



THE GEOGRAPHY
OF BUSINESS®

Duke Energy Site Readiness Program - Report

Rowan County, NC

November 18, 2015

DUKE ENERGY SITE READINESS PROGRAM SITE EVALUATION

Property Name: Coastal Site
Site Location: Cleveland, Rowan County, NC
Category: General Industrial Site

SITE TECHNICAL EVALUATION

Site Characteristics	
Strengths & Weaknesses	Recommendations
<ul style="list-style-type: none"> Site is 57.17 acres with 51 total developable acres. The entire property is located outside the floodplain. Majority of the property is zoned M-1 (Light Industrial). 	
<ul style="list-style-type: none"> Property has two different ownership groups. The southeast corner of the property is zoned R-20 (Residential) and will need to be rezoned and annexed if used for industrial purposes. Residential properties are adjacent to the southern boundary of the site. 	<ul style="list-style-type: none"> Continue discussions with the landowners for marketing the property. Start rezoning/annexation process to change R-20 portion's zoning to appropriate category OR be prepared to describe in detail the rezoning/annexation process and likely timelines. This portion may stay as buffer depending on end user's layouts. Designate a buffer area between the proposed industrial lot(s) and the residential area. Start discussions with property owners of the residential development about potential for acquiring vacant lots for industrial use or access.

Legend

	Information complete, meets minimum criteria
	Information meets criteria, but could be perceived as a weakness
	Issue to address, Information currently unknown

Site Characteristics (continued)

Strengths & Weaknesses	Recommendations
<ul style="list-style-type: none"> • Wastewater line cuts through western third of site from north to south, and a second line is adjacent to the site's southwestern boundary. • Homeowner adjacent to site's eastern border has access through site's southeastern corner. • Phase I ESA, wetlands delineation, threatened and endangered species study, archaeological and historical investigation, and geotechnical assessment have not been conducted. 	<ul style="list-style-type: none"> • Continue developing site concept plan that takes easements into consideration. • Complete a Phase I ESA, wetlands delineation, threatened and endangered species study, archaeological and historical investigation, and geotechnical assessment on the entire property.

Legend

	Information complete, meets minimum criteria
	Information meets criteria, but could be perceived as a weakness
	Issue to address, Information currently unknown

Transportation		
	Strengths & Weaknesses	Recommendations
	<ul style="list-style-type: none"> • Property is located off of U.S. Highway 70 (four-lane highway). • Landowners have had discussions with NCDOT about possible access road through site and realigning rail crossing. • Site can be served by rail. Norfolk Southern line is adjacent to the site's northern boundary. • Dual ingress/egress is possible. 	<ul style="list-style-type: none"> • Continue discussions with NCDOT to determine best road layout for site. • Continue discussions with Norfolk Southern to determine best rail layout for site and estimated costs to provide service.
	<ul style="list-style-type: none"> • Fiber Acres St. provides access to the site and would need to be upgraded to accommodate industrial traffic. • Property is 11 miles from I-77 and 13.5 miles from I-40. 	<ul style="list-style-type: none"> • Determine an estimated cost and timeline to upgrade Fiber Acres St. to handle industrial traffic.
	<ul style="list-style-type: none"> • Residences currently use Fiber Acres St. to access homes. 	<ul style="list-style-type: none"> • Explore possibilities for providing second access to residences to avoid using same access as proposed industrial traffic.

Legend

	Information complete, meets minimum criteria
	Information meets criteria, but could be perceived as a weakness
	Issue to address, Information currently unknown

Utility Adequacy / Capacity	
Strengths & Weaknesses	Recommendations
<ul style="list-style-type: none"> • A 12 kV electric distribution line is adjacent to the site and a 100 kV transmission line is less than one mile west of the site. A 24 kV distribution line is also in close proximity to the site. 2.5 MW of service can be provided within 6 months. • A 2-inch natural gas line operating at 60 psi is adjacent to the site's western boundary. To provide 10,000 mcf per month, an upgrade to a 6-inch line will be required. Estimated timeline to provide service is 5 months. • A 16-inch water line with 4.0 mgd of excess capacity is 1,100 feet from the site and can provide service to the site within 6 months. • The water treatment system has 24.99 mgd of total capacity and 12 mgd of excess capacity, factoring in peak utilization. • 8-inch gravity wastewater lines run along the site's southwest boundary and through the western third of the site. • The wastewater treatment plant has 108,000 gpd of excess capacity, factoring in peak utilization. • Telecommunications infrastructure is on Mimosa St., adjacent to the site. 	

Legend	
	Information complete, meets minimum criteria
	Information meets criteria, but could be perceived as a weakness
	Issue to address, Information currently unknown

Other	
Strengths & Weaknesses	Recommendations
<ul style="list-style-type: none"> A land price has been established with both ownership groups. 	
<ul style="list-style-type: none"> A Site Development Plan has not been created. Protective covenants and restrictions have not been created. (If property is developed as multi-user). 	<ul style="list-style-type: none"> Continue developing Site Development Plan that takes easements, access, buffer, etc. into consideration. If property is developed for multiple users, draft protective covenants for property that at a minimum address the following: building type, landscaping, parking, outdoor storage, setback specifications, and sign control.

Legend

 Information complete, meets minimum criteria

 Information meets criteria, but could be perceived as a weakness

 Issue to address, Information currently unknown

DUKE ENERGY SITE READINESS PROGRAM SITE EVALUATION

Property Name: Coastal Site

Site Location: Cleveland, Rowan County, NC

Category: General Industrial Site

SITE MARKETING EVALUATION

Community / Workforce	
	Strengths & Weaknesses
	<ul style="list-style-type: none"> • Good ability to recruit technical and professional workforce. • Percentage of workforce employed in manufacturing is 19.2% for Rowan County (2014), a rate higher than the state of North Carolina at 13.3%.
	<ul style="list-style-type: none"> • The neighboring Daimler facility is unionized. • Rowan County has had three union elections, and two wins reported. (2005 to August 2015). • Rowan County had less overall job growth over the past three published years, 2012-2014 (-1.7% job growth compared to NC average of 4.6% job growth). • High School Attainment in Rowan County is lower than NC average; <ul style="list-style-type: none"> ◦ Rowan County: 81.0% ◦ NC Average: 84.9% • Bachelor's Degree Attainment in Rowan County is lower than NC average; <ul style="list-style-type: none"> ◦ Rowan County: 17.0% ◦ NC Average: 27.3%

Legend	
	Information complete, meets minimum criteria
	Information meets criteria, but could be perceived as a weakness
	Issue to address, Information currently unknown

Transportation

Strengths & Weaknesses

- Property is located off of U.S. Highway 70 (four-lane highway).
- Site can be served by rail.
- Dual ingress/egress is possible.
- Property is 16 miles from Rowan County Airport.

- Fiber Acres St. provides access to the site and would need to be upgraded to accommodate industrial traffic.
- Property is 11 miles from I-77 and 13.5 miles from I-40.
- Property is 50 miles from Charlotte Douglas Airport.

- Residences currently use Fiber Acres St. for access to homes.

Legend

 Information complete, meets minimum criteria

 Information meets criteria, but could be perceived as a weakness

 Issue to address, information currently unknown

Start-Up Schedule

Strengths & Weaknesses

- Electric infrastructure (2.5 MW) can be provided within six months.
- Natural gas (10,000 mcf/month) can be provided in five months.
- A 16-inch water line with 4 mgd of excess capacity is 1,100 feet from the site and can provide 150,000 gpd of water service to the site within six months.
- 8-inch gravity wastewater lines are on site.
- Telecommunications infrastructure is adjacent to the site.

- A rezoning change/annexation would be required for southeastern corner to be developed for industrial uses. Process can be completed within 90 days.
- Access road will need upgrading to handle industrial traffic. Estimated schedule for improvements unknown.

Site Costs

Strengths & Weaknesses

- A land price for the property has been established.
- Electric, wastewater, and telecommunications infrastructure are at the site.

- Upgrading the natural gas line to serve the site is estimated to cost \$160,000.
- Extending water service to the site is estimated to cost \$150,000.
- Access road will need upgrading to handle industrial traffic. Estimated cost for improvements unknown.
- A rail spur would need to be extended onto the site. Estimated cost unknown.

Legend

Information complete, meets minimum criteria
Information meets criteria, but could be perceived as a weakness
Issue to address, Information currently unknown

DUKE ENERGY SITE READINESS PROGRAM SITE EVALUATION

Property Name: Coastal Site
Site Location: Cleveland, Rowan County, NC
Category: General Industrial Site

POTENTIAL END USERS

Industry	Location Requirements	MSC Justification
Building Materials	<ul style="list-style-type: none"> • Larger site size requirement • Good transportation infrastructure • Existing skill sets in workforce • Proximity to customers and end markets • Rail service required for some projects 	<ul style="list-style-type: none"> • Property is 1,100 ft. from U.S. Highway 70 • Proximity to customers and end markets • Property can be served by rail
Fabricated Metals	<ul style="list-style-type: none"> • Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Existing skill sets in the workforce • Competitive operating cost environment • Reliable electricity • Rail service required for some projects 	<ul style="list-style-type: none"> • Property is 1,100 ft. from U.S. Highway 70 • Proximity to customers and end markets • Adequate manufacturing labor force • Competitive operating cost environment • Reliable electricity • Property can be served by rail