



Gaston County EDC

Board of Commissioners Work Session

April 11th, 2017

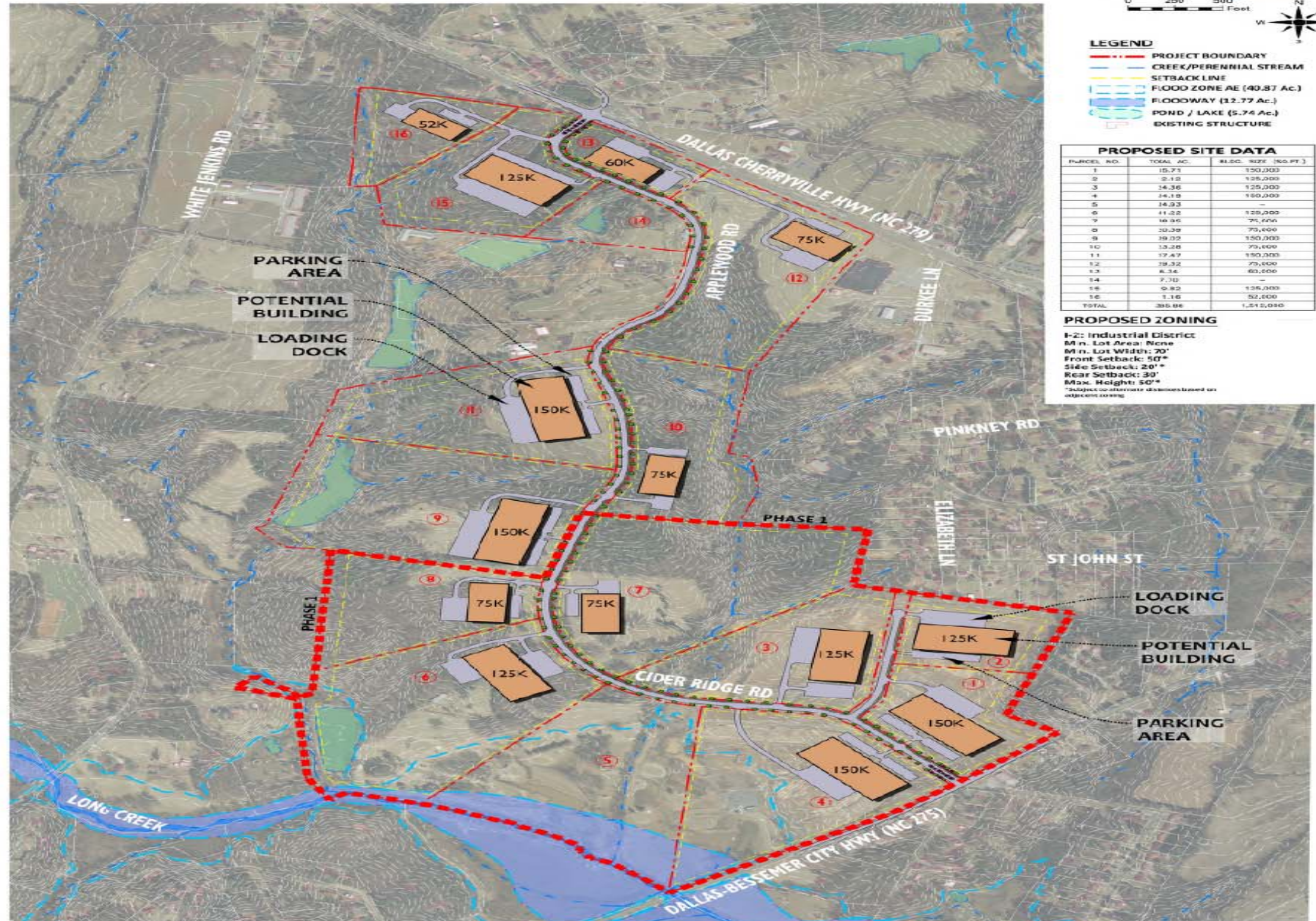
Apple Creek Presentation

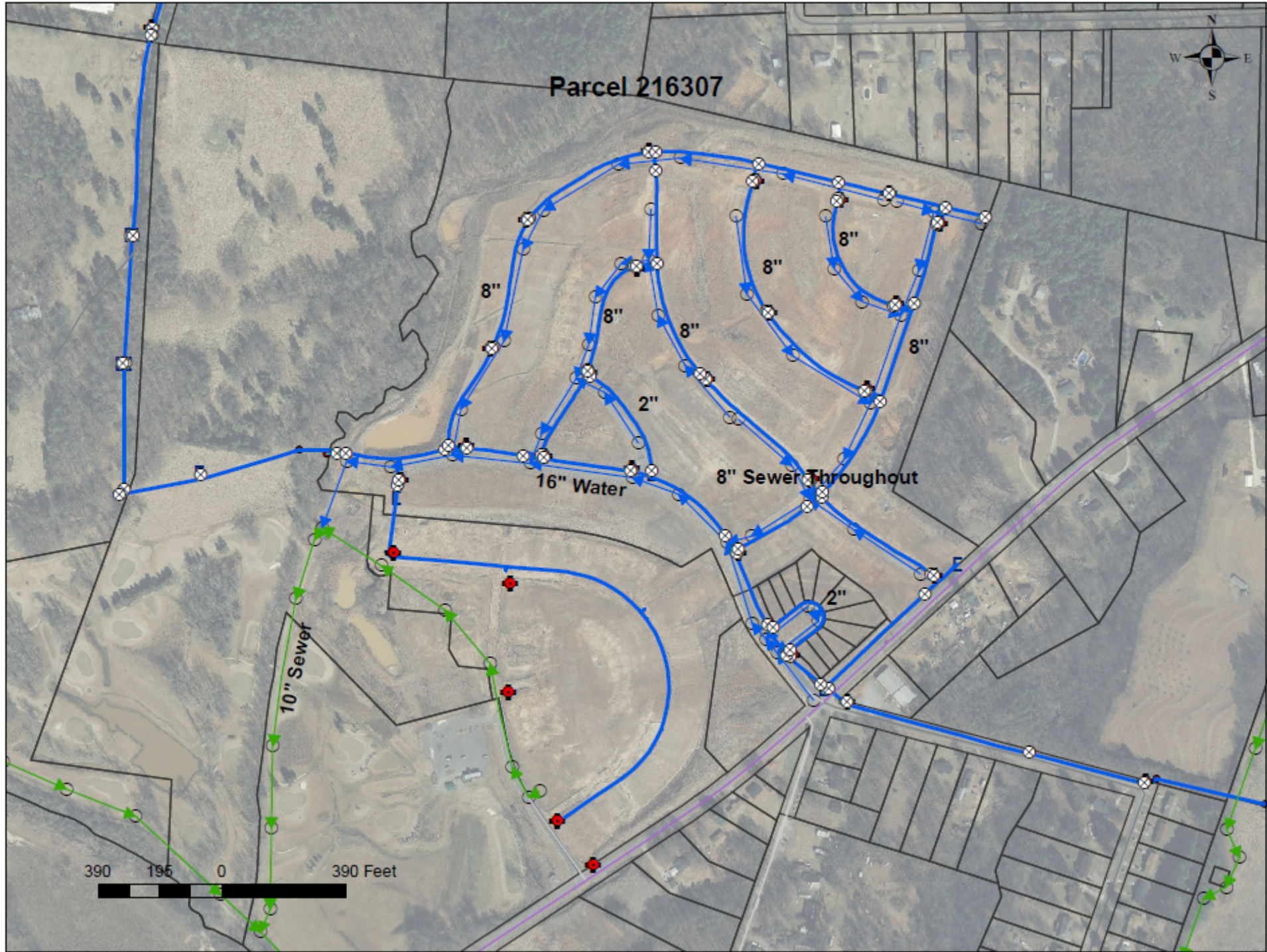


Process Overview

- Studied the area as part of the County's Public Private Site Development Initiative (PPSDI)
- City of Gastonia and ElectriCities of NC participated financially
- Alfred Benesch & Co. performed Site Analysis
- One of the parcels was sold and forced a redesign of the park concept







Apple Creek | Conceptual Site Plan

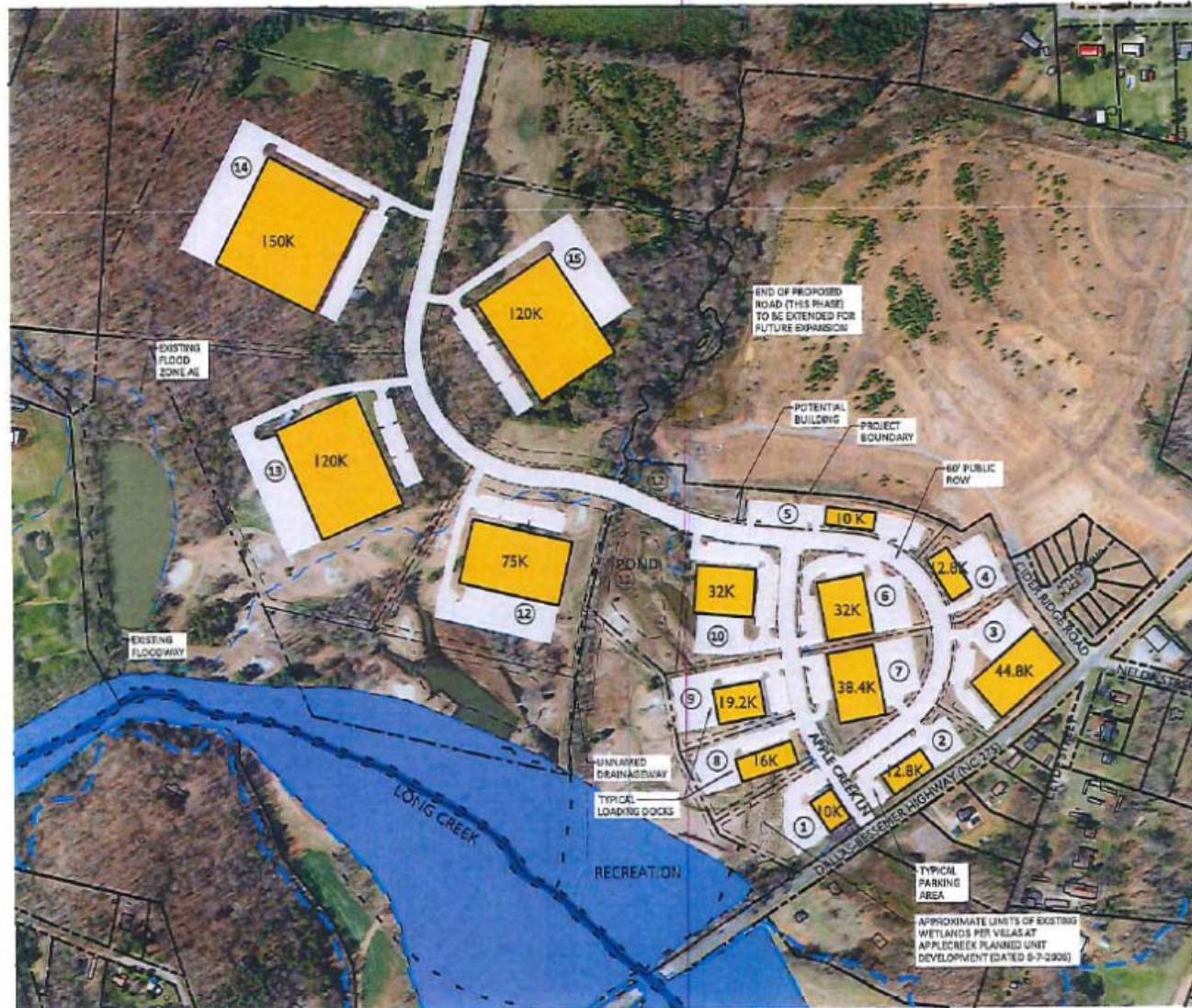
Gaston County, NC

Gaston County Economic Development Commission | 2.9.17



GASTON COUNTY
Economic Development Commission
North Carolina

0 150 300 Feet



LOT NUMBER	LOT AREA (ACRES)	BUILDING AREA (SF)
1	2.32	10,000
2	1.74	12,000
3	2.21	41,500
4	1.87	12,000
5	1.24	2,200
6	2.72	32,000
7	2.55	28,400
8	2.02	19,600
9	2.28	19,200
10	3.18	32,600
11a*	9.68	---
11b*	2.54	---
11c*	7.84	---
12	8.43	75,000
13	15.2	126,000
14	25.6	156,000
15	17.27	126,000
60' ROW	6.75	---
TOTAL	104.32	691,200

* COMMON AREA FOR STEADWATER POND

PROPOSED ZONING

I-2 INDUSTRIAL DISTRICT
(Heavier Manufacturing with access to a transportation network and public services and facilities)

MIN. LOT AREA: NONE

MIN. LOT WIDTH: 75'

FRONT SETBACK (NORMAL): 50'

FRONT SETBACK (CONDITIONAL): 15'

SIDE SETBACK: 30'

REAR SETBACK: 30'

MAX. HEIGHT: 50'

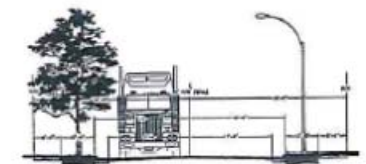
* Subject to alternate dimensions based on adjacent zoning

PARK FEATURES

- ALL UTILITIES ARE AVAILABLE TO MEET CAPACITY NEEDS
- PROFESSIONAL CORPORATE CAMPUS ATMOSPHERE
- EASY ACCESS TO MAIN HIGHWAY TRANSPORTATION CORRIDORS
- COMMON AREAS AND ENTRANCES TO BE UNIQUELY LANDSCAPED

LEGEND

- PROJECT BOUNDARY
- EXISTING EASEMENT
- CREEK/PERENNIAL STREAM
- FLOOD ZONE AE
- FLOODWAY
- EXISTING STRUCTURE
- SETBACK



STREET SECTION



Where We Are At:

- The County can acquire +/- 150 acres of land to develop for a business park.
- The preliminary site assessment is complete
 - Site Plan
 - Development Analysis
 - Work Previously Prepared by Land Owner.



Qualities of the Site:

- Located in an established industrial area
- Some infrastructure is already in place - water, sewer, and storm water
- Some of the floodplain will need to be reclaimed if possible
- Possible passive recreation uses on floodplain area
- Provide new locations for business development – acute shortage of prepared land today
- Comparative acquisition costs are low compared to peer counties
- Will serve an internal and external industrial audience
- Residential development encroaching on land

Negotiate land contract with MPV



Order of magnitude budget for engineering, testing, land acquisition and development



Hold discussions with the City of Gastonia to assist financially with the park



Develop contract for engineering and construction management services



Hold Public Hearing for approval and funding of engineering services contract with Board of Commissioners



Geotechnical studies for pre-development analysis



Phase One environmental assessment



Wetlands delineation and jurisdictional waters study-if needed




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graph TD; A[Determine the electrical supplier and level of service] --> B[Work with PSNC to determine gas service cost]; B --> C[Assess the condition of the existing water, sewer and storm water]; C --> D[Approval or disapproval for County to use/modify or repair existing infrastructure]; D --> E[US Army Corps of Engineers permit modification/approval for floodplain area]; E --> F[Boundary Survey]; F --> G[Field run topo of site]; G --> H[Subdivision plan];
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Determine the electrical supplier and level of service

Work with PSNC to determine gas service cost

Assess the condition of the existing water, sewer and storm water

Approval or disapproval for County to use/modify or repair existing infrastructure

US Army Corps of Engineers permit modification/approval for floodplain area

Boundary Survey

Field run topo of site

Subdivision plan


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graph TD; A[ ] --> B[Traffic Impact study for NCDOT-if needed]; B --> C[Driveway permit from NCDOT-if required]; C --> D[Mass grading plan]; D --> E[Road and utility design]; E --> F[Rezone for industrial use; if CUP needed for ACE some items above will need to be completed prior to application]; F --> G[Negotiate annexation agreement with the City of Gastonia-to occur after construction]; G --> H[Geotechnical inspections for roads and mass graded areas]; H --> I[Contract to purchase]; I --> J[Public Hearing to purchase property Board of Commissioners approval for funding]; J --> K[ ];
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Traffic Impact study for NCDOT-if needed

Driveway permit from NCDOT-if required

Mass grading plan

Road and utility design

Rezone for industrial use; if CUP needed for ACE some items above will need to be completed prior to application

Negotiate annexation agreement with the City of Gastonia-to occur after construction

Geotechnical inspections for roads and mass graded areas

Contract to purchase

Public Hearing to purchase property Board of Commissioners approval for funding



Develop restrictive covenants for park



Create a 501(6) for Common Area Maintenance charges



Create bid documents for construction and grading



Bid project



Initiate construction



Inspection of construction



As built drawings



Close out



Execute annexation agreement with the City of Gastonia



Create marketing materials



Go to market