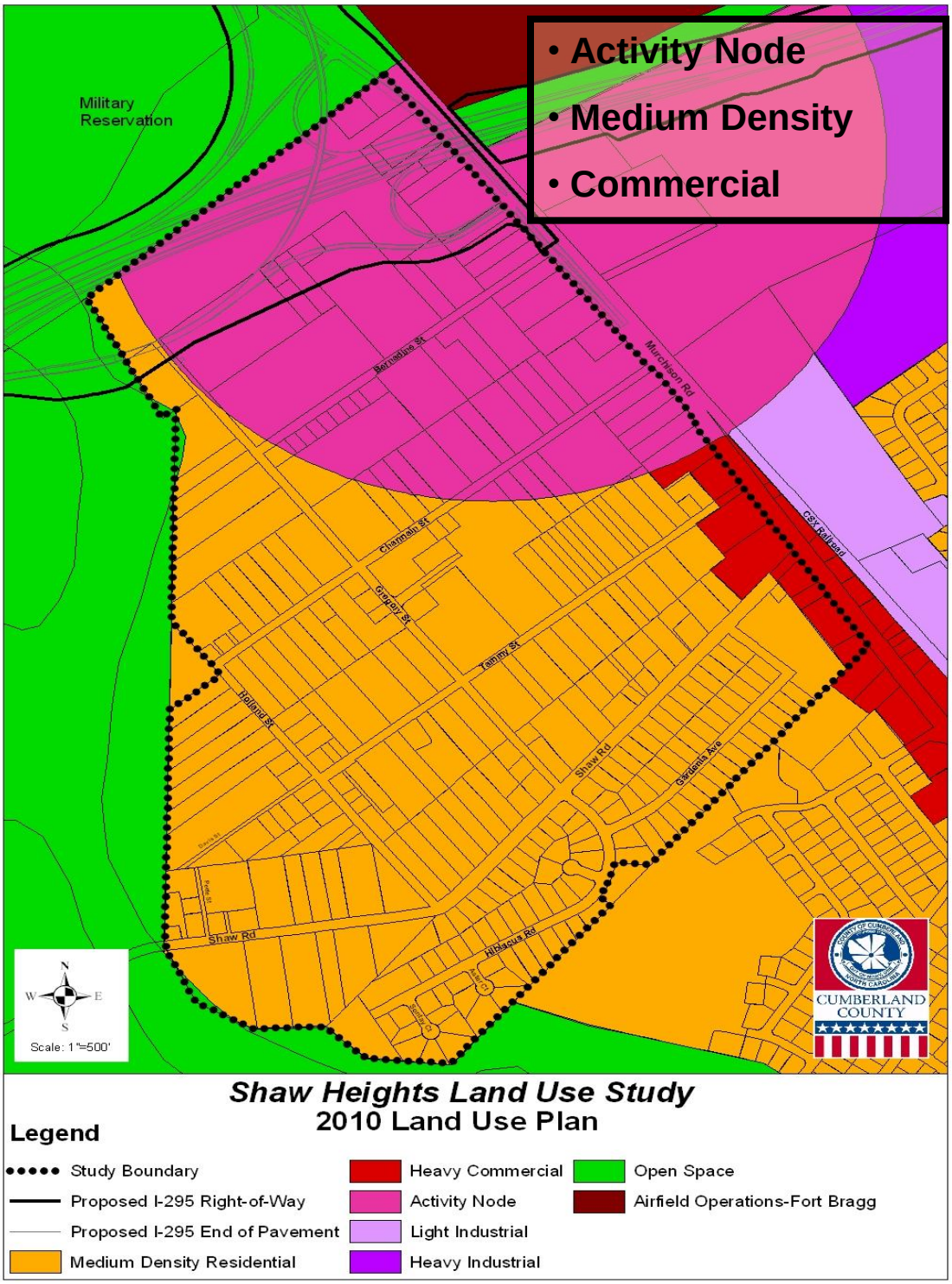


- 29% Before 1949
- 60% Between 1950 - 1960
- 9% Between 1970 - 1989
- 2% Since 1990

Year Built

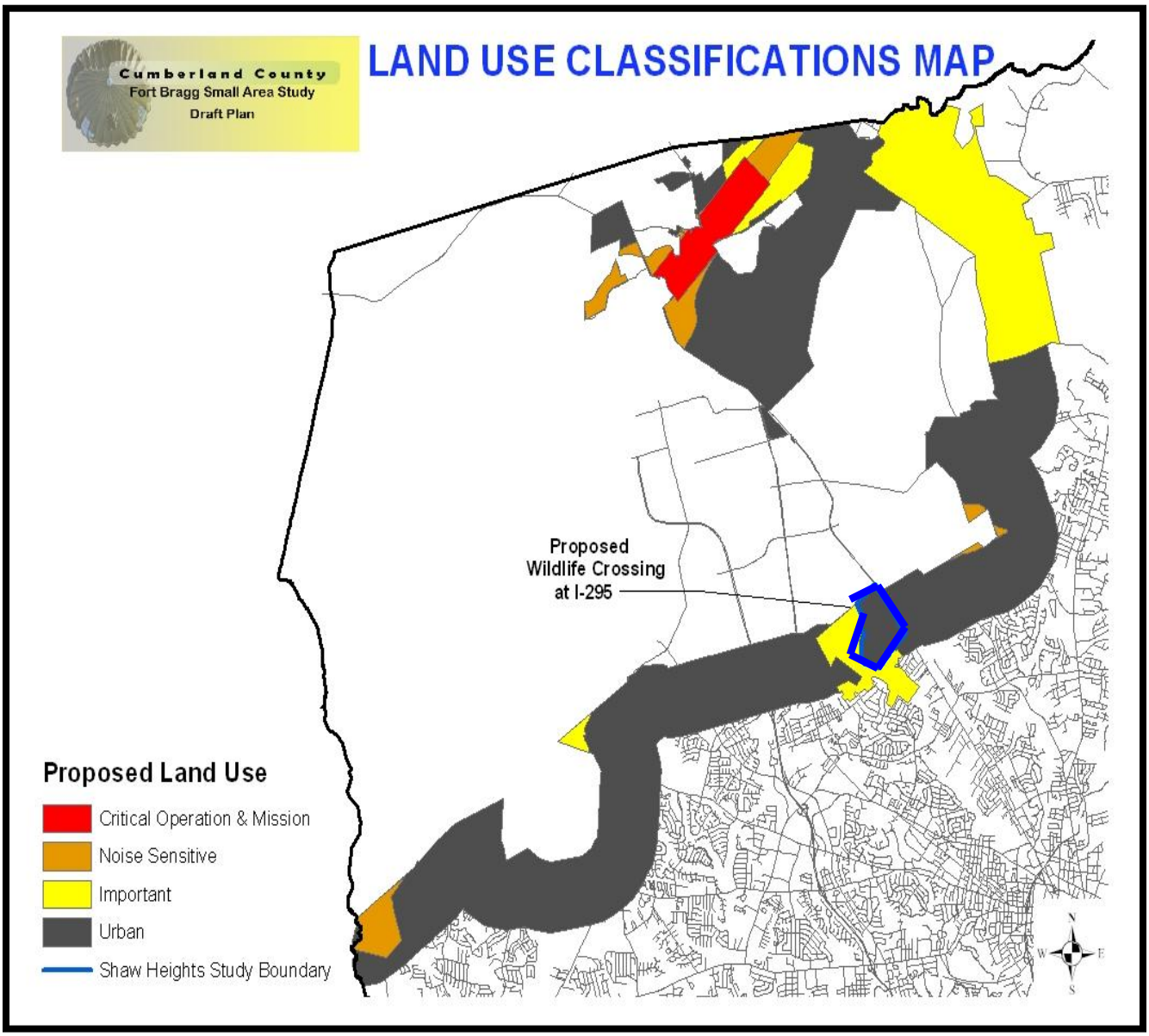


Existing Zoning

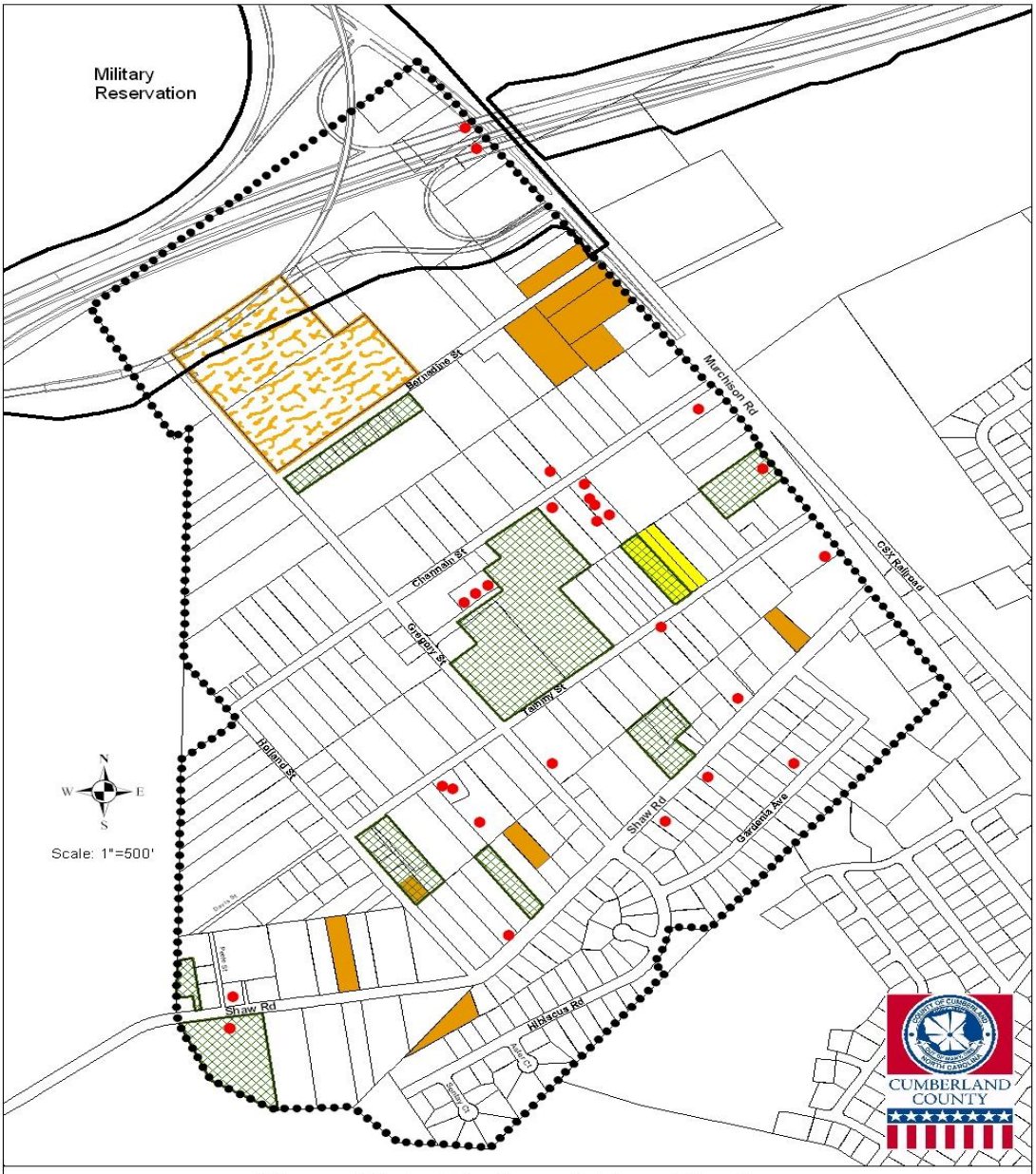


2010 Land Use Plan

- **Urban**
- **Important Land**



Fort Bragg Small Area Plan



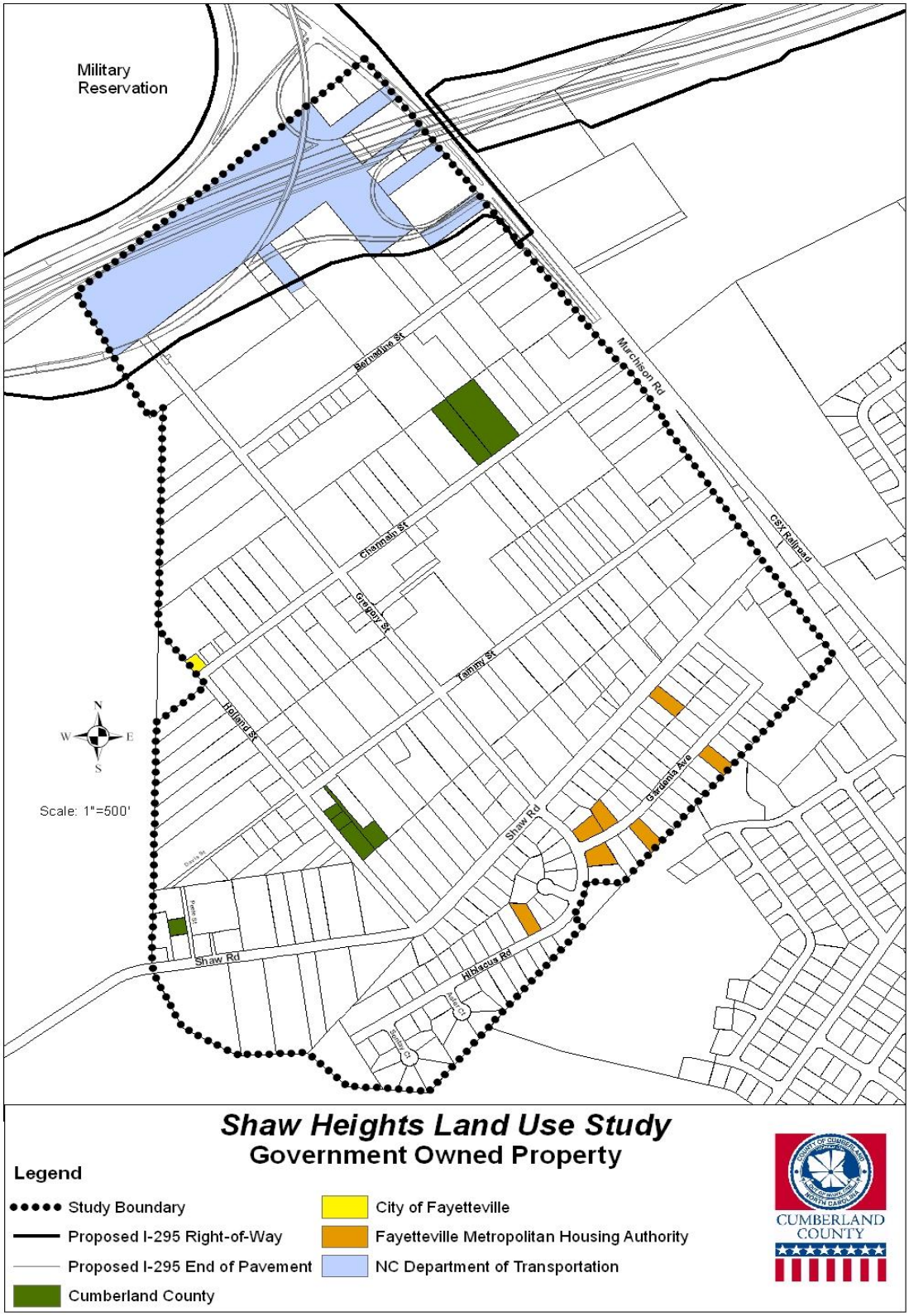
Shaw Heights Land Use Study

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

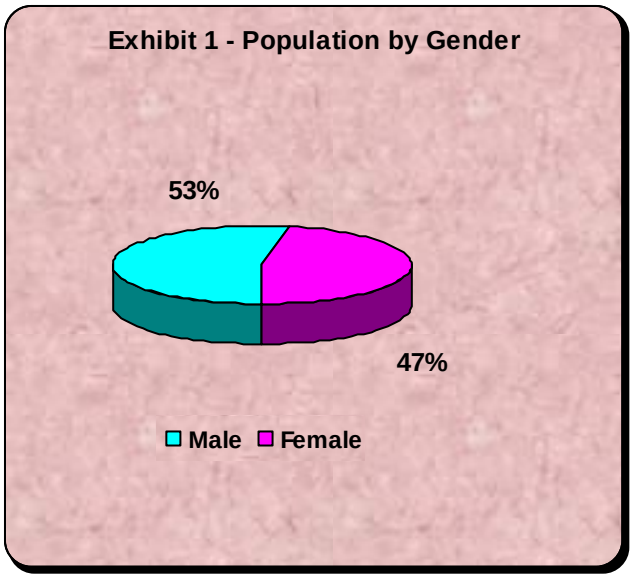
Recent Activities

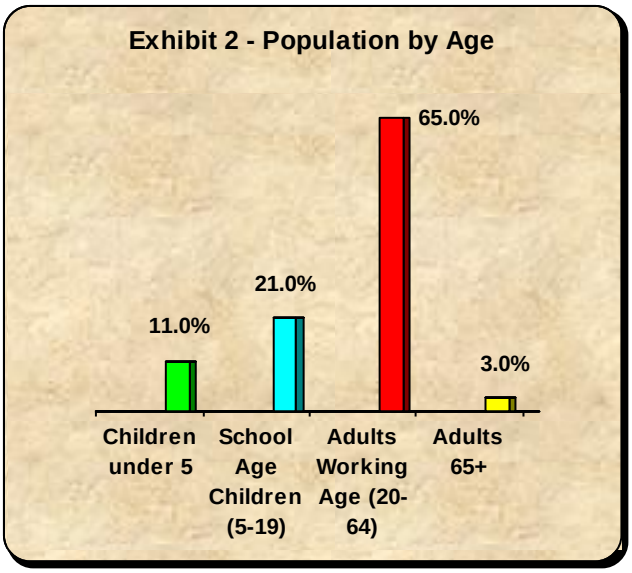


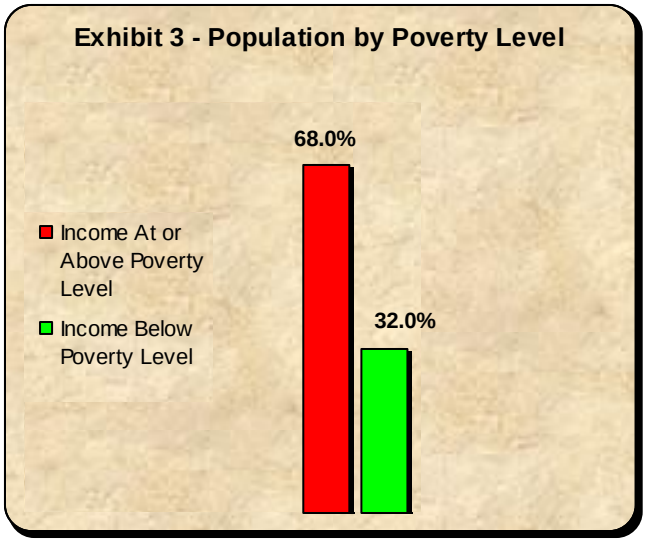
Government Property

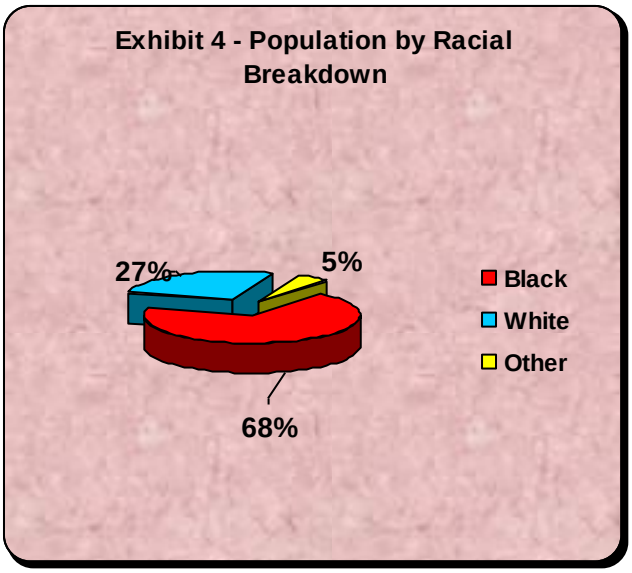
Social and Economic Factors

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

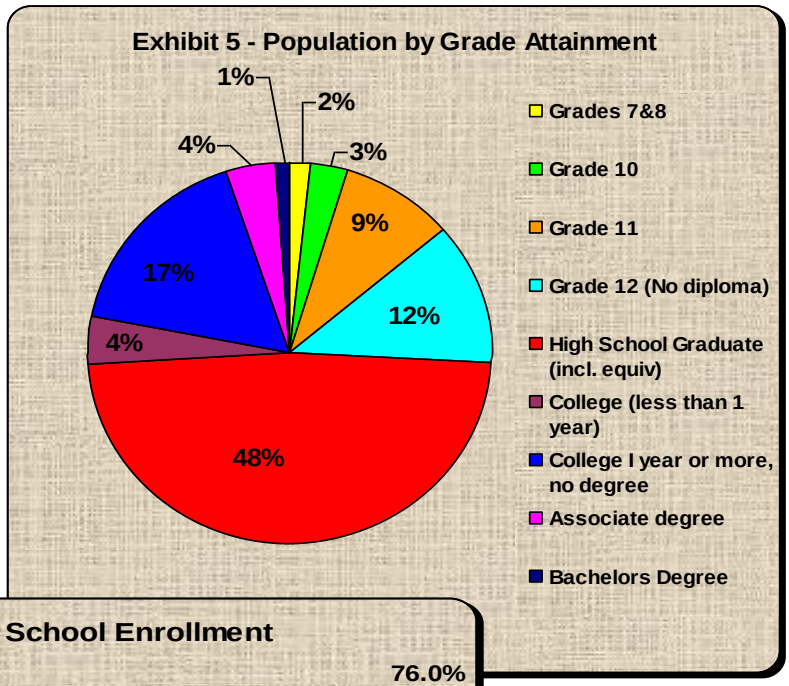


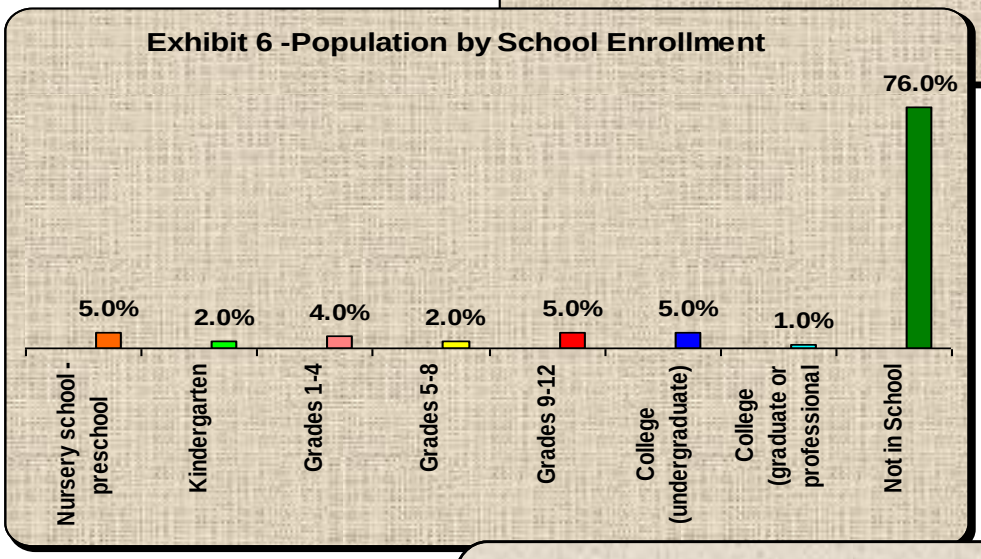






Demographics

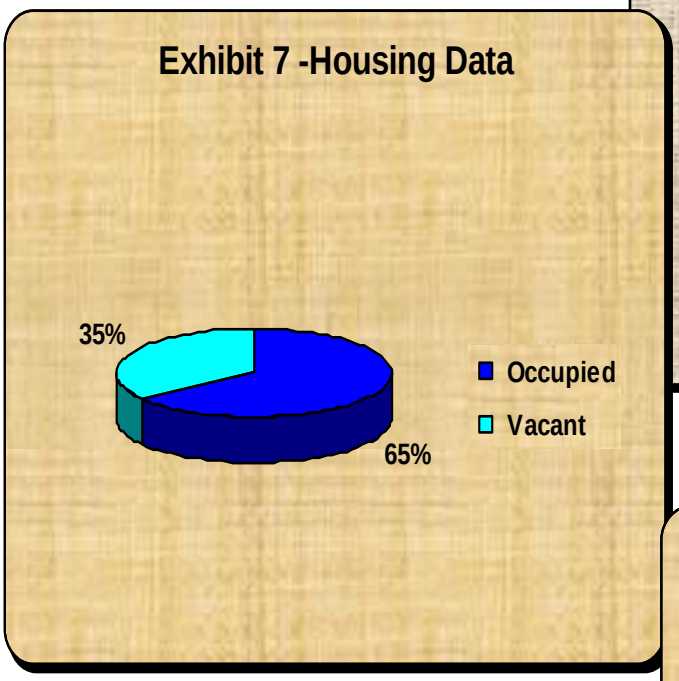


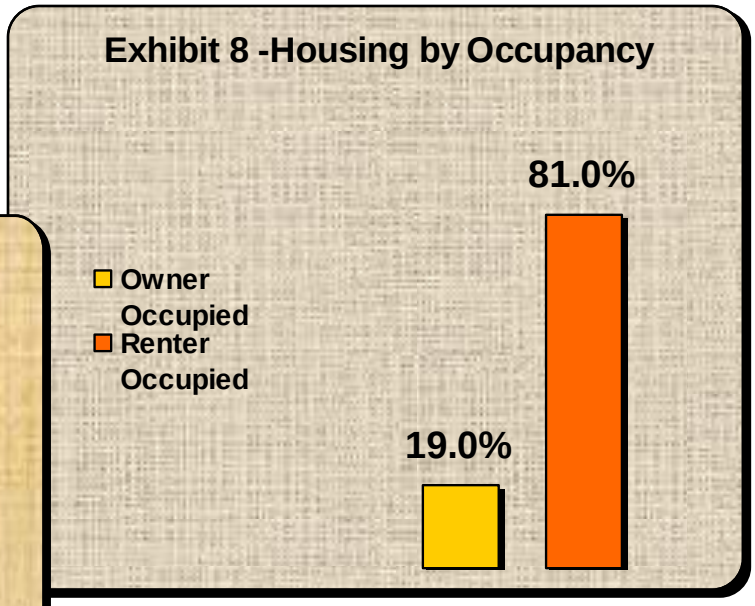


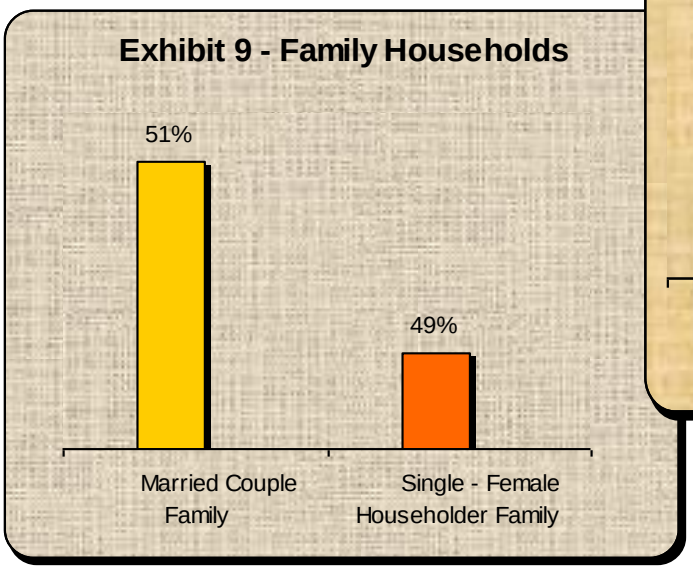
Crime Rate Dropped 87%

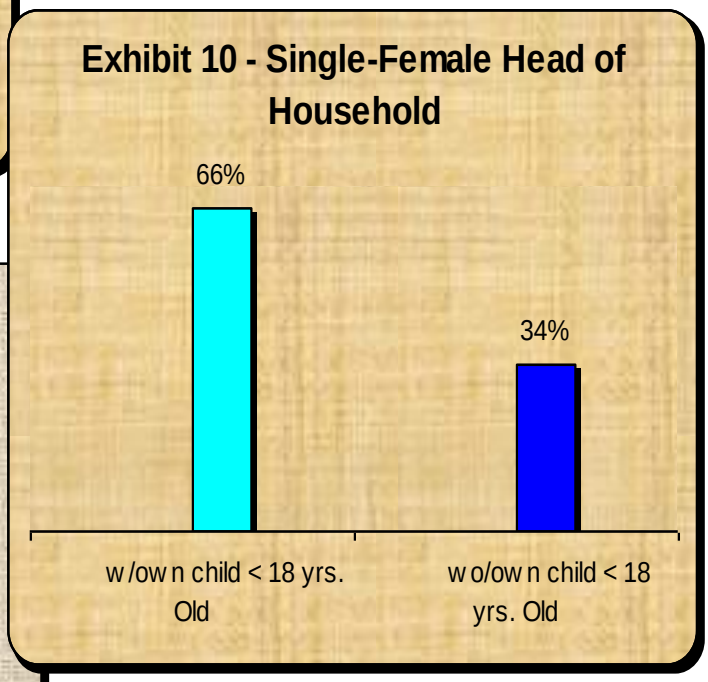
Between 1997 and 2007

Demographics

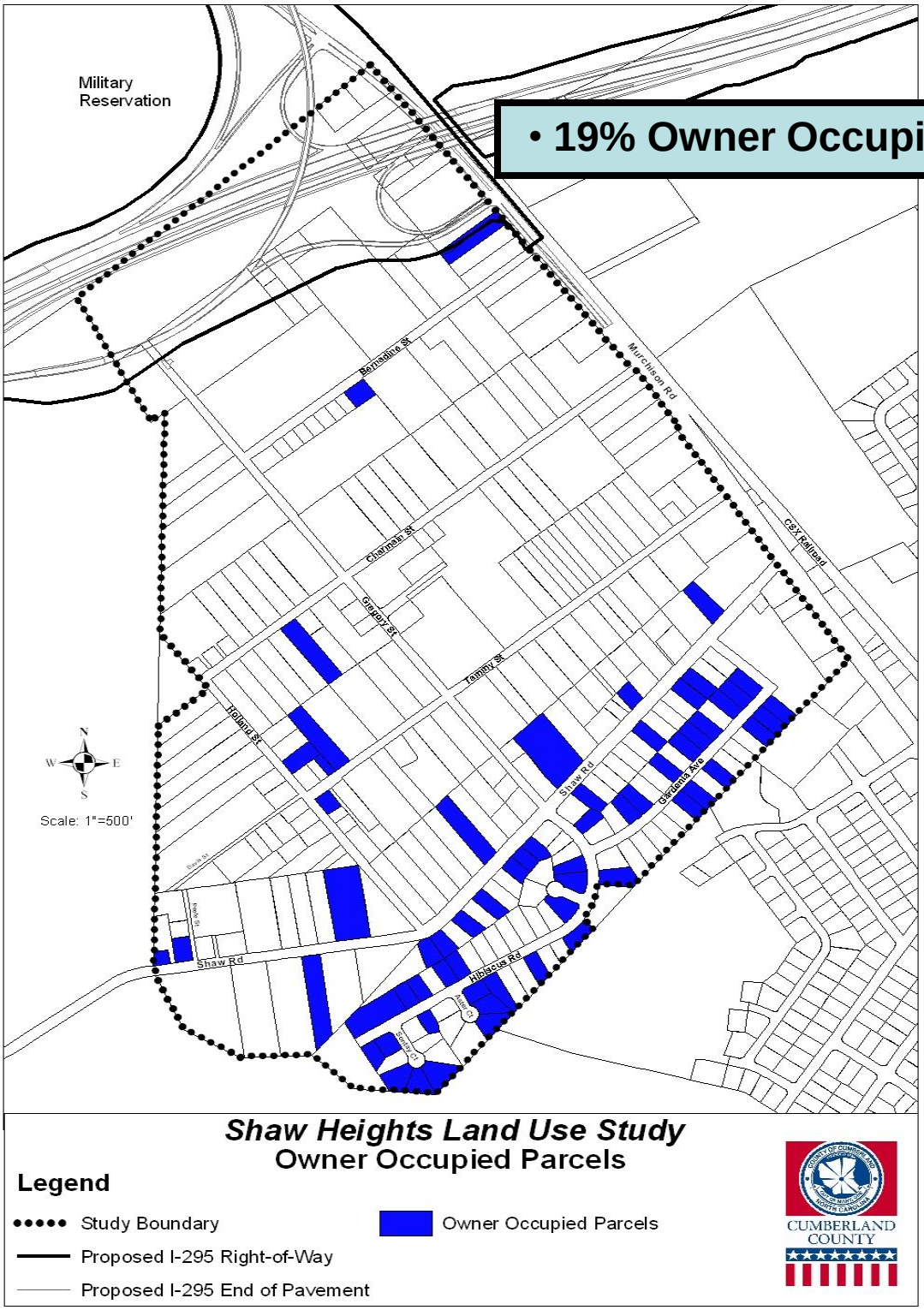








Demographics



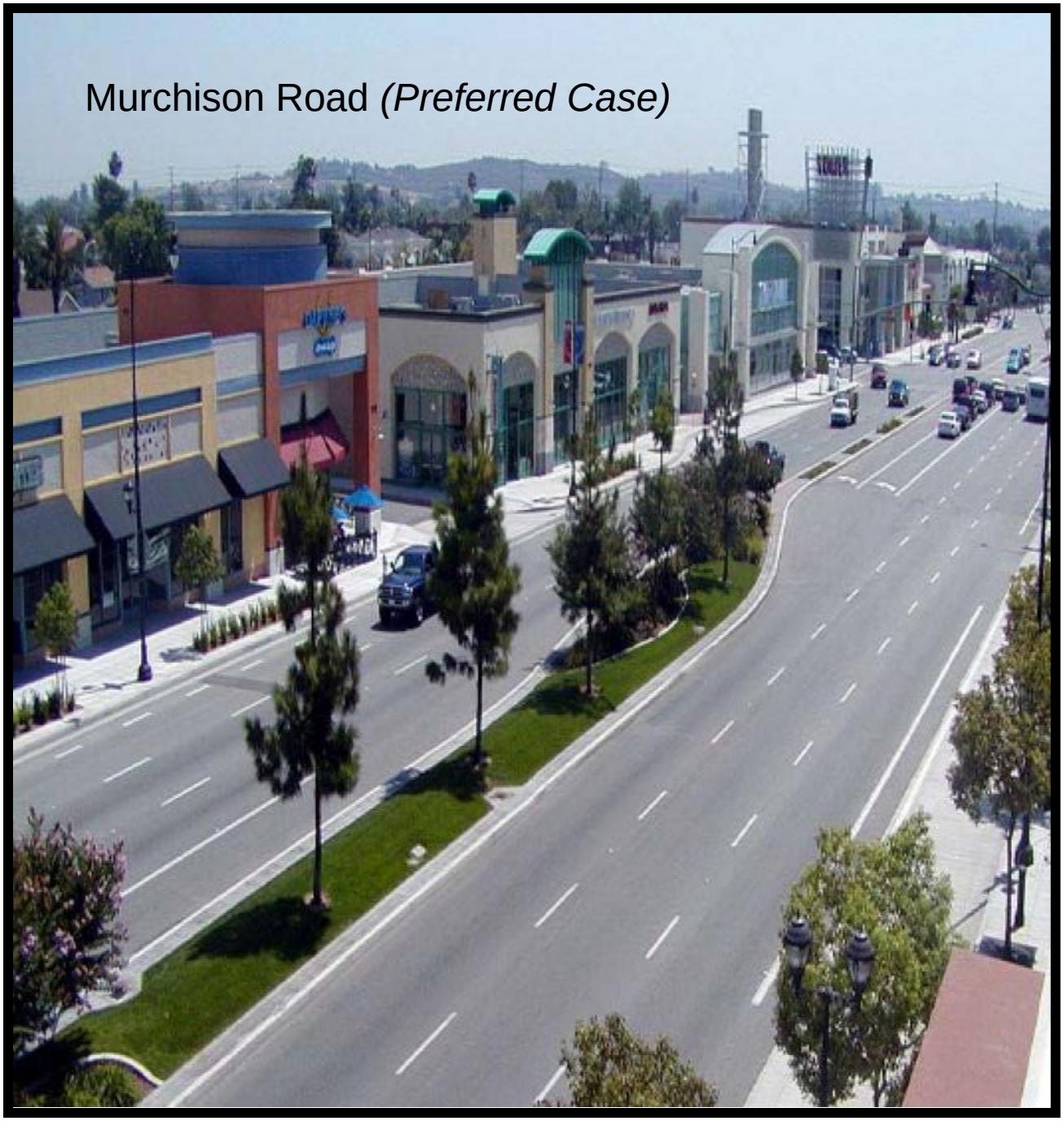
Demographics

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



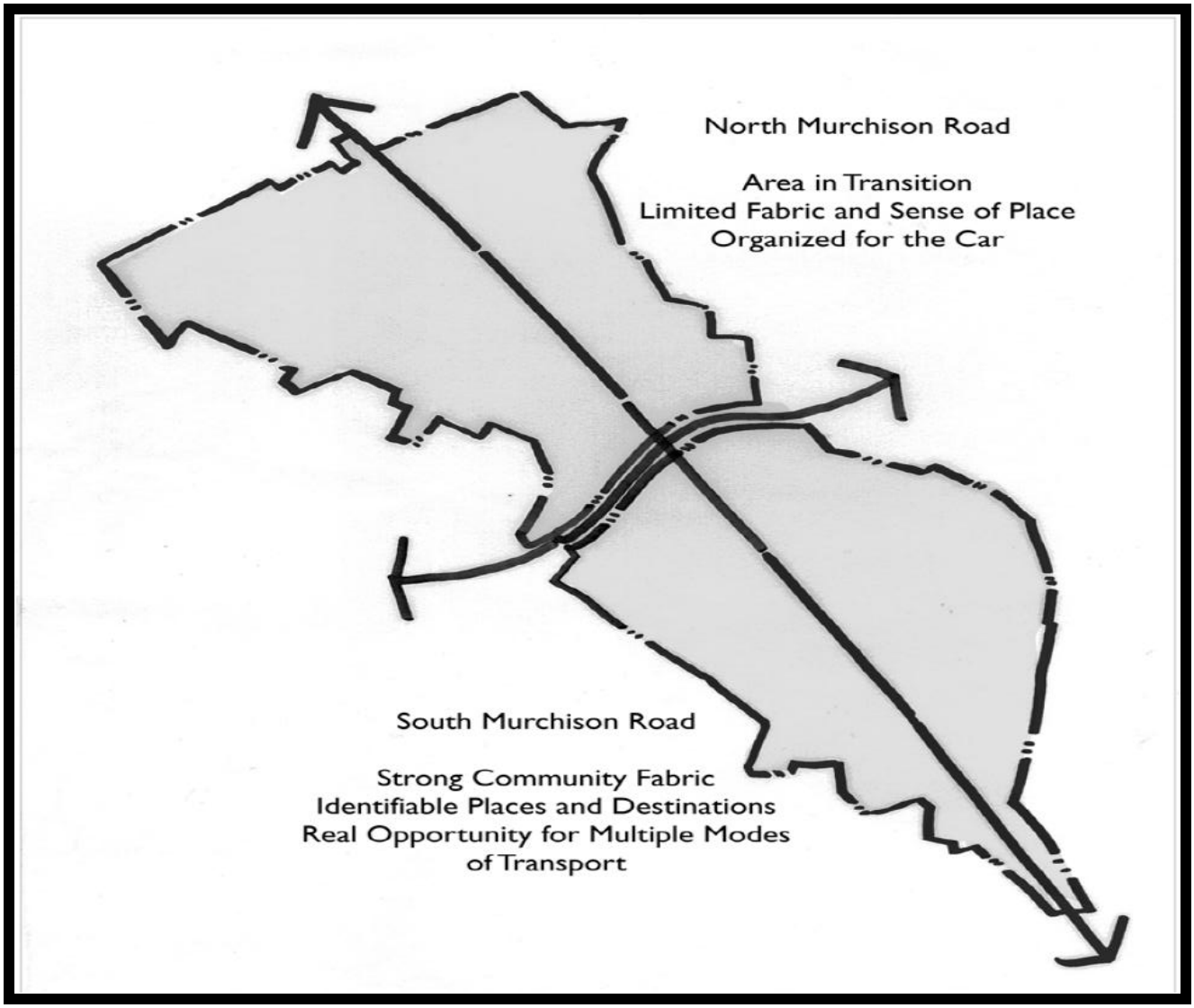
* Slide from Murchison Road Corridor Study

City of Fayetteville

LandDesign

Murchison Road Study

Framework- Two Murchison Roads

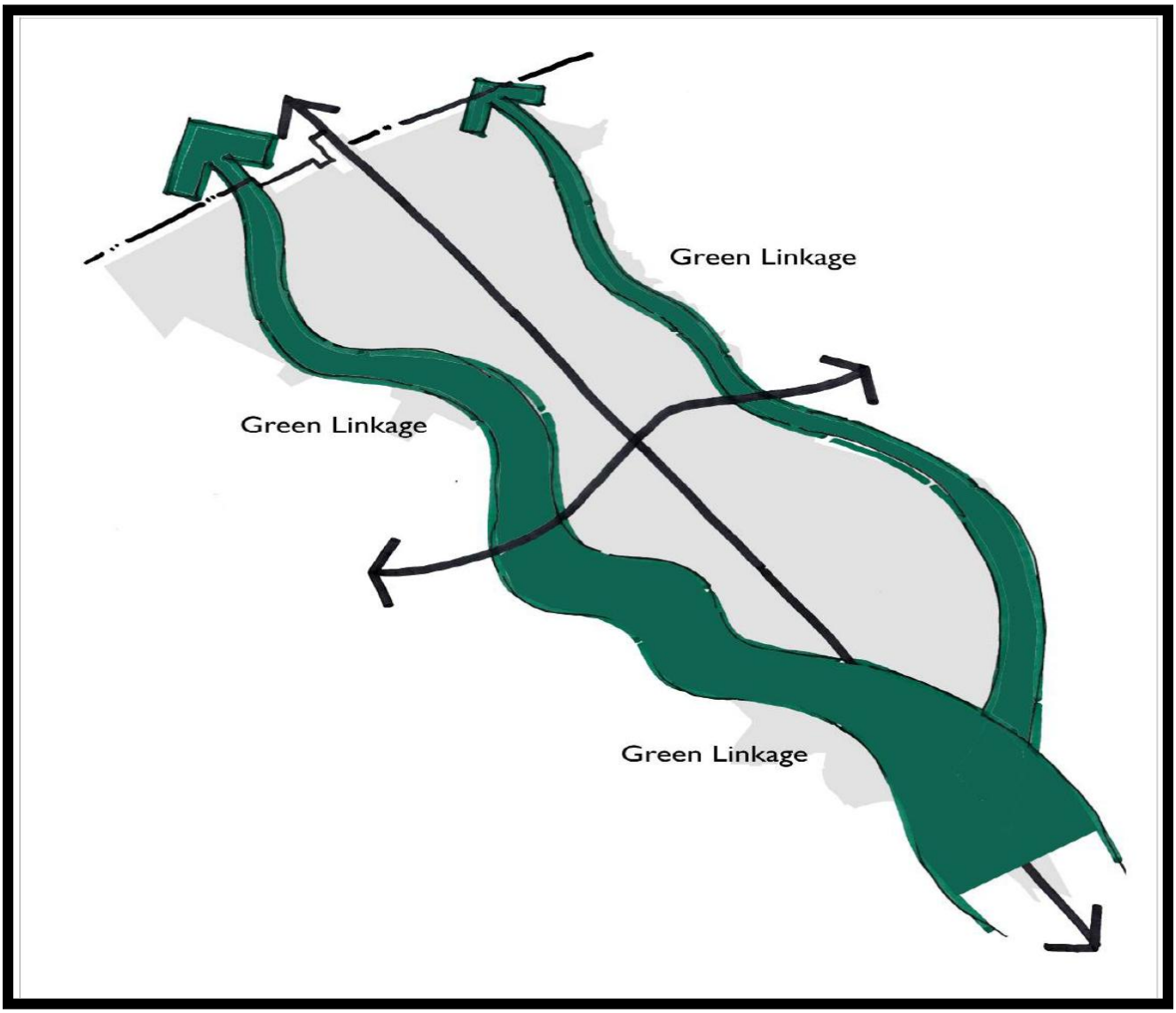


* Murchison Road Corridor Study -City of Fayetteville

LandDesign

Murchison Road Study

Framework- Green Linkages

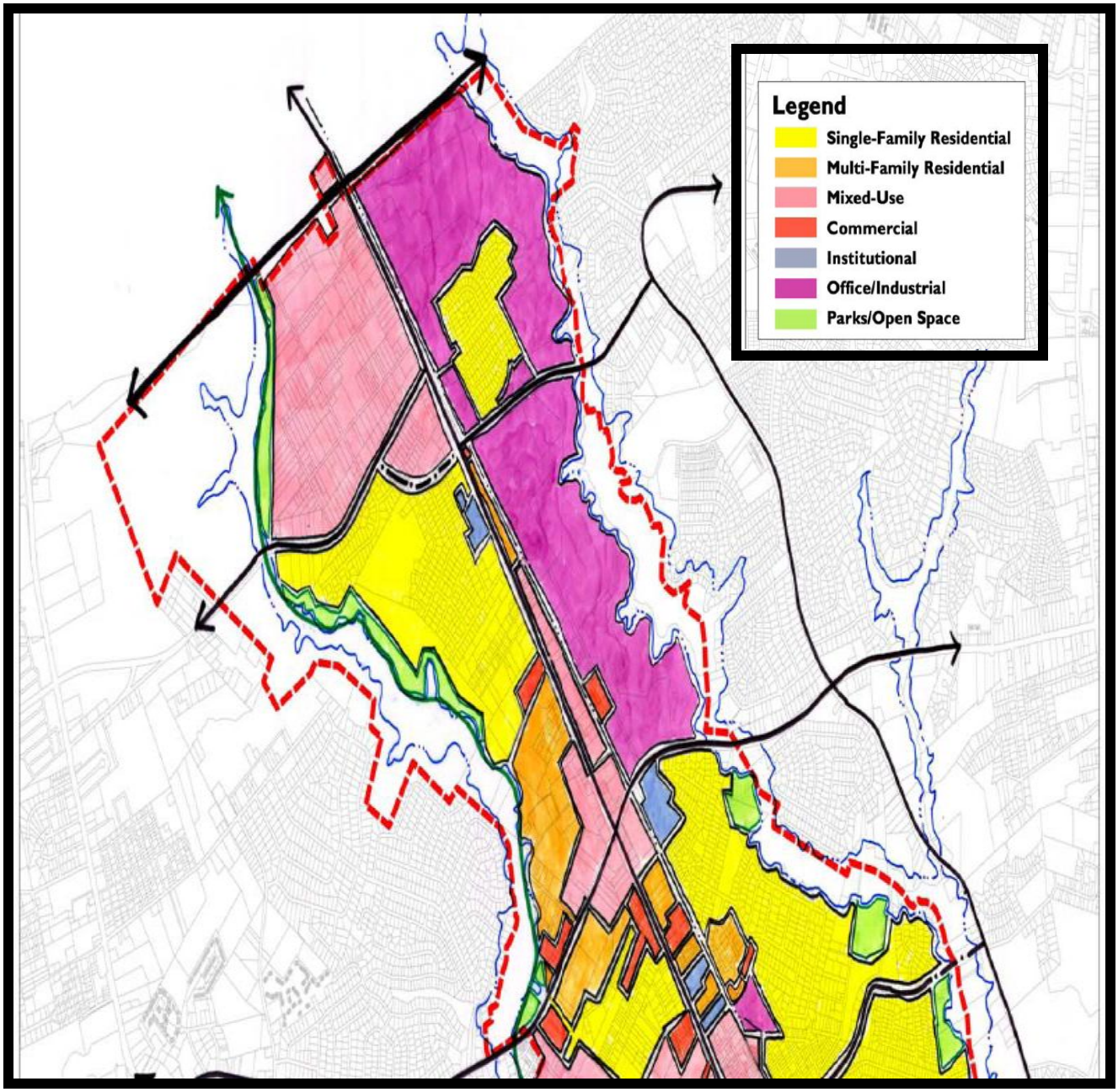


* Murchison Road Corridor Study -City of Fayetteville

LandDesign

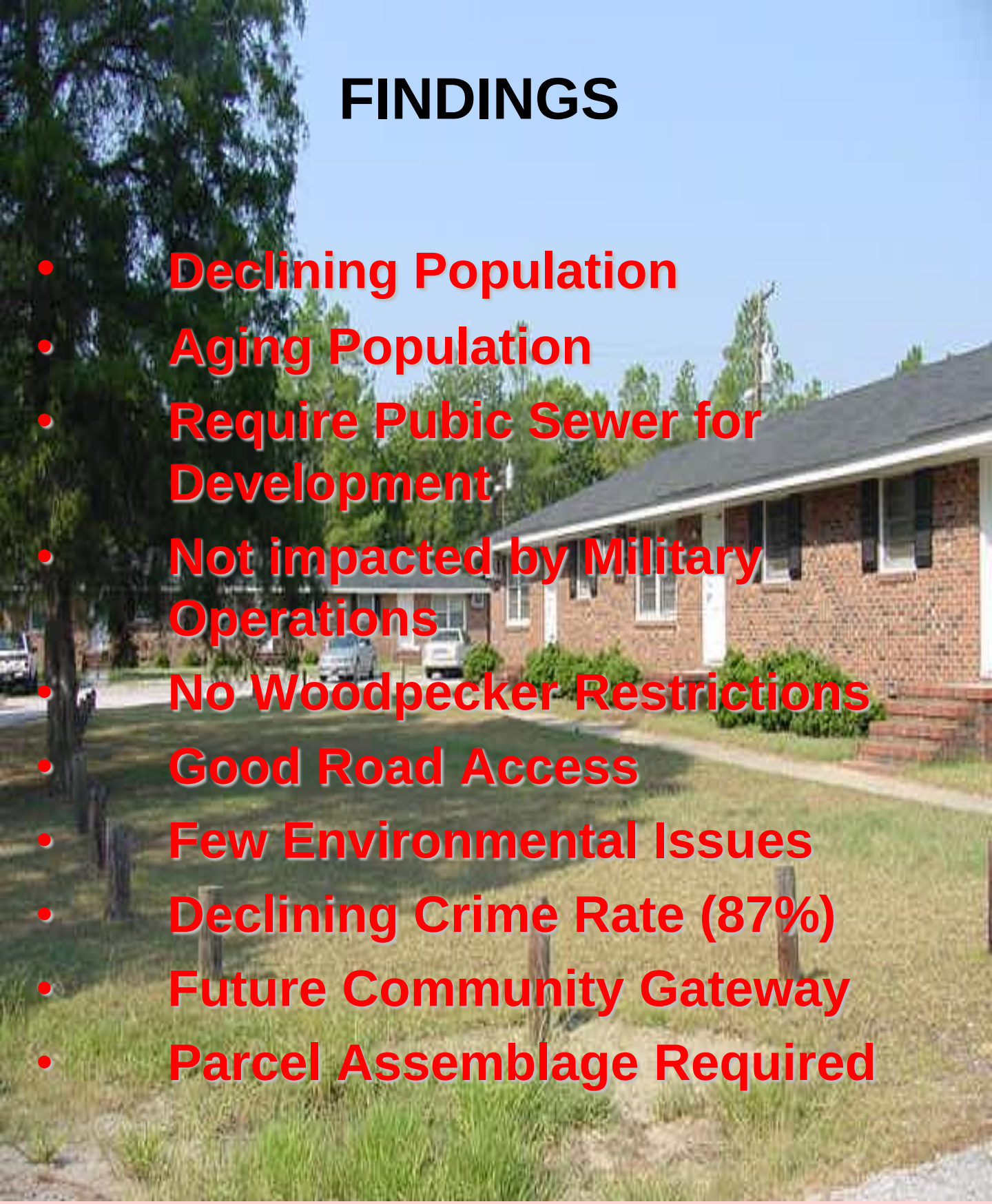
Murchison Road Study

Land Use Concept



* Murchison Road Corridor Study -City of Fayetteville

LandDesign



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

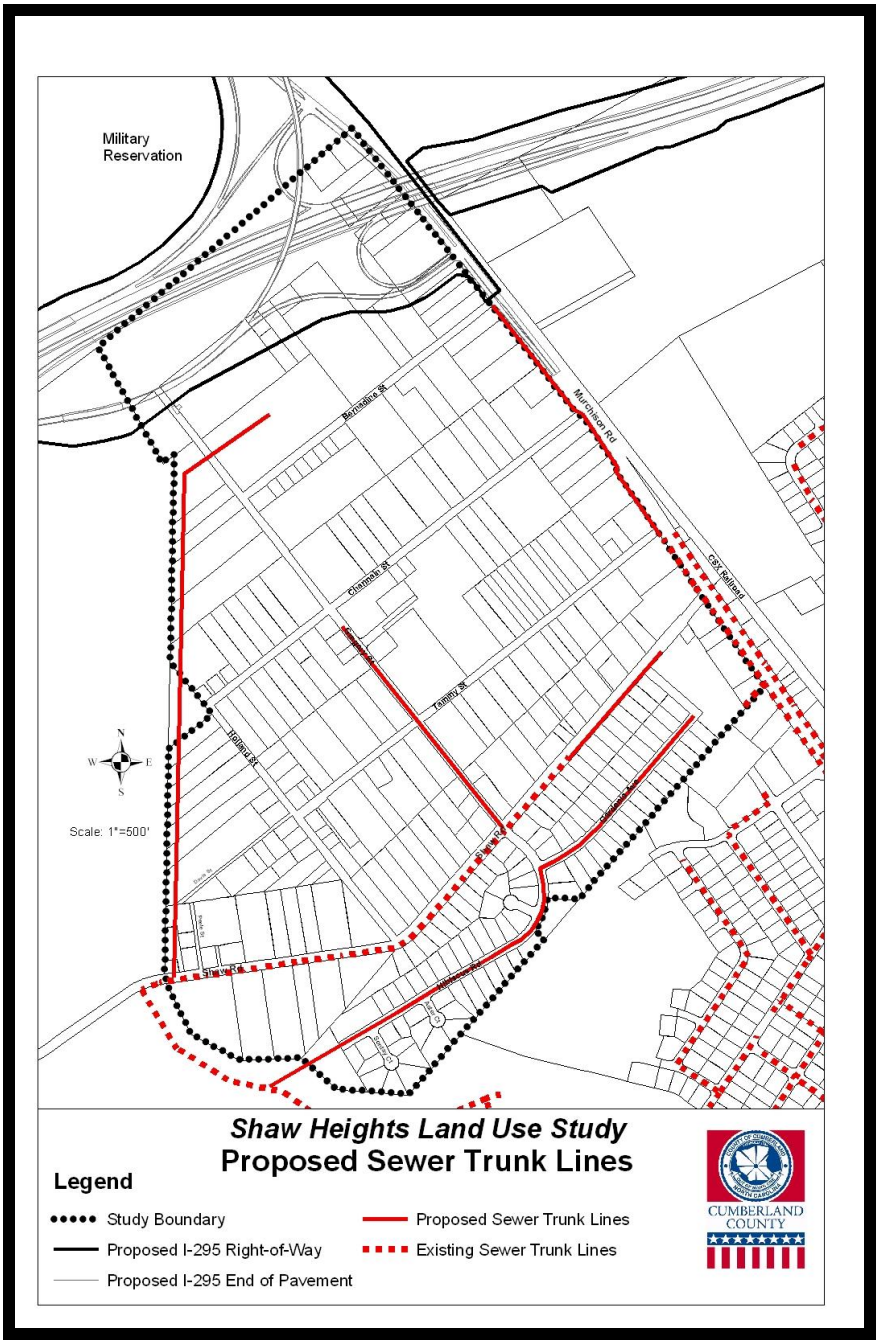
Recommendations

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

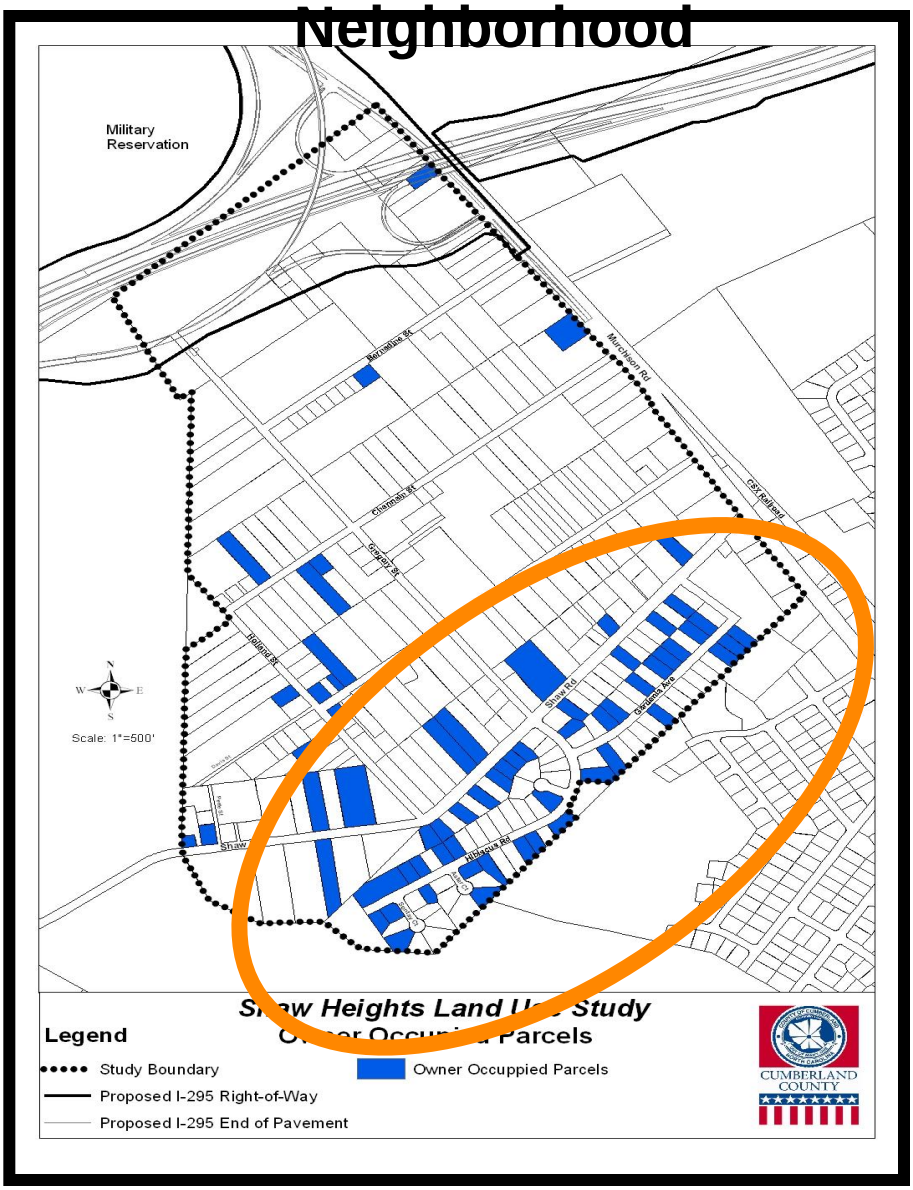
Recommendations

Provide sewer trunk lines to the Area



Recommendations

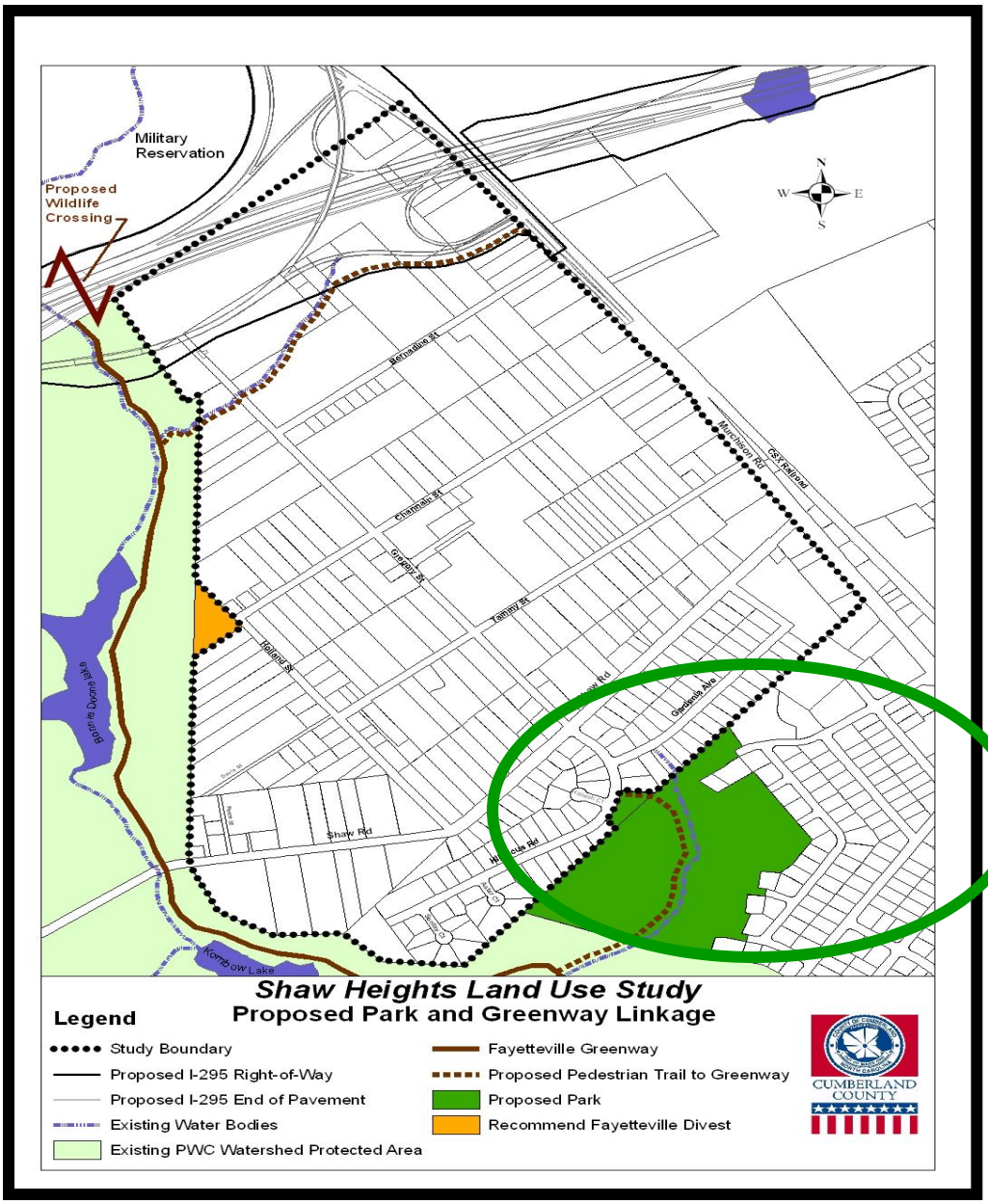
Preserve the Julie Heights Neighborhood



- 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

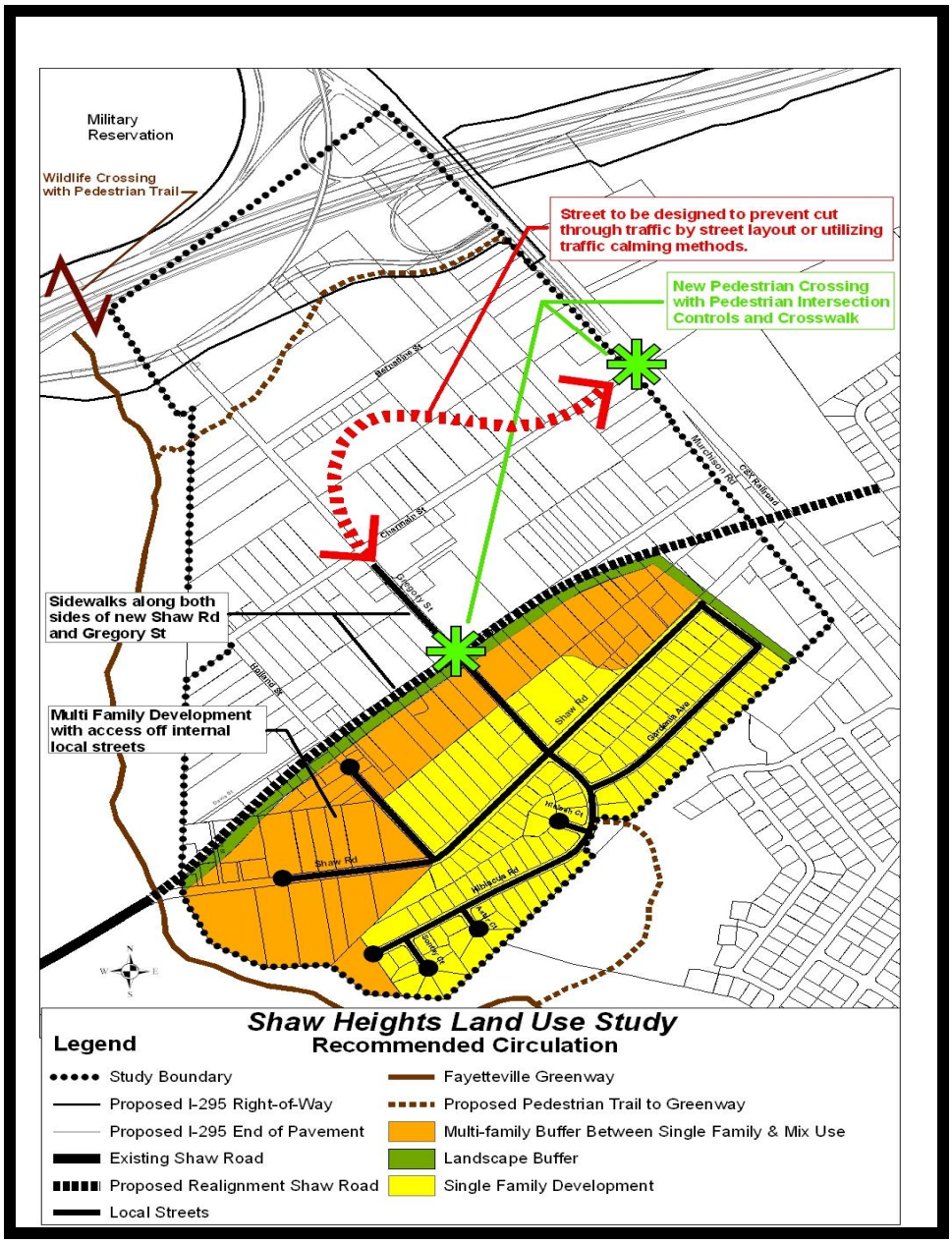
Provide Park and Recreation Facilities in the Area



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

Recommendations

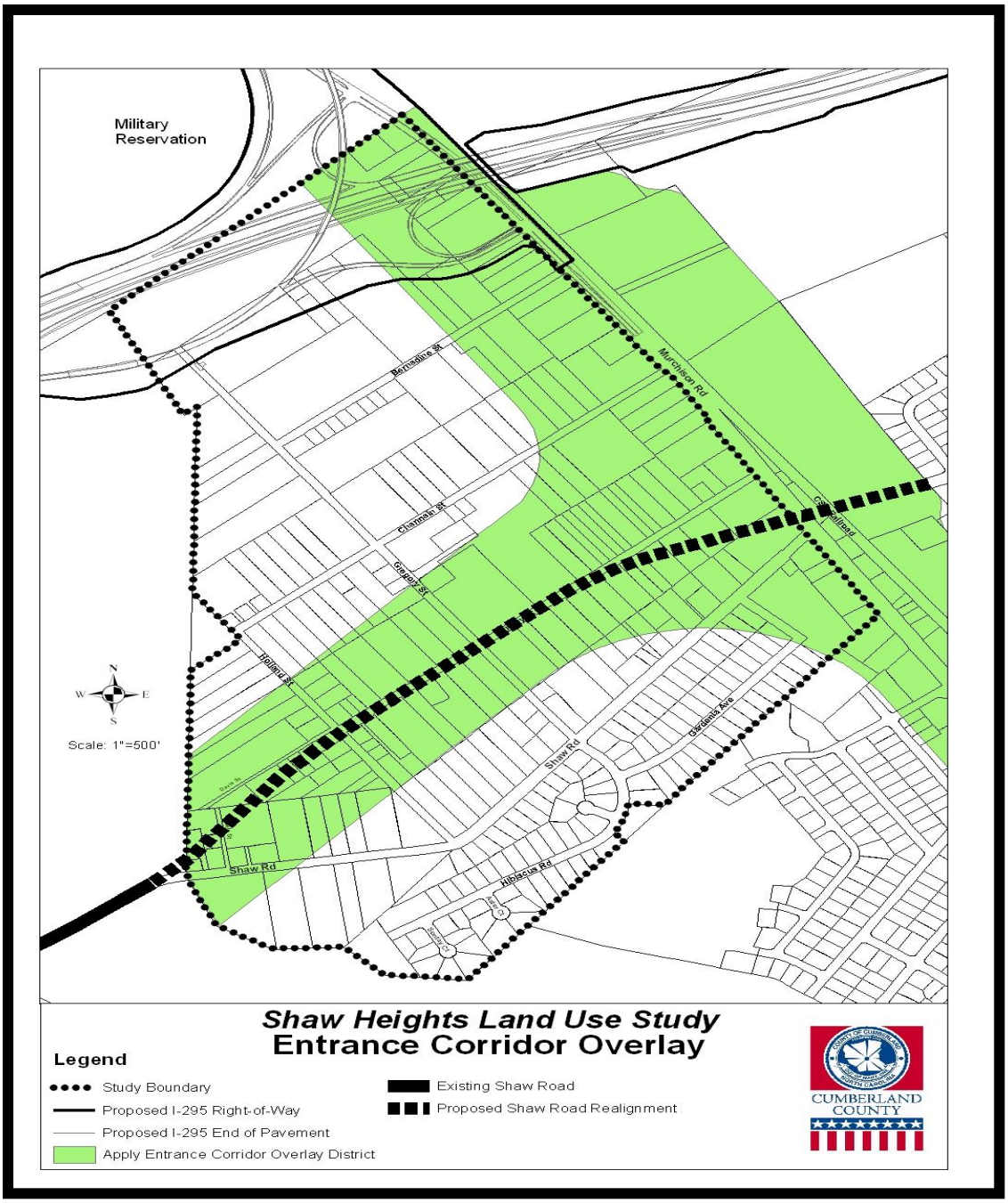
Promote Pedestrian Friendly Development



- 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)

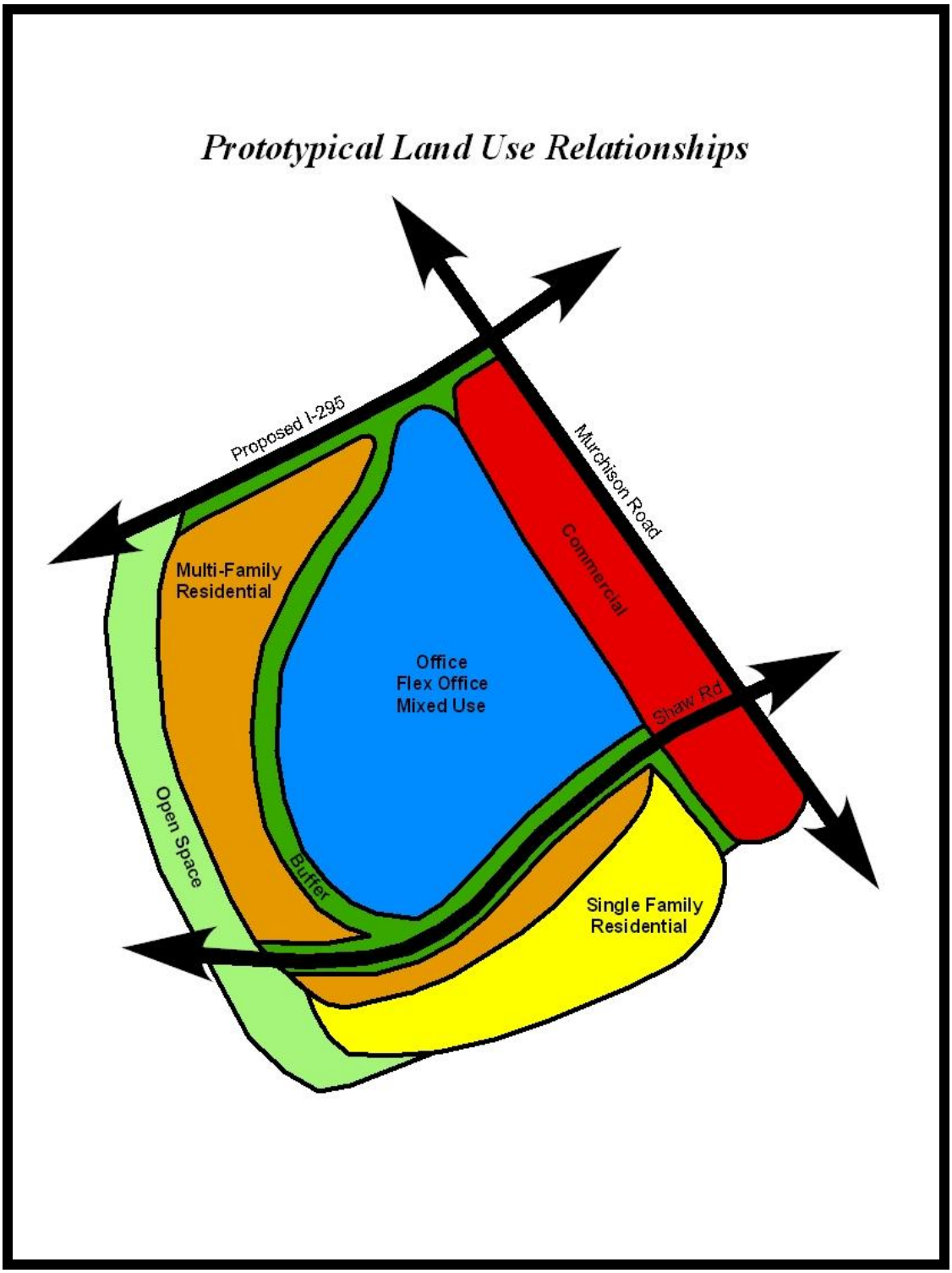
Recommendations

Create Entrance Corridor Overlay District



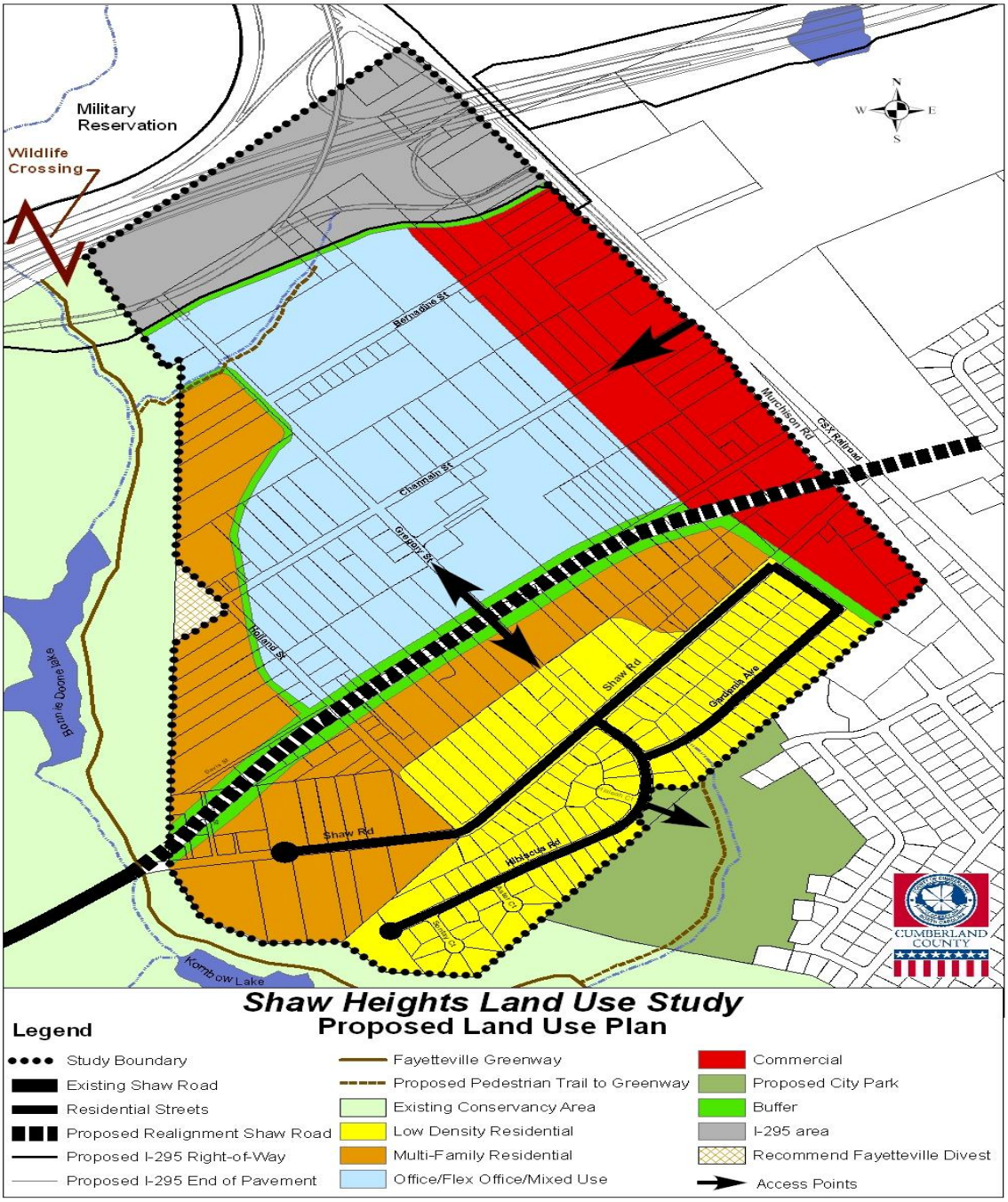
- Joint Appearance Commission
- Fayetteville Planning Department
- County Planning & Inspections Department

Recommendations



Recommendations

PROPOSED LAND USE PLAN



Recommendations

PROPOSED LAND USE PLAN

Recommended Typical Collector Street Cross-Section

Recommendations

SHAW HEIGHTS LAND USE PLAN

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

June 2008