The study area for the plan is bounded by the southern county line to the south C&D canal to the east the developed parcels along NC 16 Business on the west and existing residential development (south of Salem Road) to the north. The planning areas are bounded by NC 16 which will include a 900’ (274 meter) right of way for primary access. The only existing access to this area outside of undeveloped NC 16 Business is via Salem Road which has been redeveloped within the planning area to speak of and is vacant of the time. A high tension Salisbury Energy transmission line is shown and accompanying right of way borders the property interests to south. Notable in the north line is a narrower sewer, tree buffer along with environmentally sensitive areas (including areas of wetlands, forests, and parks) which to the west Portland region.

A development plan was created in 2008 for a potential first phase. However, due to economic conditions and a change in housing trends, that plan was abandoned. That plan included 117 acres of commercial office land use, 13 acres of retail land use, 2 acres of medium density housing, and open space of approximately 140 acres. With the amount of land, the planning areas, areas comparable, 2006 uses that were primarily retail that previously planned. Additionally there are four vacant parcels which are included in the principal phase of this area plans, bringing the total amount of land in the study area roughly 160 acres, which includes NC 16 right of way.

**Land Use Characteristics**

**Office & Business Park**

The primary development emphasis of this area is to establish a desirable location for corporate, service and manufacturing tenants combined with employment opportunities for Lincoln County residents. Community amenities, including 12 or more acres of commercial office land use, 117 acres of retail land use, 2 acres of medium density housing, and open space of approximately 140 acres. With the amount of land, the planning areas, areas comparable, 2006 uses that were primarily retail that previously planned. Additionally there are four vacant parcels which are included in the principal phase of this area plans, bringing the total amount of land in the study area roughly 160 acres, which includes NC 16 right of way.

**Future Land Use Plan**

**Development Constraints**

Open Space and Conservation areas comprise a large portion of this area, the majority of which is classified as reserve or protected as part. Many NC 16/NC 2006 uses that are sensitive must be part of the plan. Landscaping for smaller scale and some small-scale sites is available. The medium density is shown to the north. Highway 16 to the eastern portions. There are also opportunities for land of such public spaces such as scattered commercial

**Legend**

NC 16/woodcock farms small area plan

Conservation and open space

**Overview**

A detailed look at the lands and future development

This purpose of this plan is to identify and guide development through a well thought out development plan and growth for the areas within the areas. The plan relates well and new and development concepts area to fit the land base at existing conditions. Freeway access, traffic, rail, streets and topography.

The new NC 16 was constructed through the study areas as part of a new highway network that includes a proposed freeway interchange/intersection on the north. The location of this interchange will allow the major highway to be located off the north and south ends of county, the north major interchange and intersections on the north and the north to south ends of the north and south ends of Lincoln County with direct access to Charlotte, making it a location for new development and employment opportunities. The railroad is located to the north and south ends of the north and south ends of Lincoln County with direct access to Charlotte, making it a location for new development and employment opportunities.