

# Growth Area A

This area is a total of 219.62 acres and is comprised of 19 developable parcels. This growth area is unique because road and rail access are adjacent to the parcels but not available. Road access is needed to increase development (and the land suitability score) in this area. There are several large parcels located north of the I-40 truck weigh station but they are not currently accessible by road. There is significant interstate visibility and the Buckhorn Road on and off-ramps are located adjacent to the area. If rail and/or road right of way is dedicated to one or more of these parcels, it will greatly enhance their potential as a primary economic development site.

There are ten larger parcels adjacent to each other (mostly 20 to 49 developable acres) that total 176.33 acres. No parcels have greater than 10% slope. The majority of these parcels are located in the Neuse River Basin and are classified as nutrient sensitive waters (NSW). This classification may affect land use, buffer requirements, impervious surface limitations, and stormwater management requirements. Sewer and water infrastructure is either readily available or has the potential to be served on all developable parcels in this area. Sewer and water is available in the majority of parcels east of the weigh station.

This growth area is next to a historically Black & Occeneechee, working class community (Buckhorn). who will need to be included in guiding its development. Partnership and communication with this community will be critical to its development, ensuring protection of the residential nature of the community, including the preservation of cultural markers such as cemeteries and churches.

