

Cumberland Road Business Street Plan

August 2018

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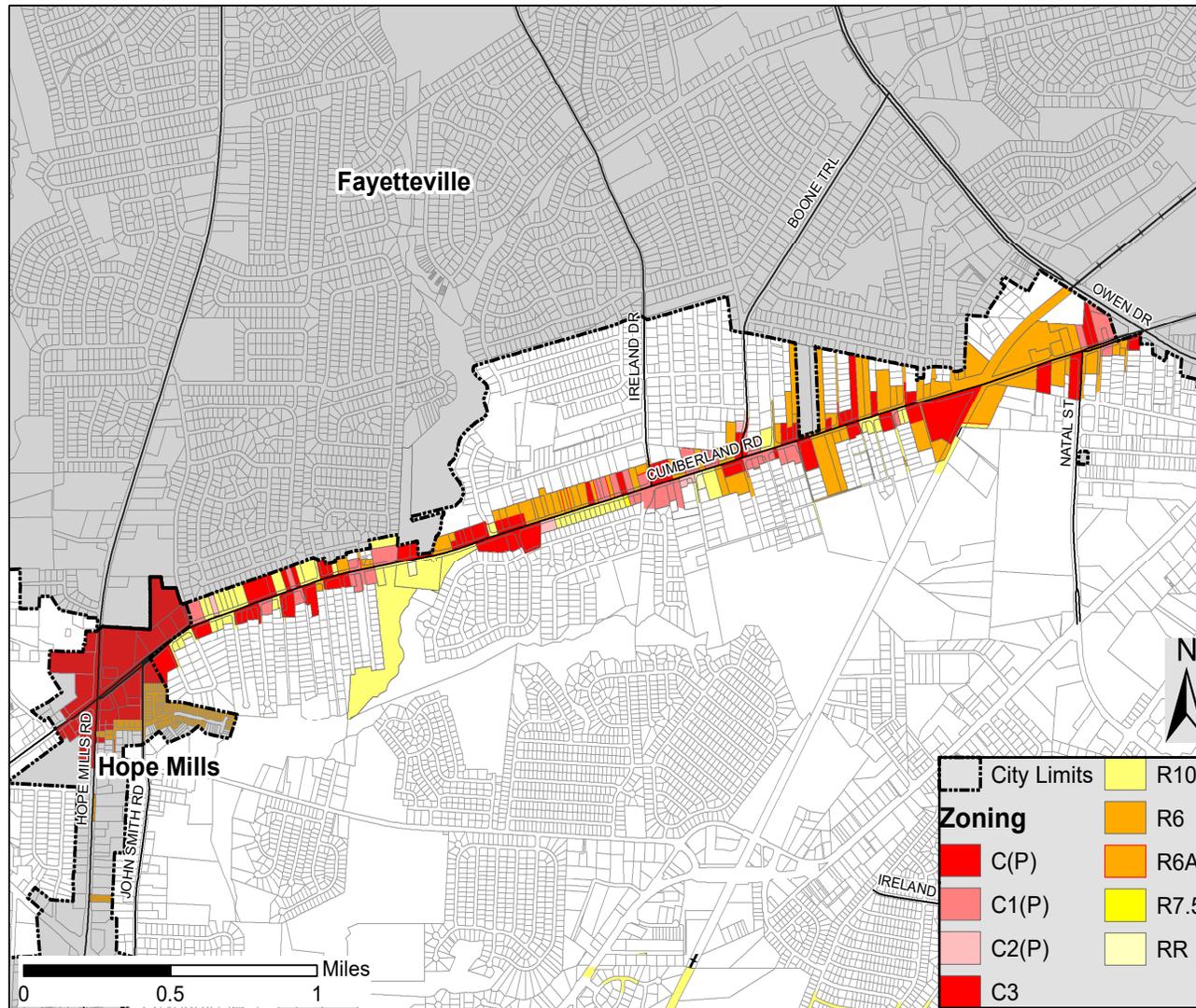
Introduction

The Planning Department staff was directed by the County Commissioners to complete a study for the future land use of the area of Cumberland Road from Hope Mills Road to Owen Drive. In order to create a complete assessment of the study area, planning staff researched and compiled data describing characteristics of the area including curb cuts, current land use and zoning, and proximity and availability of utilities. The planning staff then used this data to create recommendations for future land use within the study area to be adopted as a Business Street Plan to supplement the existing Southwest Cumberland Land Use Plan, adopted in 2013.

Map A

Approximately half of the area is zoned Commercial. The remaining half is zoned Residential at a density of R10 or greater.

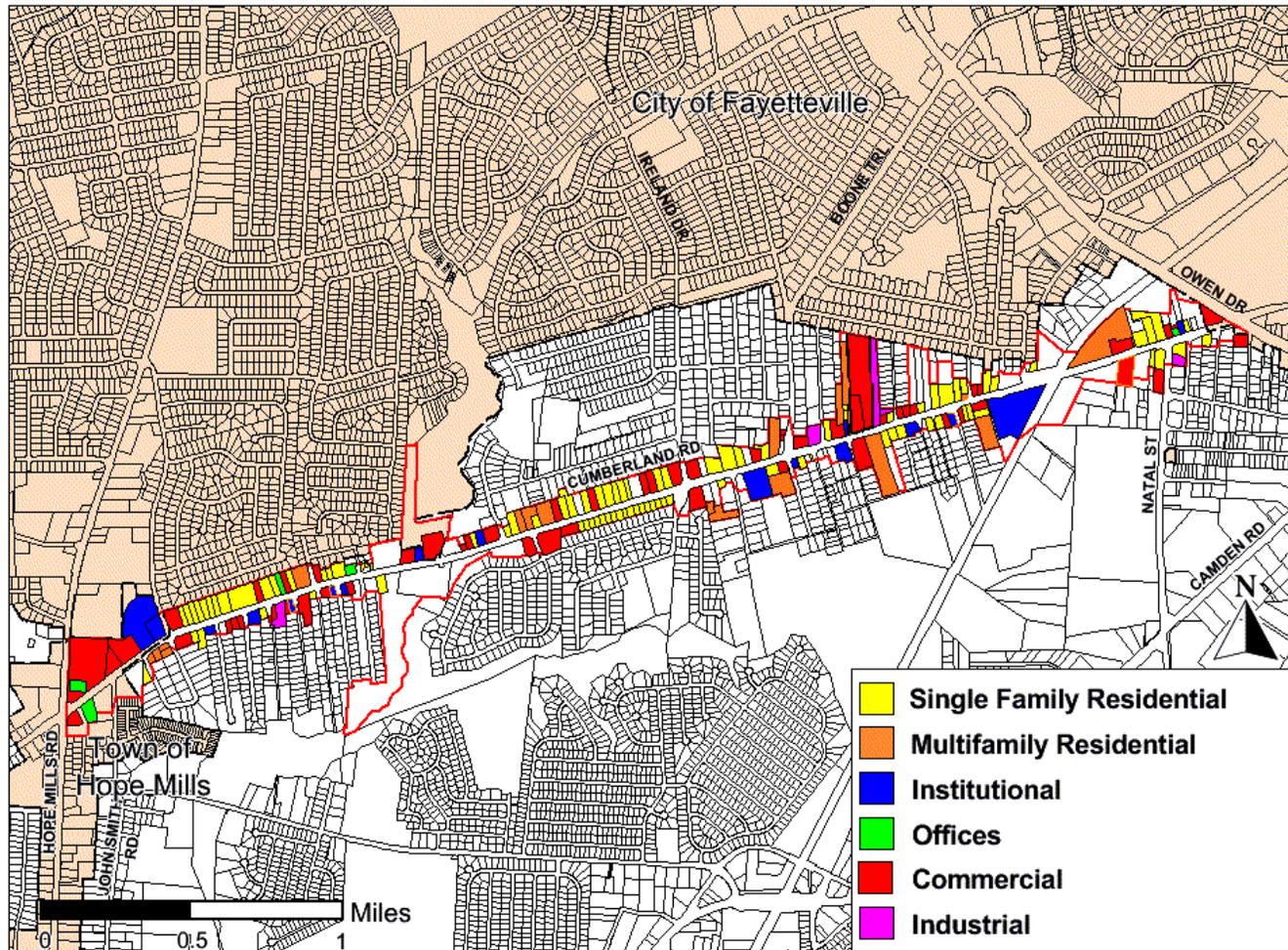
Cumberland Road Study Zoning



Map B

Approximately half the study area's current land use is residential (49%). The remaining portion of the area consists of non-residential uses (35%), with around 16% of the parcels being vacant.

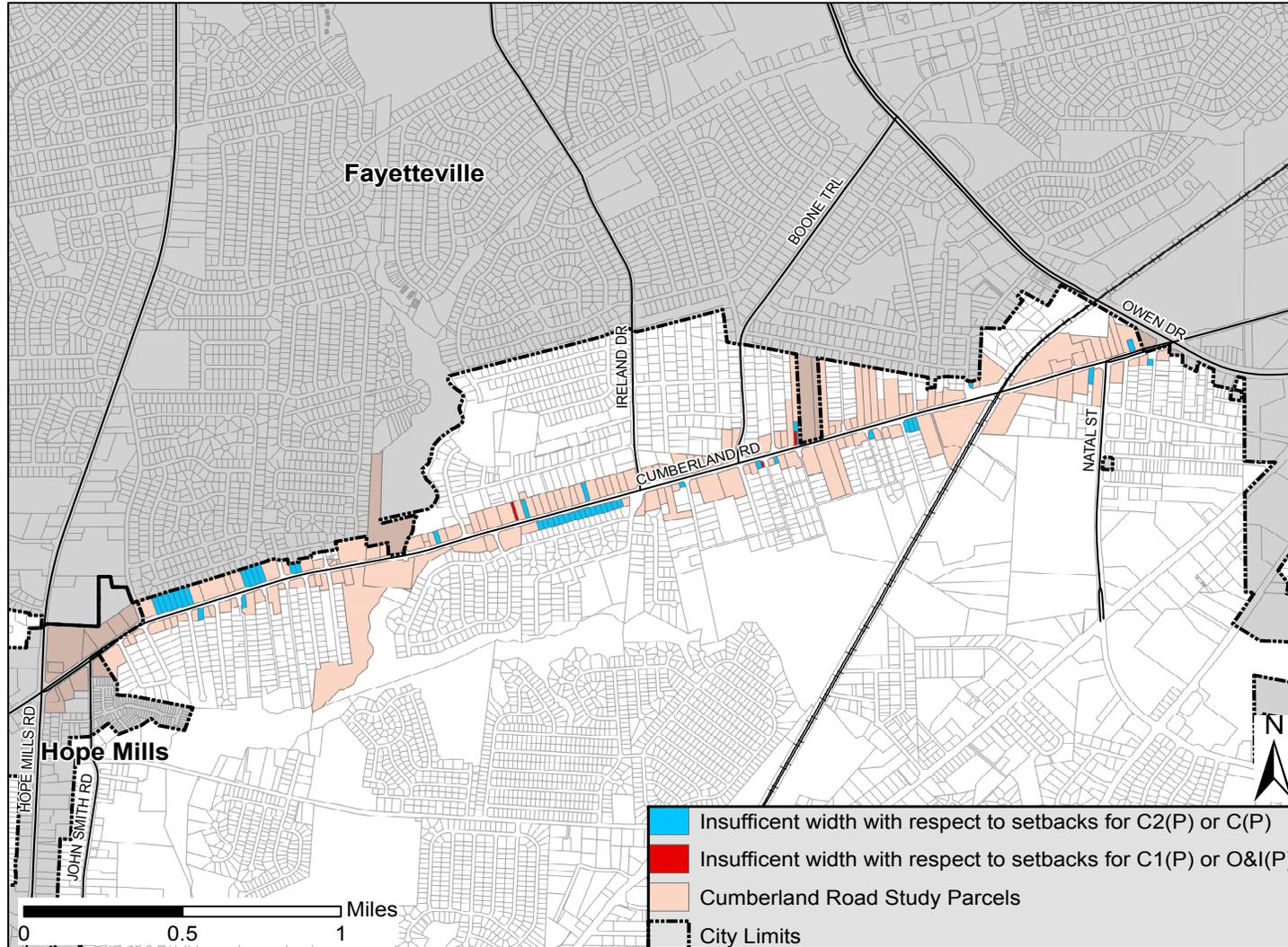
Cumberland Road Study Current Uses



Map C

Parcels shown in blue would not meet side yard setback requirements if zoned C2(P) or C(P). Those shown in red would not meet side yard setback requirements for the C1(P) or O&I(P) districts.

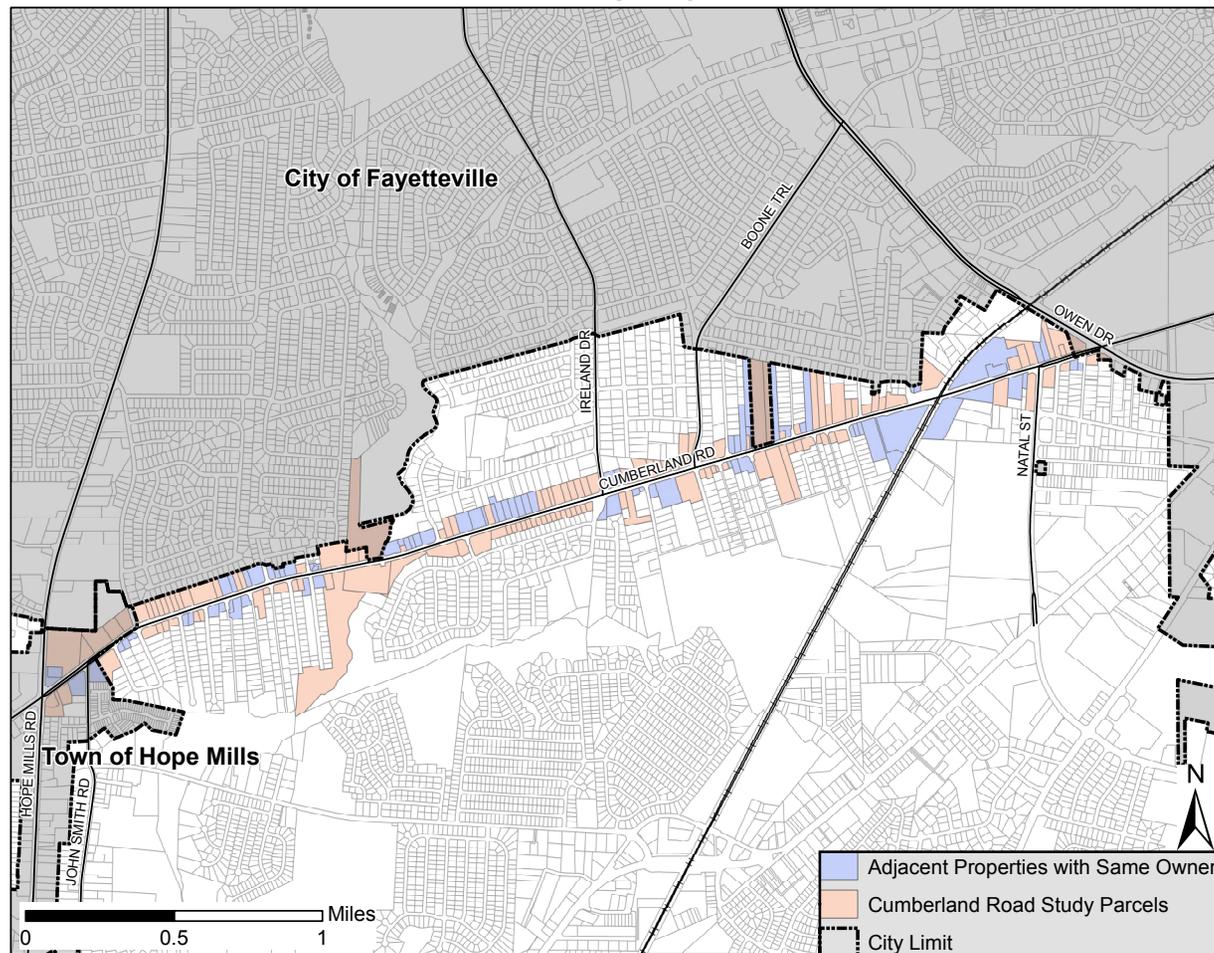
Cumberland Road Study Potential Setback Conformity



Map D

This map shows opportunities for landowners to recombine properties creating larger lots in order to accommodate commercial development. There are approximately 33 opportunities to recombine lots. Most of these properties are located in the western half of the study area.

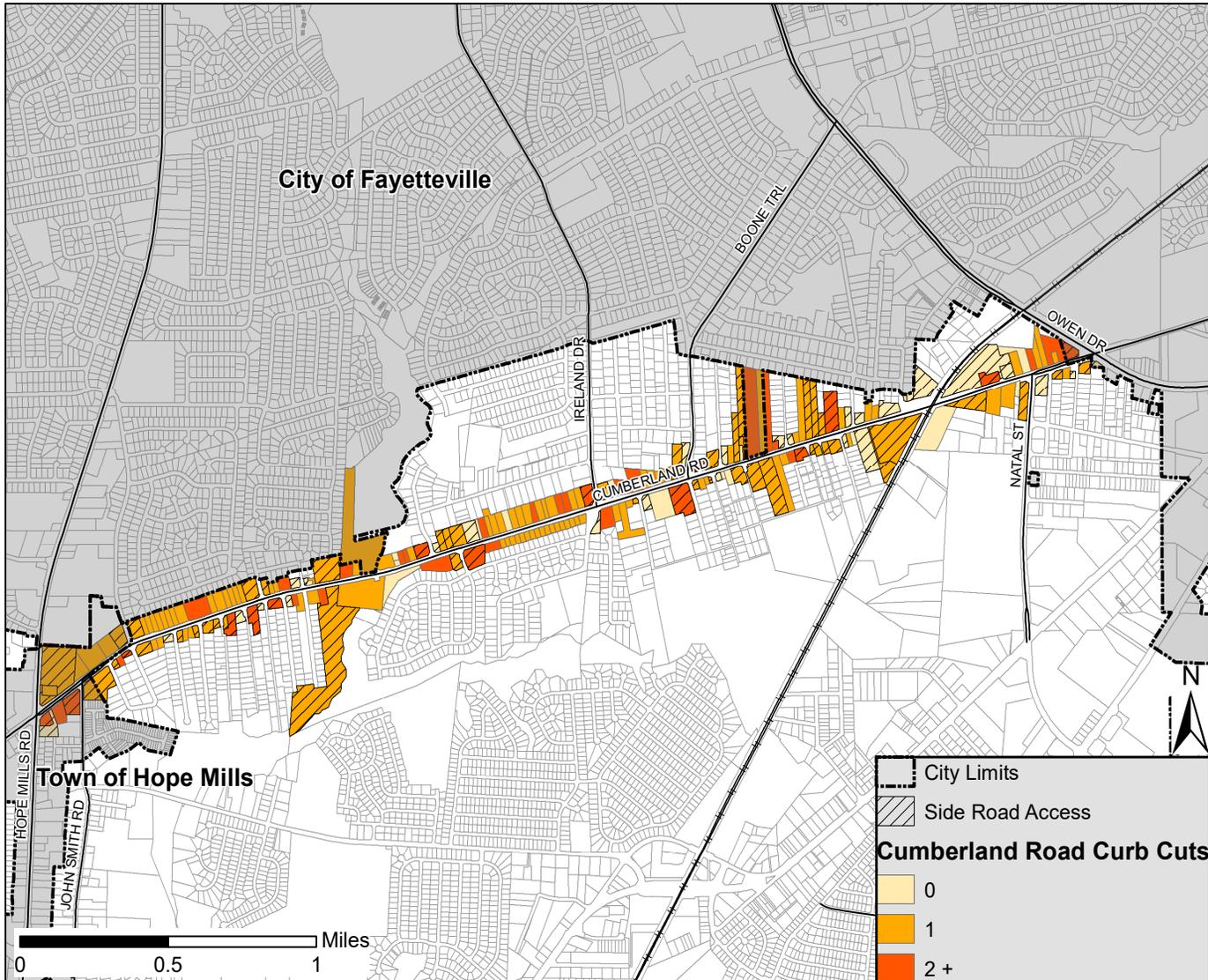
Cumberland Road Study Adjacent Landowners



Map E

Most parcels in the study area have at least one curb cut with around 15% having more than one.

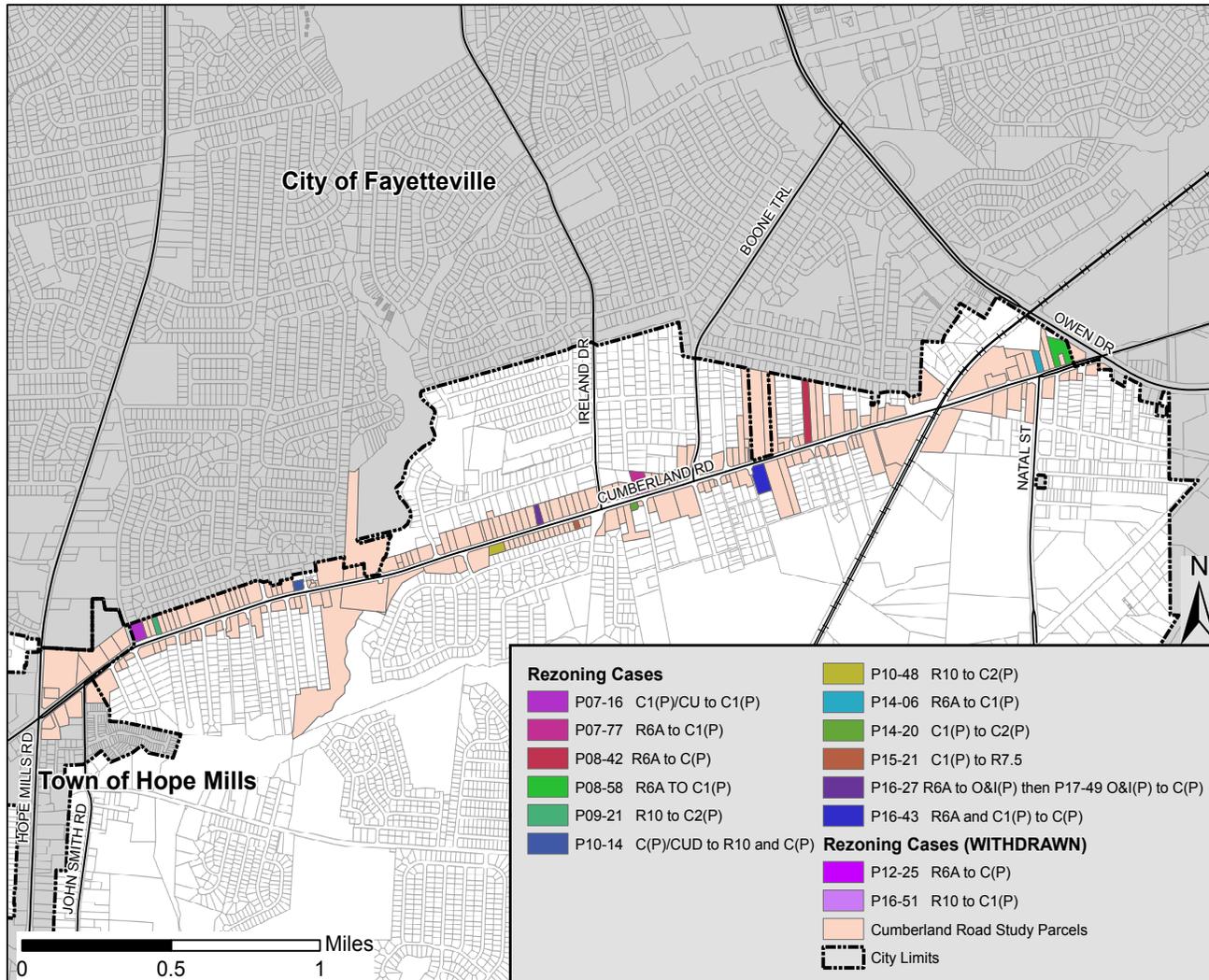
Cumberland Road Study Curb Cuts and Interior Road Access



Map F

There have been 12 rezoning requests in the study area within the last 10 years, with 11 being from residential to commercial.

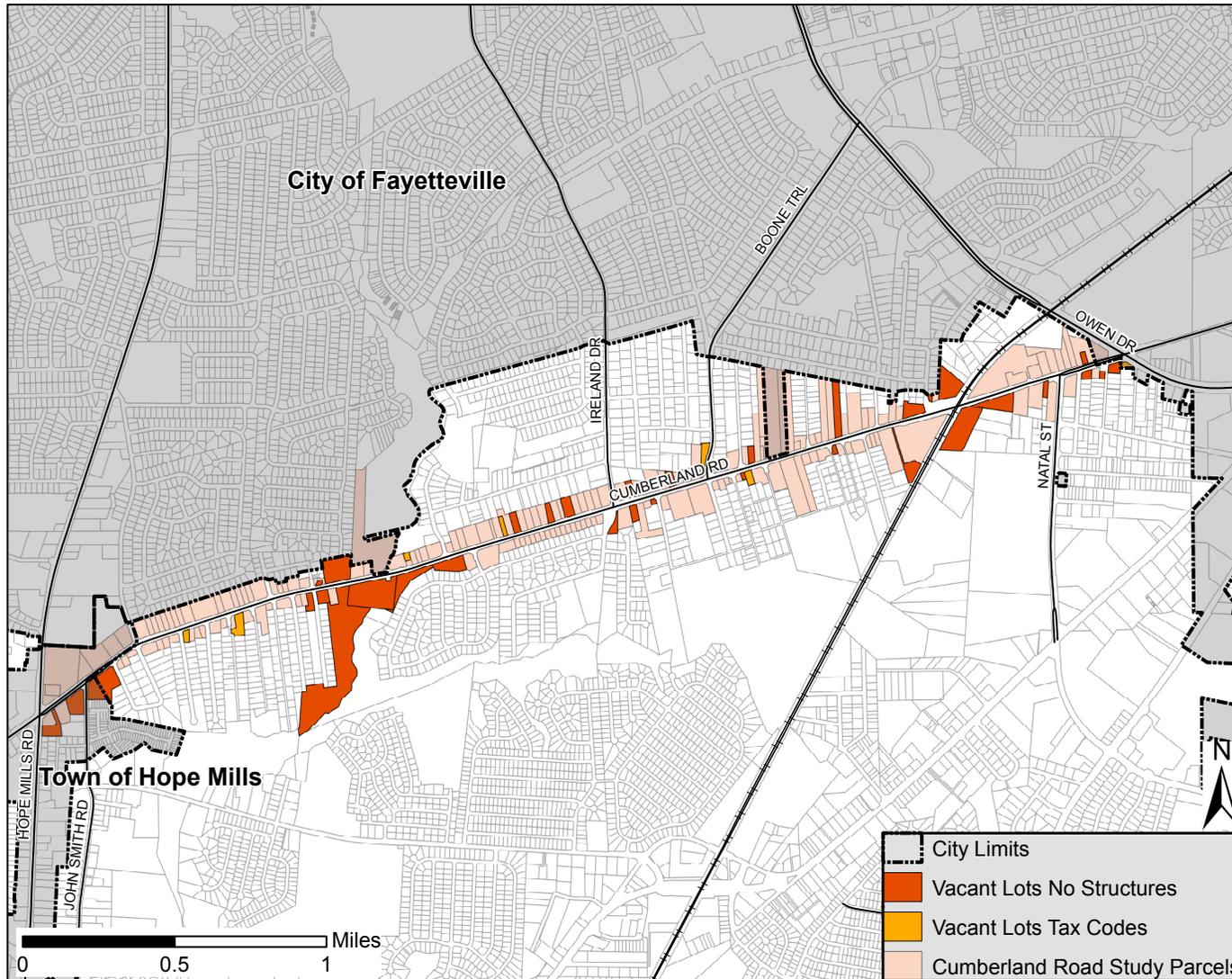
Cumberland Road Study Rezoning Cases



Map G

Approximately 16% of the lots in the study area are currently vacant.

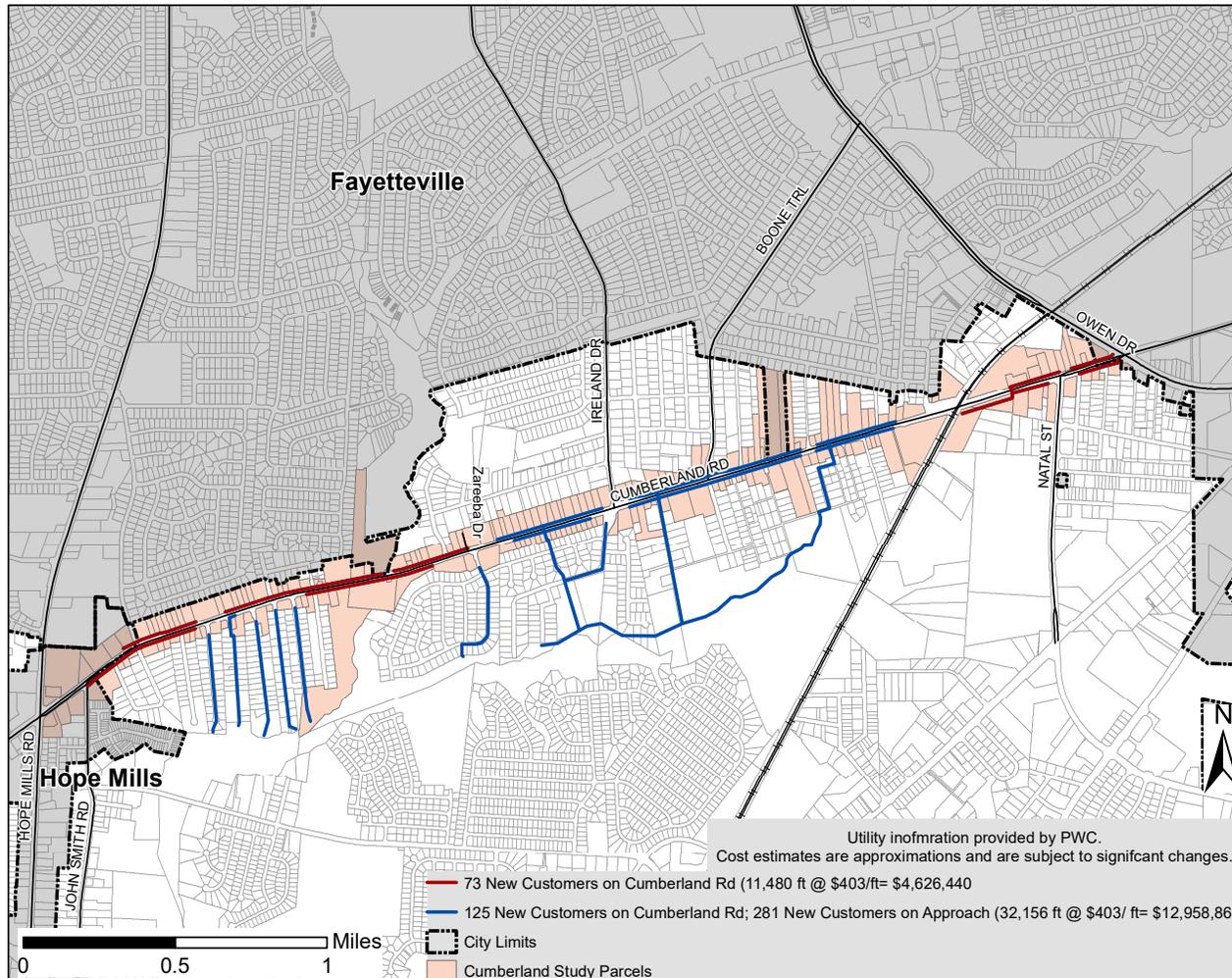
Cumberland Road Study Vacant Lots



Map H

Currently it would be more costly to extend sewer to the eastern half of the study area due to lack of existing sewer lines and topography. However, extending sewer to the western half would be less costly due to the closer proximity of existing sewer lines and the topography being more favorable.

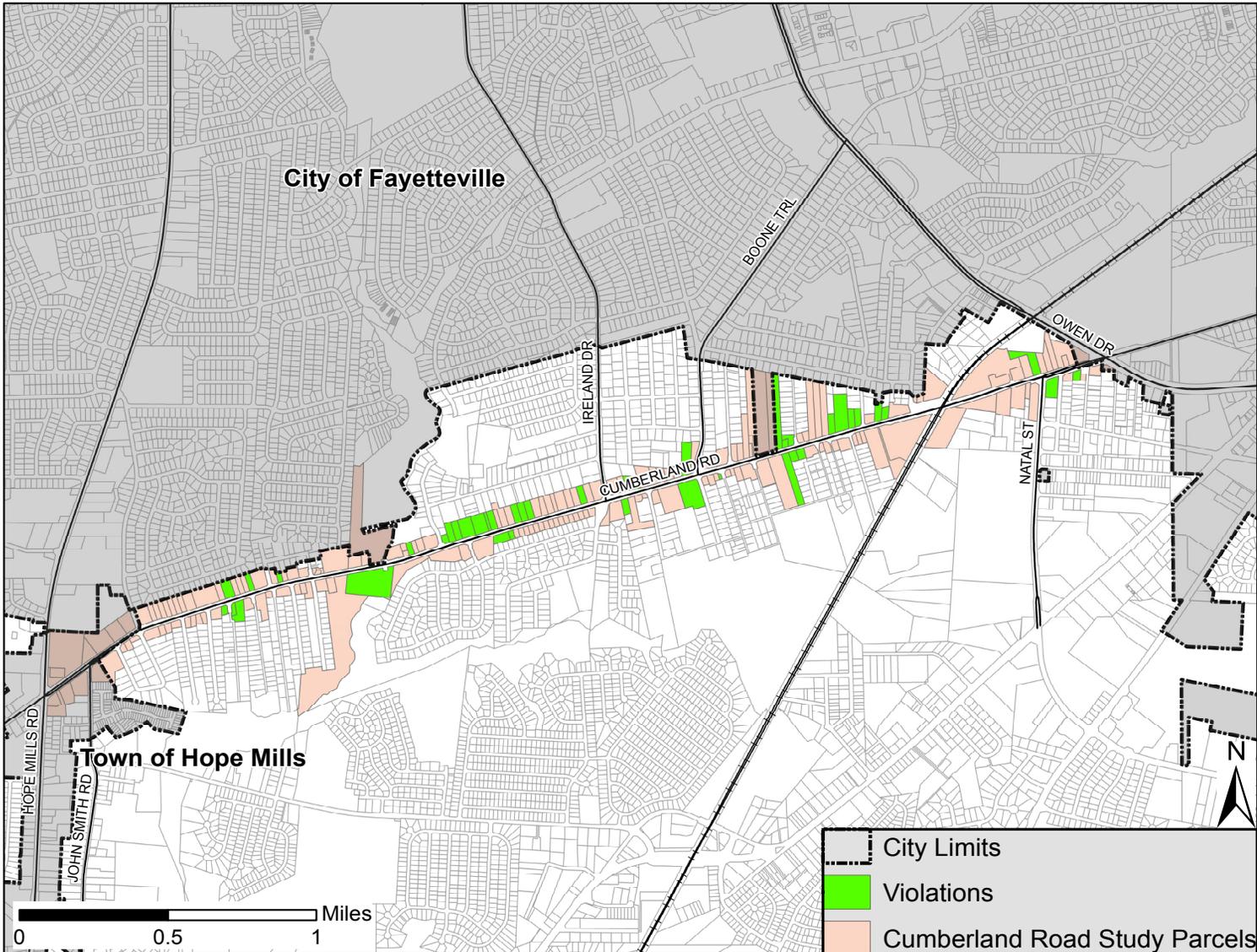
PWC Sewer Approximations



Map I

Twenty percent (20%) of properties within the study area have potential land use violations.

Cumberland Road Study Possible Violations



Recommendations

The following recommendations for the study area were crafted by Planning Department Staff using data depicted in the maps previously discussed in this plan:

1. **Strongly encourage redevelopment with the use of conditional rezonings**
2. **Prohibit applicants from rezoning to heavy commercial where sewer is unavailable**
3. **Work with Environmental Health in determining septic and land use compatibility through conditional rezonings**
4. **Require mandatory sewer connection for rezoning requests located from Hope Mills Road east to Zareeba Drive and from the railroad east to Owen Drive per Section 2306 (A) of the Cumberland County Subdivision Ordinance**
5. **Encourage recombination of adjoining parcels under same ownership as condition of rezoning request approval**
6. **Work with NCDOT to limit curb cuts, recommend joint drives and use of lateral access**
7. **Continue to not process requests where active land use violations exist (per Board policy)**
8. **Review area for minimum housing and zoning violations**

Conclusion

The Cumberland Road study area is currently an equal mix of commercial, office and residential uses. County Planning staff has determined that future development in the area should be more commercial than residential in nature. However, the availability and cost of sewer to the area is a significant factor in how this area will develop going forward. This is reflected in the recommendations of this plan by encouraging conditional rezonings in order to ensure that available utilities can support future development. The recommendations also acknowledge that the overall appearance of the area needs improvement and can be addressed, at least partially, by stricter enforcement of existing ordinances.

**RESOLUTION OF RECOMMENDATION
CUMBERLAND ROAD BUSINESS STREET PLAN
CUMBERLAND COUNTY JOINT PLANNING BOARD**

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

WHEREAS, the Planning staff has prepared a specific document entitled the Cumberland Road Business Street Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth, change, and development within the Cumberland Road study area; and

WHEREAS, the Plan 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 Cumberland County Joint Planning Board hereby recommends the Cumberland Road Business Street Plan for adoption by the Cumberland County Board of Commissioners

On This 19th Day of June, 20018.

BY: _____

Charles C. Morris, Chairman
CUMBERLAND COUNTY JOINT PLANNING BOARD

ATTEST: _____

Thomas J. Lloyd, Director

**RESOLUTION OF ADOPTION
CUMBERLAND ROAD BUSINESS STREET PLAN
COUNTY OF CUMBERLAND**

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

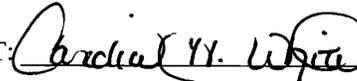
WHEREAS, the Planning staff has prepared a specific document entitled the Cumberland Road Business Street Plan designed to provide the County of Cumberland desirable objectives to guide future growth, change, and development within the Cumberland Road study area; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards and existing and future Boards of County Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Board of Commissioners hereby adopts the Cumberland Road Business Street Plan On This 20th Day of August, 2018.

BY:  _____

Larry L. Lancaster, Chairman
BOARD OF COUNTY COMMISSIONERS

ATTEST:  _____

Candice White, Clerk to the Board

