



Gaston County EDC

*Gastonia City Council
&
Gaston County Commissioners Meeting*

*Apple Creek Corporate Park
Update*

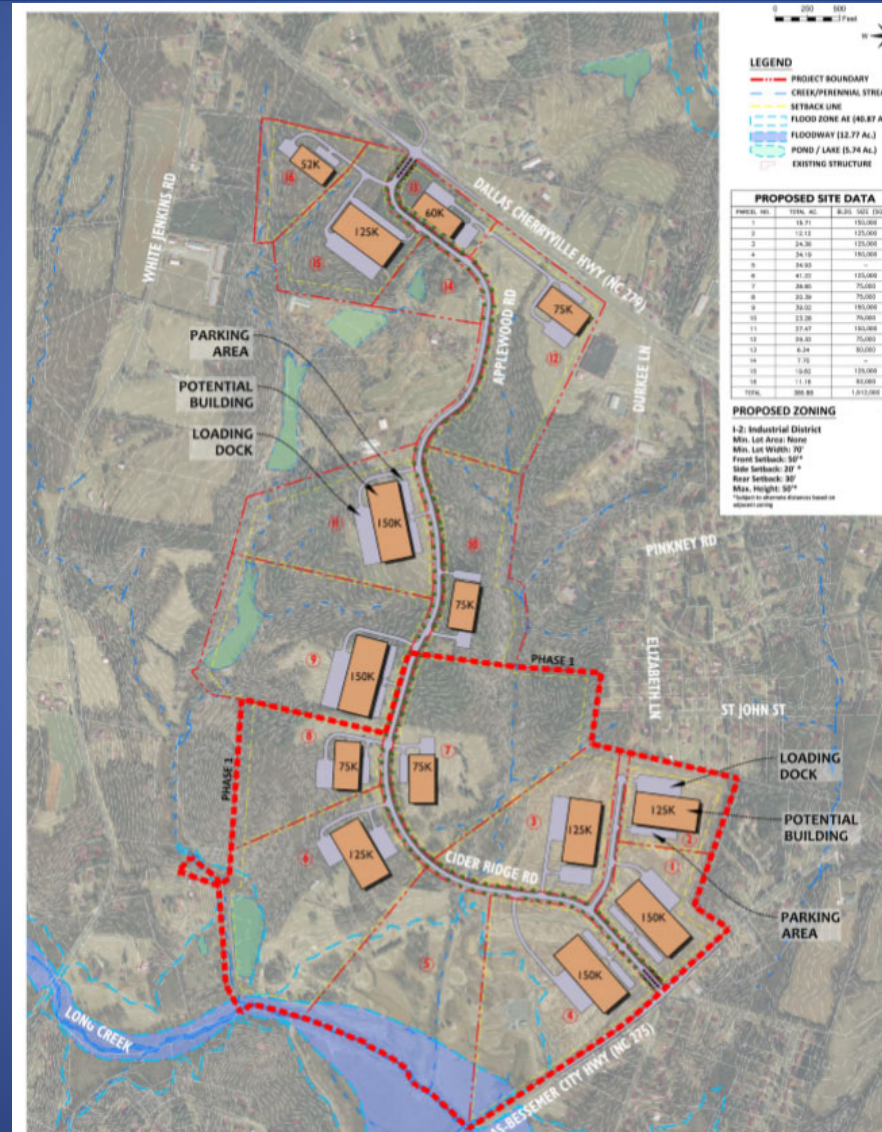
January 29, 2019

Progress Report



Progress Report

Initial 2015 Site Plan





Progress Report

Revised 2017 Site Plan



LOT NUMBER	LOT AREA (ACRES)	ENVIRONMENTAL AREA (SQ)
1	2.50	10,000
2	1.75	12,800
3	3.21	41,800
4	1.67	12,800
5	1.34	7,200
6	2.73	32,000
7	3.92	35,400
8	2.02	16,000
9	2.25	19,200
10	3.18	32,000
11	0.88	---
12	2.33	---
13	7.84	---
14	8.43	73,800
15	15.2	120,000
16	21.6	150,000
17	19.77	120,000
60' ROW	6.75	---
TOTAL	104.92	698,200

* COMMON AREA FOR STORMWATER POND

PROPOSED ZONING

P-2 INDUSTRIAL DISTRICT
(Excludes Manufacturing with access to transportation network and public services and facilities)
MIN. LOT AREA: NONE
MIN. LOT WIDTH: 70'
FRONT SETBACK (NORMAL): 50'
FRONT SETBACK (CONDITIONAL): 15'
SIDE SETBACK: 20'
REAR SETBACK: 30'
MAX. HEIGHT: 50'
*Subject to alternate setbacks 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





Progress Report

Parcels Under Option



Due Diligence



Due Diligence

- ✓ **Geotechnical (Soils) complete**
- ✓ **Phase 1 Environmental Draft report complete**
- ✓ **Boundary/Topo Survey**
- ✓ **Zoning to I-2**
- ✓ **Wetlands delineation**



Off-Site Road Improvements-Underway

- Traffic Impact Study
- Costner School Road realignment
- HWY 279 Improvements
- HWY 275 Improvements



NC-279 Improvements

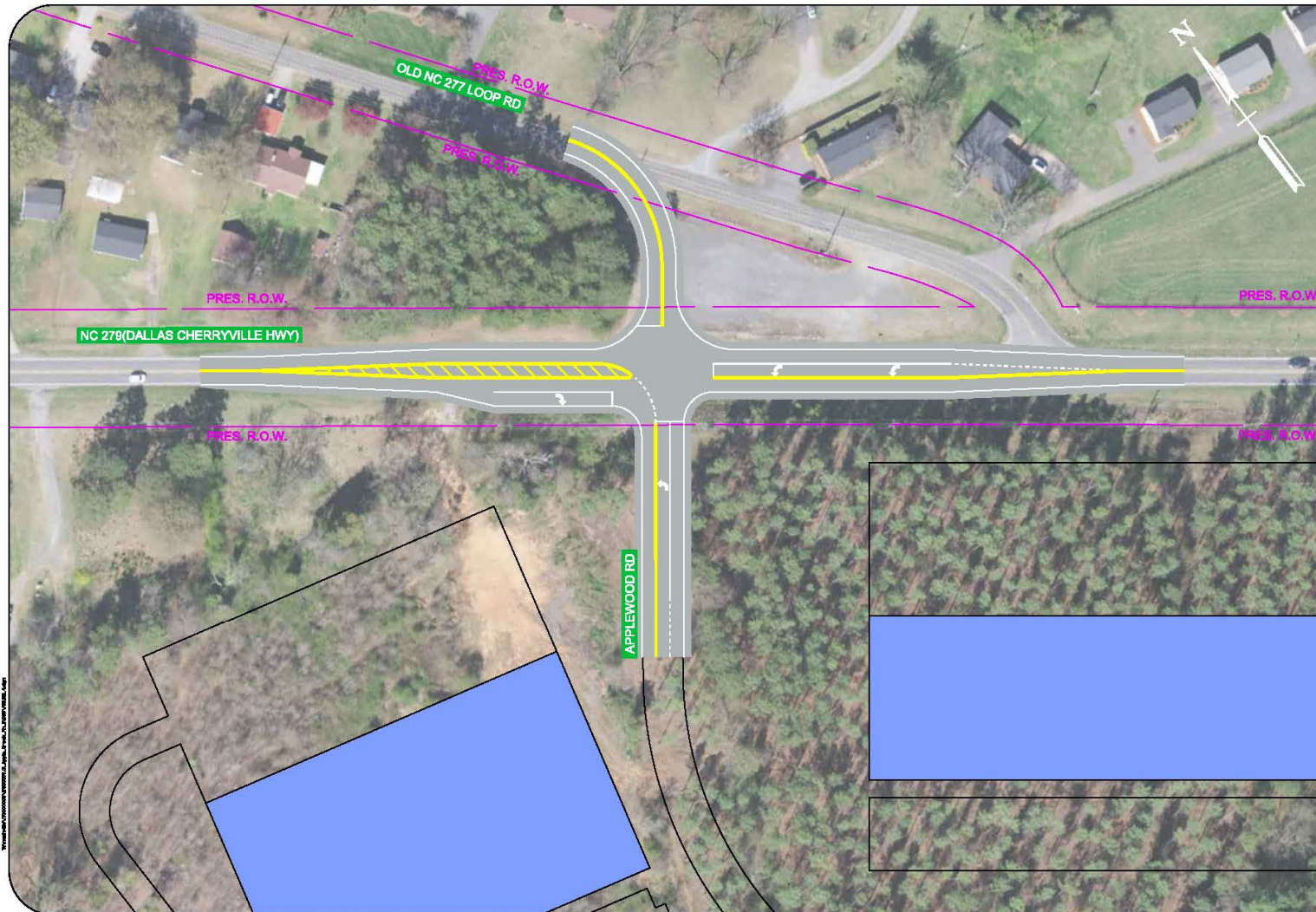


Figure 4

NC 279 &
APPLEWOOD RD
IMPROVEMENTS

APPLE
CREEK





NC-275 Improvements

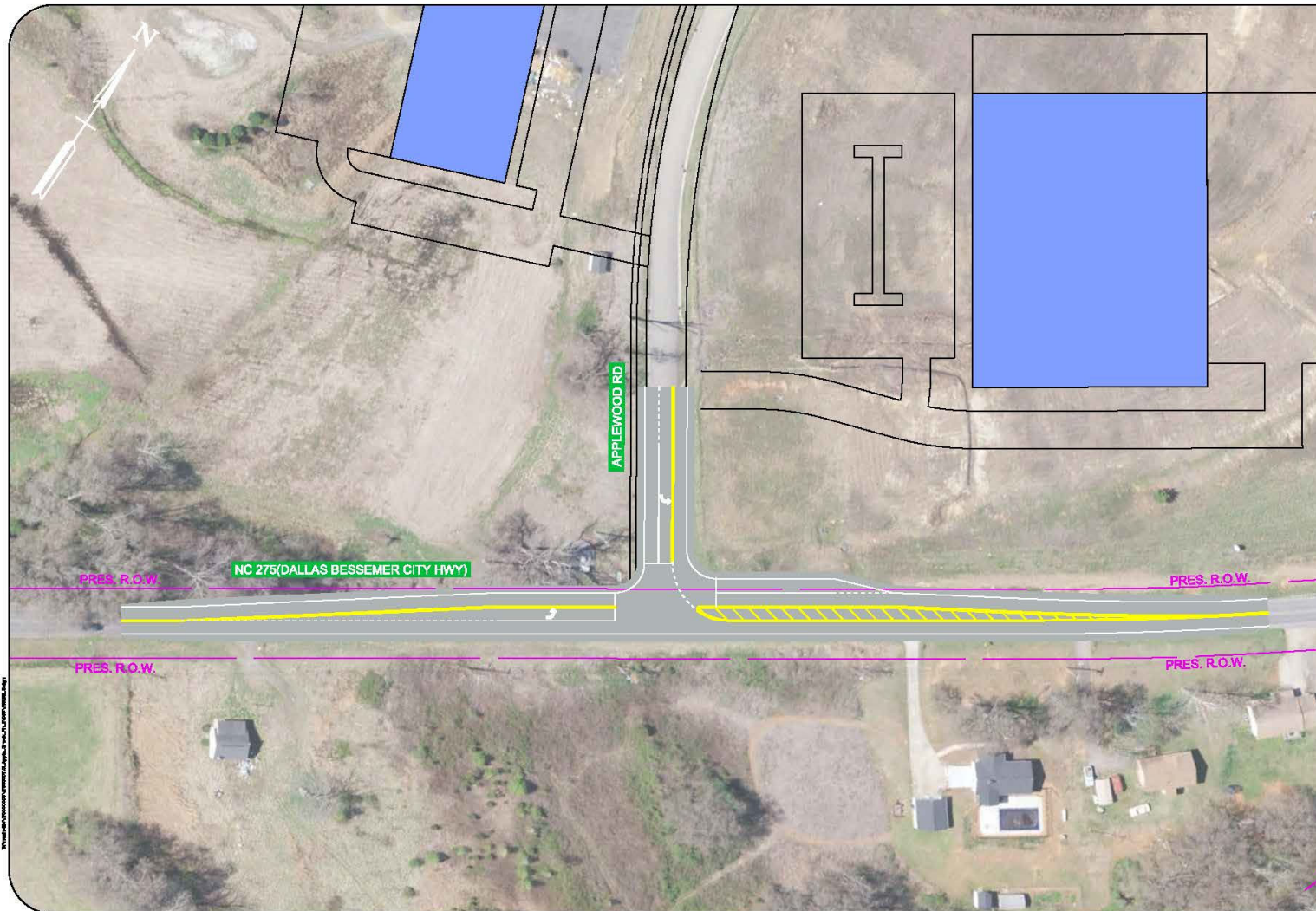


Figure 5

NC 275 &
APPLEWOOD RD
IMPROVEMENTS

APPLE
CREEK

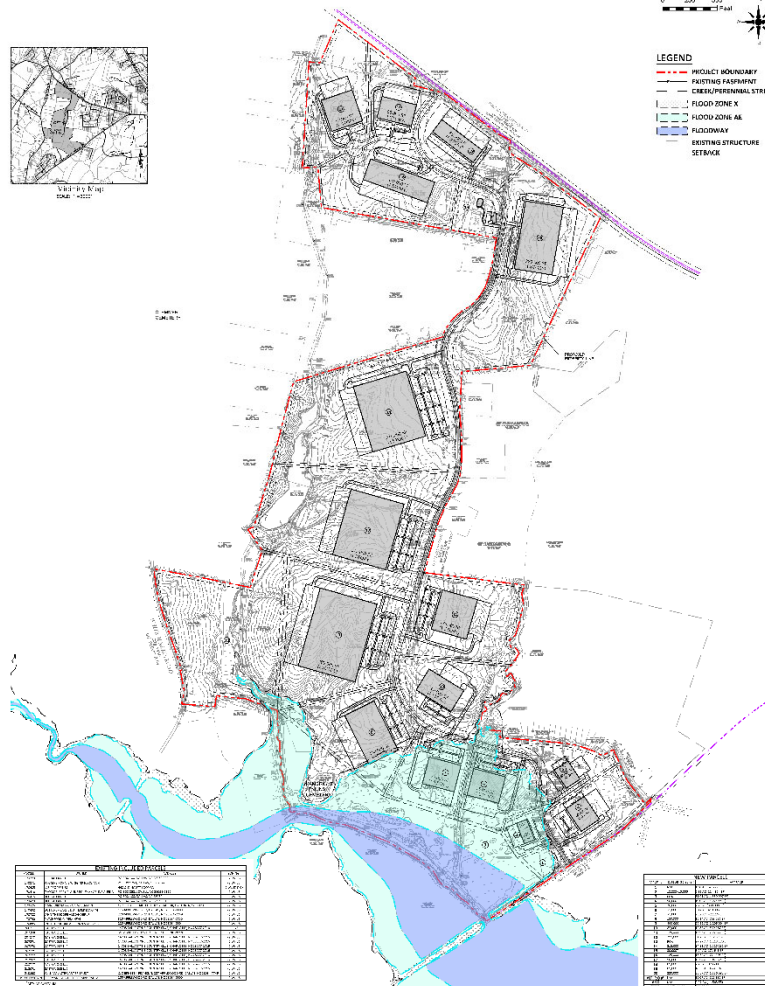




Current Site Plan

Apple Creek | Conceptual Master Plan Gaston County, NC

Gaston County Economic Commission | 9/23/2018
GASTON COUNTY
Economic Development Commission
North Carolina



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Site Plan – Google Earth Pro





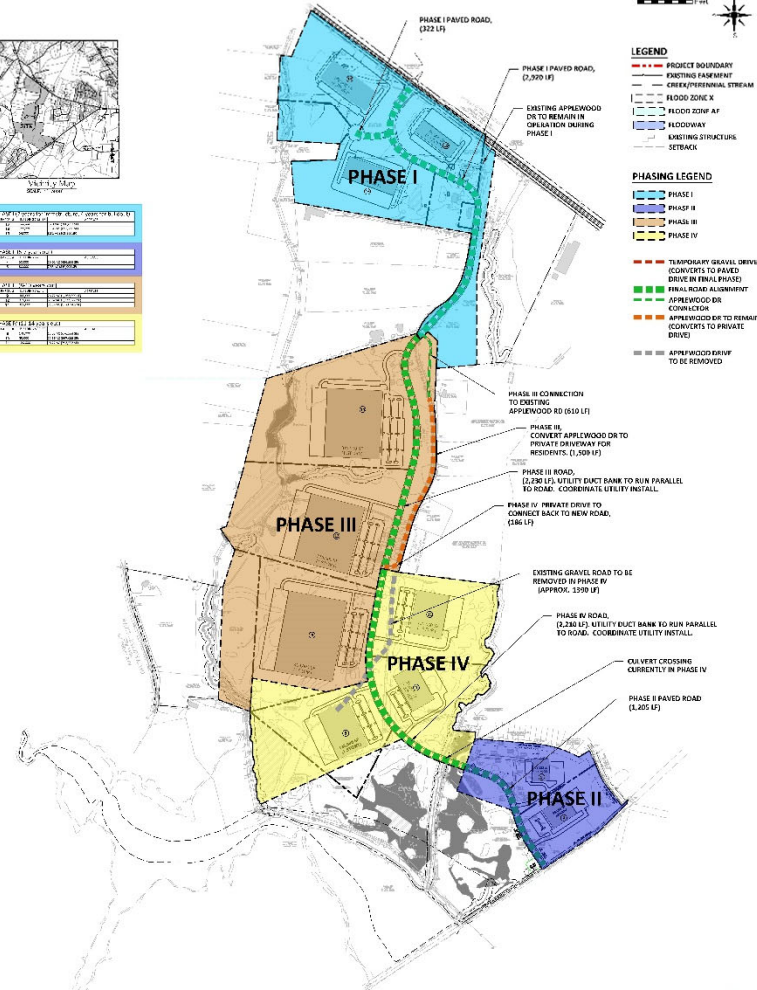
Phasing Plan

Apple Creek | Plan Phasing Gaston County, NC

Gaston County Economic Development Commission | 12.04.2023



PHASE I DEVELOPMENT	
Area	100,000 sq. ft.
Value	\$10,000,000
Jobs	100
Year	2025
PHASE II DEVELOPMENT	
Area	100,000 sq. ft.
Value	\$10,000,000
Jobs	100
Year	2026
PHASE III DEVELOPMENT	
Area	100,000 sq. ft.
Value	\$10,000,000
Jobs	100
Year	2027
PHASE IV DEVELOPMENT	
Area	100,000 sq. ft.
Value	\$10,000,000
Jobs	100
Year	2028



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NEXT STEPS



CONCLUSION

Need to Complete





- Army Corps permit if stream is crossed
- Cost Estimates
- Final Engineering
- Electrical Service Provider
- Financing for Phase I & II

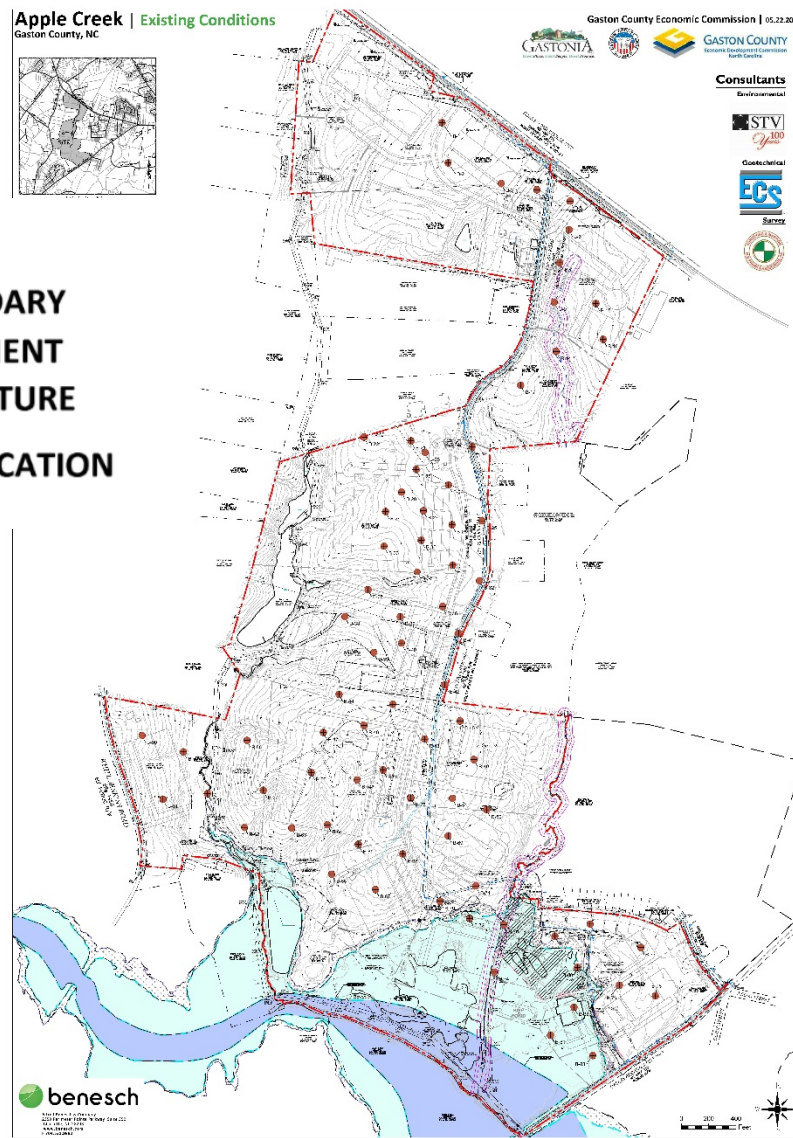
Questions



Soil Conditions

LEGEND

-  PROJECT BOUNDARY
-  EXISTING EASEMENT
-  EXISTING STRUCTURE
-  SOIL BORING LOCATION
B-XX



83 Soil Borings



Phase 1 Environmental Study

- Three oil tanks to remove
- Proposal to remove is complete

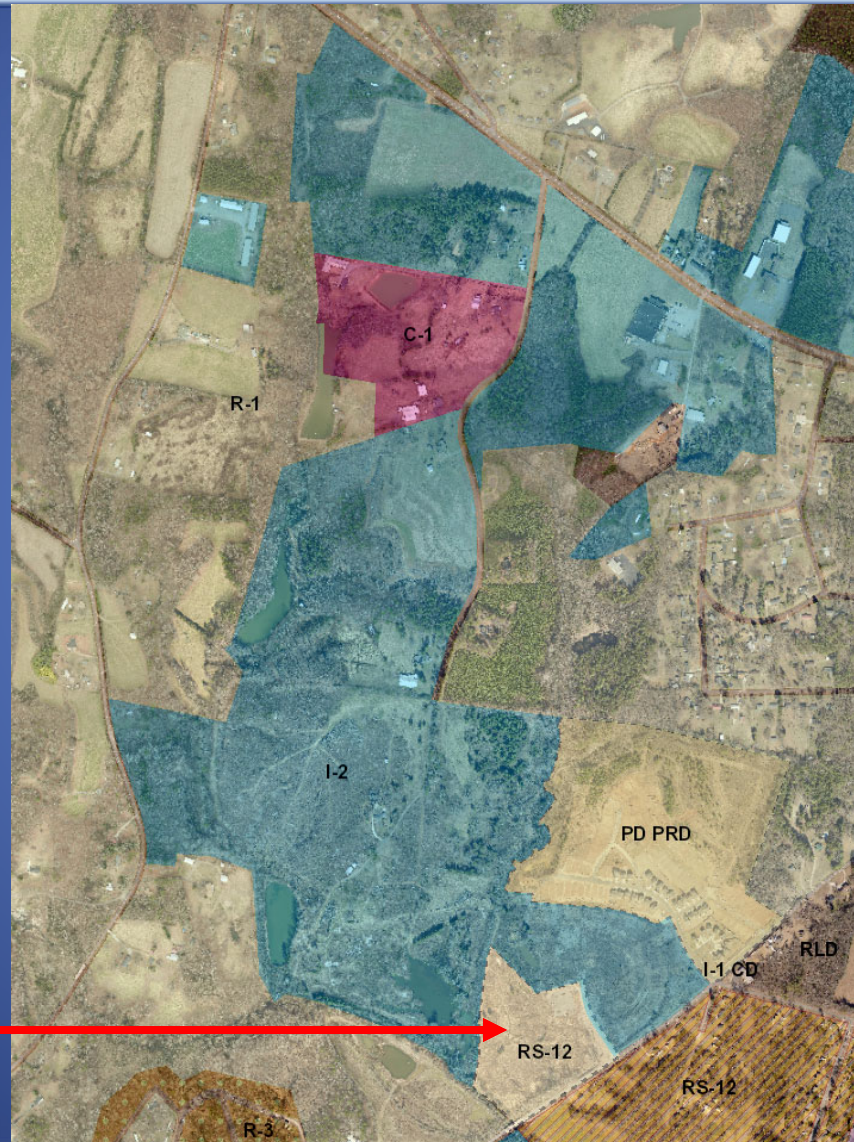


Boundary & Topo Survey

- Boundary survey virtually complete
- Topography survey complete
- May need some clean-up to create plats of parcels for land sale closings

Zoning

City of Gastonia
Zoning



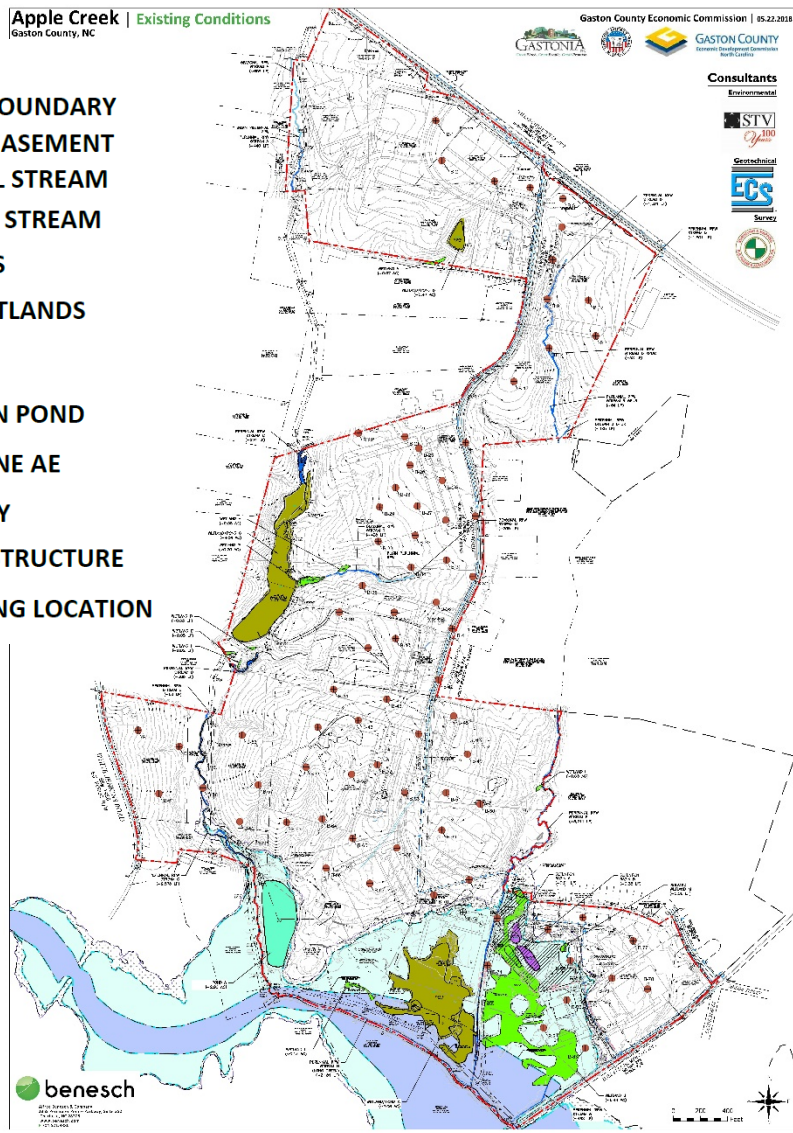
- Land rezoned to I-2
In blue



Wetlands

LEGEND

- PROJECT BOUNDARY
- EXISTING EASEMENT
- PERENNIAL STREAM
- SEASONAL STREAM
- WETLANDS
- POND/WETLANDS
- POND
- DETENTION POND
- FLOOD ZONE AE
- FLOODWAY
- EXISTING STRUCTURE
- ⊕ SOIL BORING LOCATION



- Wetlands/stream crossing



Property Acquisition

Owner Name	Gaston 232, LLC
PID	207271 207273 207277 207268 212070 212069 212071 206211 207270
Acreage	130.2 acres land 50 acres in flood zone
Proposed Purchase Price	\$3,604,000.00 (\$5,000 per acre flood zone)

Owner Name	Gloria Neal Ratchford
PID	170790
Acreage	21.19
Proposed Purchase Price	\$449,228 (\$21,200 per acre)

Owner Name	Theodore A. Lynn Jr. Sharon G. Lynn
PID	170889 170788
Acreage	46.16
Proposed Purchase Price	\$1,079,575 (\$21,7003,387.67 per acre)

Owner Name	L&S Properties
PID	170405
Acreage	4.83
Proposed Purchase Price	\$127,659.58 (\$26,430.55 per acre)

Owner Name	William A. Stewart Sr. Trust
PID	213893
Acreage	28.97
Proposed Purchase Price	\$924,549 (31,914.01 per acre)



Property Acquisition

Owner Name	Jerry Thomas
PID	170418
Acreage	11.83
Proposed Purchase Price	\$377,553.15 (\$31,914.89 per acre)

Owner Name	RKC Dallas
PID	170270 170420 170419 206211 207268 207270 207271
Acreage	14.83
Proposed Purchase Price	\$552,417.50 (\$37,250 per acre)

Owner Name	Paula and John Freeman
PID	219200 portion
Acreage	0.35
Proposed Purchase Price	\$20,000

Owner Name	Craig
PID	170426
Acreage	2.23
Proposed Purchase Price	\$44,600

Owner Name	Wiggins
PID	170271
Acreage	0.93
Proposed Purchase Price	\$240,000

Owner Name	Dutterer
PID	170432 less 1 acre for vet
Acreage	19.29
Proposed Purchase Price	\$985,106



Property Acquisition

AS3

COMPLETE TOTAL ACREAGE:	329.61
AVERAGE PRICE PER ACRE:	\$25,498
TOTAL PRICE:	\$8,404,688

Slide 24

AS3

Revise with Nolan's new #'s once recieved.

Alisha Sheets, 6/8/2018



Electrical Service

Determine Electrical Service Provider(s)

- City of Gastonia – Can serve small portion on NC-275. Could serve more if annexed.
- Rutherford Electric – Has corridor rights on Applewood Drive.

An agreement exists between the City of Gastonia and Rutherford Electric about future service.

We have a meeting with ElectriCities about this issue.



Financing

- How to pay for land, improvements, and timing.



Potential assistance from the City of Gastonia

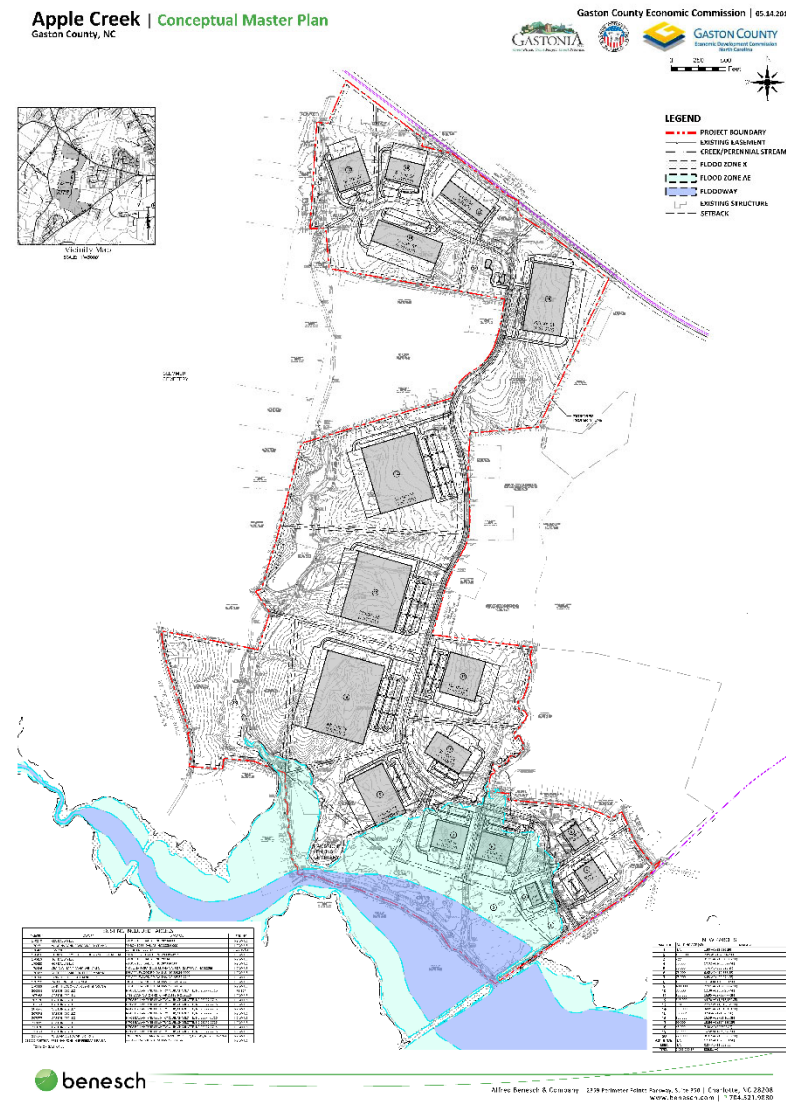
Items

1. Ductbank within the Right of Way for future installation of Voice/Data or other system infrastructure
2. Water and Sanitary Sewer realignments and extensions to existing lines
3. Power provisions into the site
4. Signalization of both intersections at 275 and 279.



Progress Report

Current Site Plan





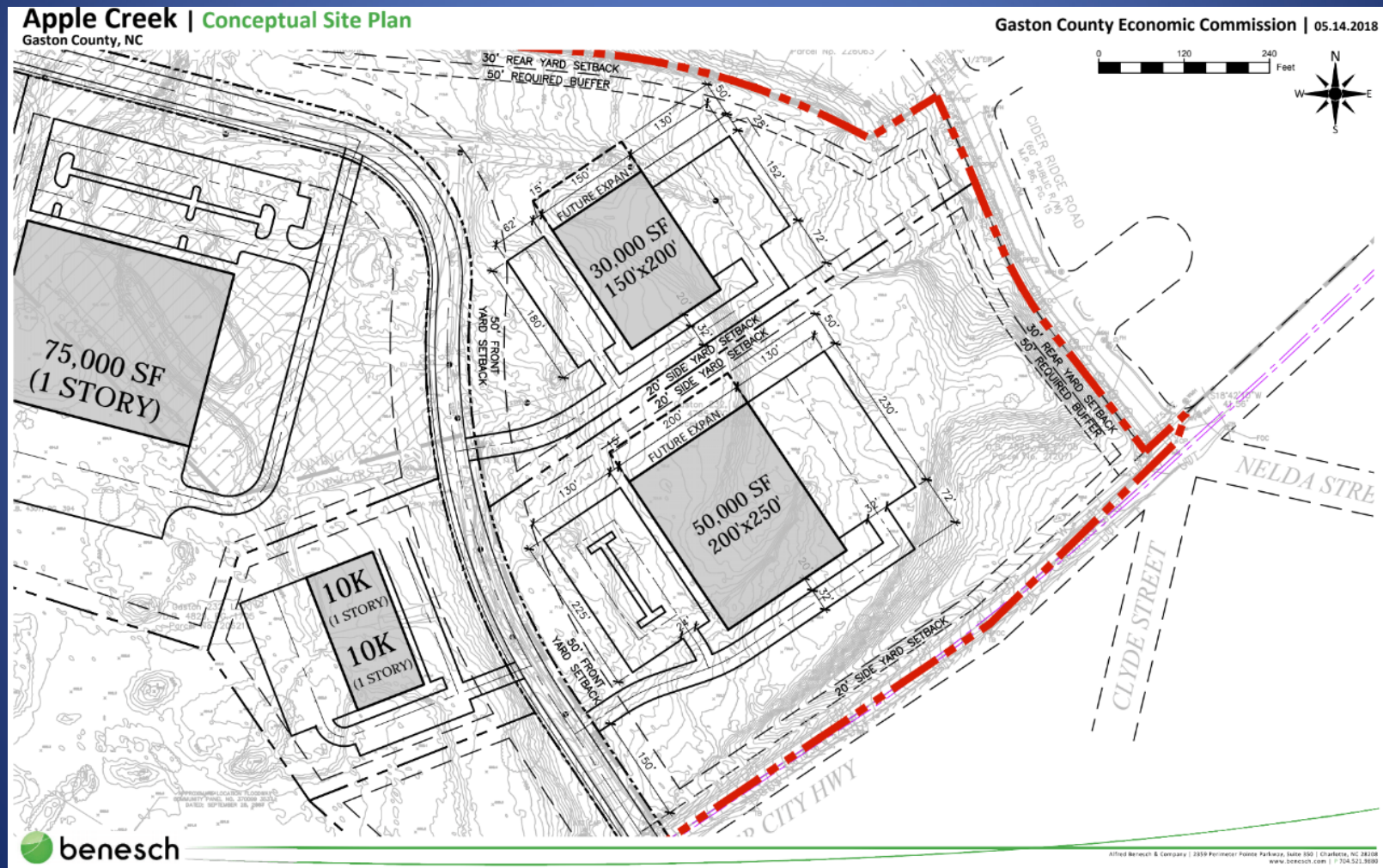
Army Corps of Engineers

- Meeting on June 13th where we received preliminary feedback on the delineation and options for development



Company Interests

- Project Duo – Existing Company



Overview of Soils