

# COMMERCIAL DEVELOPMENT

Commercial Development	-----Criteria and Rating-----									---Relative Weights---			Comments	
	Lowest Value				Neutral				Highest Value		Workshop Score	Assigned Weight		Percent Weight
<b>Markets and infrastructure -- Group 1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>Operation</b>	<b>1 to 5</b>	<b>1 to 5</b>		
<b>Population density</b>	rural-lower-income	rural-mid-income	rural-upper-income		transition-lower-income	urban-lower-income	transition-mid-income	urban-mid-income and transition upper	urban-upper-income	Group 1 Overlay	4.1	5	27.8	Population density by block (3 classes) and median household income (3 quantiles) by block group (Census 2000) were grouped to represent market areas.
<b>Primary roads</b>		>5000 ft			4000-5000 ft	3000-4000 ft	2000-3000 ft	1000-2000 ft	< 1000 ft	Group 1 Overlay	4.3	5	27.8	Assume cost advantages for projects closer to US and NC highways. Distances based in part on analysis of distance to nearest primary road using point locations of businesses in the Sandhills.
<b>Public sewer service</b>			>4000 ft		3000-4000 ft		2000-3000 ft	1000-2000 ft	<1000 ft	Group 1 Overlay	4.5	4	22.2	Assume cost advantages for projects within or near public wastewater service areas
<b>Public water service</b>			> 5000 ft		4000-5000 ft	3000-4000 ft	2000-3000 ft	1000-2000 ft	<1000 ft	Group 1 Overlay	4.5	4	22.2	Assume cost advantages for projects within or near public water service areas.
<b>Total Group 1</b>												18	100.0	
	Lowest Value				Neutral				Highest Value		Workshop Score	Assigned Weight	Percent Weight	
<b>Land factors -- Group 3</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>		<b>1 to 5</b>	<b>1 to 5</b>		
<b>Slope (percent)</b>	>25%				15-25%		10-15%	4-10%	<4%	Map Algebra A (minimum of group)	3.3			Assume cost advantages for gentle slopes and constraints on steep slopes
<b>Soils (hydric)</b>			hydric A				hydric B		not hydric	Map Algebra A	3.7			Wet (hydric) soils are less suitable for development.
<b>Floodzone 100-year</b>	100-yr		future 100-yr				500-year		outside zone	Map Algebra A	4.0			Floodzones are less suitable for development or would be a cost disadvantage
<b>Wetlands</b>			inside						outside	Map Algebra A	4.3			Wetlands are problematic for commercial development
<b>Lands managed for conservation &amp; open space</b>												0		Out of bounds for development
<b>Water supply watershed critical protection area</b>												0		Rules restrict development
<b>Lakes and ponds</b>												0		Water out of bounds for development
<b>Military bases</b>												0		Long-term public ownership and restricted use
<b>Total Group 3</b>												0	0.0	
<b>Group 1 Overlay Weight</b>													34.0	
<b>Group 2 Overlay Weight</b>													33.0	
<b>Group 3 Map Algebra Weight</b>													33.0	
													100.0	

Note: Assigned weight: 1 to 5 with 5 the most important for conservation of natural areas; relative weights may be changed when evaluating model results to achieve the best balance between the multiple factors.

Note: Cell size is 98.4 feet or 30 meters on a side or about 9,687 square feet or one-fifth acre. This is consistent with the lowest resolution of the available --land cover data (30-meter resolution); most of the data layers used in the model are mapped at a scale of 1:24,000 or better which implies precision to plus or minus 40 feet or less.

Sources: William B. Farris, CGIA and Division of Coastal Management, Land Suitability Analysis, 2003; Frederick Steiner, *The Living Landscape*; Carteret County Land Suitability Analysis; Steiner et al, A Decade with LESA; NRCS Farmland Protection Program Attachment 3; CTNC project sessions, 2005, TRLC project sessions, 2006, Sustainable Sandhills focus group, 2007.