

Suitability Models – Assets and Constraints

RESIDENTIAL Development Suitability

ASSETS

- In or near an incorporated city or town
- Near a primary road
- In an area served by public water and sewer
- Close to schools and hospitals
- Near Fort Bragg, but not too near

CONSTRAINTS

- In a wetland or flood zone
- Steeply sloped land
- Near the banks of a waterway (riparian buffer)

COMMERCIAL Development Suitability

ASSETS

- Near a primary road
- In an area served by public water and sewer
- In an area with sufficient population density

CONSTRAINTS

- In a wetland or flood zone
- Steeply sloped land
- Wet (or hydric) soils

INDUSTRIAL Development Suitability

ASSETS

- Near a primary road and interstate highway
- In an area served by public water and sewer
- Very near active rail service

CONSTRAINTS

- In a wetland or flood zone
- Steeply sloped land
- Wet (or hydric) soils

WORKING FARM Suitability

ASSETS

- Located in an area with “prime farmland soils”
- Current cropland with a “high productivity index”
- Known cultivated lands, grasslands and pastures

CONSTRAINTS

- Near a primary road
- In areas that are not rural, based on population density

WORKING FOREST Suitability

ASSETS

- Located in an area with good “woodland management soils”
- Sufficiently large parcel sizes to support working forest use
- Sufficiently LOW value land
- Known forests, shrub/scrub, woody wetlands, cultivated lands, grasslands and pastures

CONSTRAINTS

- Near a primary road
- Near an industrial plant or hog lagoon
- In areas that are not rural, based on population density

NATURAL AREA Suitability

ASSETS

- Located in a flood plain or along the bank of a waterway
- In or near areas with high biological value – known as primary and potential reserve design lands, both upland and aquatic
- In or near existing conservation lands
- In or near clusters of Red-Cockaded Woodpeckers (regional partitions) or corridors connecting these areas

NO CONSTRAINTS IDENTIFIED