

CARTERET COUNTY
Board of Commissioners



Agenda
IX.

Meeting Date:
19-Aug-19

Presenter:
Don Kirkman

ITEM TO BE CONSIDERED

Title: Radio Island Site Readiness Assessment

Brief Summary:
Mr. Don Kirkman, Economic Development Director, will provide an overview of the Radio Island Site Readiness Assessment

N/A

BACKGROUND

Originating Department	Attachments:
_____	1 Copy of Presentation _____
	2 _____
	3 _____
Staff Contact:	4 _____
_____	5 _____

REVIEWED BY

County Manager	_____	County Attorney	_____
Clerk to the Board	_____	ACM/Finance Director	_____



Duke Energy Site Readiness Program

Radio Island Site
Carteret County, North Carolina

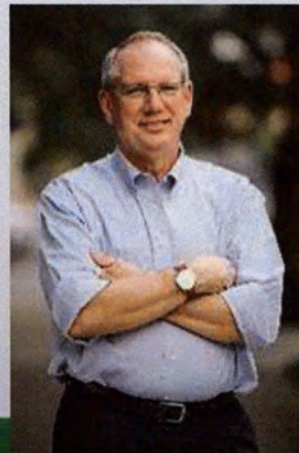
July 23, 2019

Site Readiness Program

- Goal: To help identify, improve, and increase awareness of good potential industrial sites in the regions that Duke Energy serves
- Three major components:
 1. Initial assessment by leading site location consulting firm (Strategic Development Group)
 2. Detailed buildable area assessment/conceptual site plan by expert land planning/architecture firm (O'Brien Atkins)
 3. For sites with good potential, a \$10,000 Duke Energy matching grant to help better prepare the site

STRATEGIC DEVELOPMENT GROUP

- ▶ Founded in 1999
- ▶ Headquarters in Columbia, SC
- ▶ Expertise in
 - ▶ Site Selection
 - ▶ Incentive Negotiation
 - ▶ Site Identification
 - ▶ Site Evaluation
- ▶ North American Location Focus
- ▶ Industries
 - ▶ Automotive
 - ▶ Aerospace
 - ▶ Metals
 - ▶ Chemical
 - ▶ Advanced Materials



Koyo

BRIDGESTONE

POONGSAN

BOEING



INDORAMA
VENTURES



CYTEC
SOLVAY GROUP

EASTMAN

LKQ

Tupperware

nutramax
LABORATORIES

Micronutrients
a Nutreco company



JTEKT



NANYA

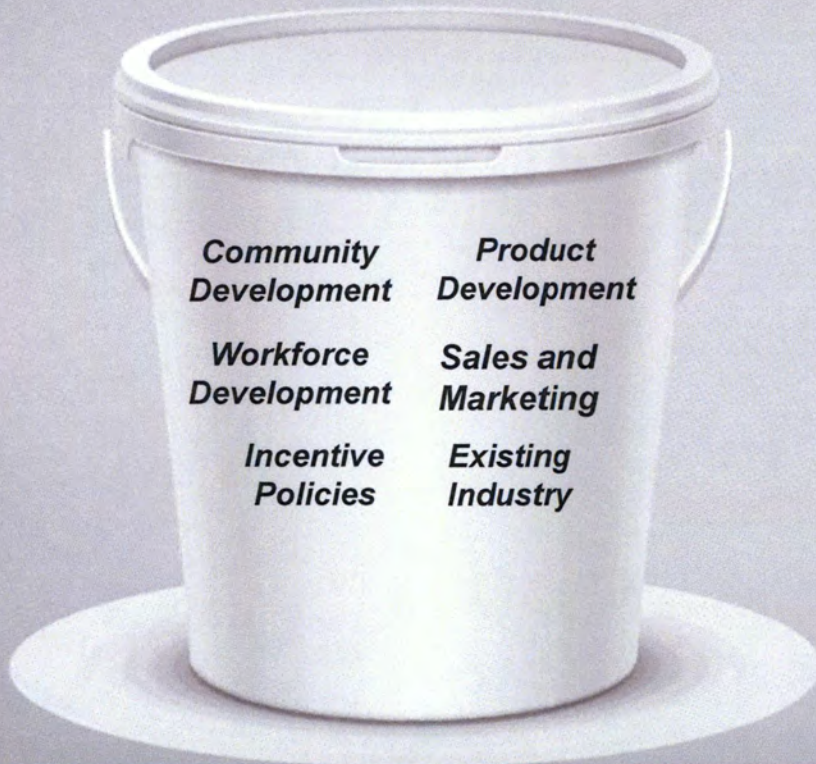
Formosa Plastics

Presentation Outline

- Site Selection Fundamentals
- Competing in Today's Economy
- Economic Development 101
- Demographics
- **Radio Island Site***

BEING PREPARED

*Before the
Prospect Calls*



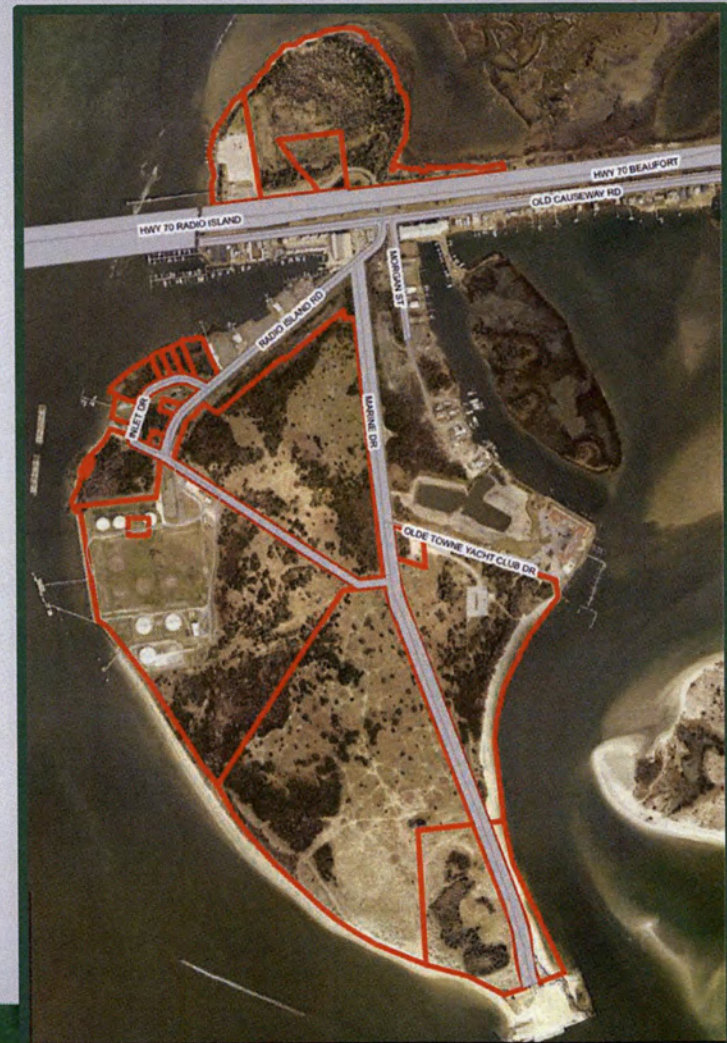
*Direct Engagement
with the Prospect*





RADIO ISLAND SITE

Site Location:
141 Acres



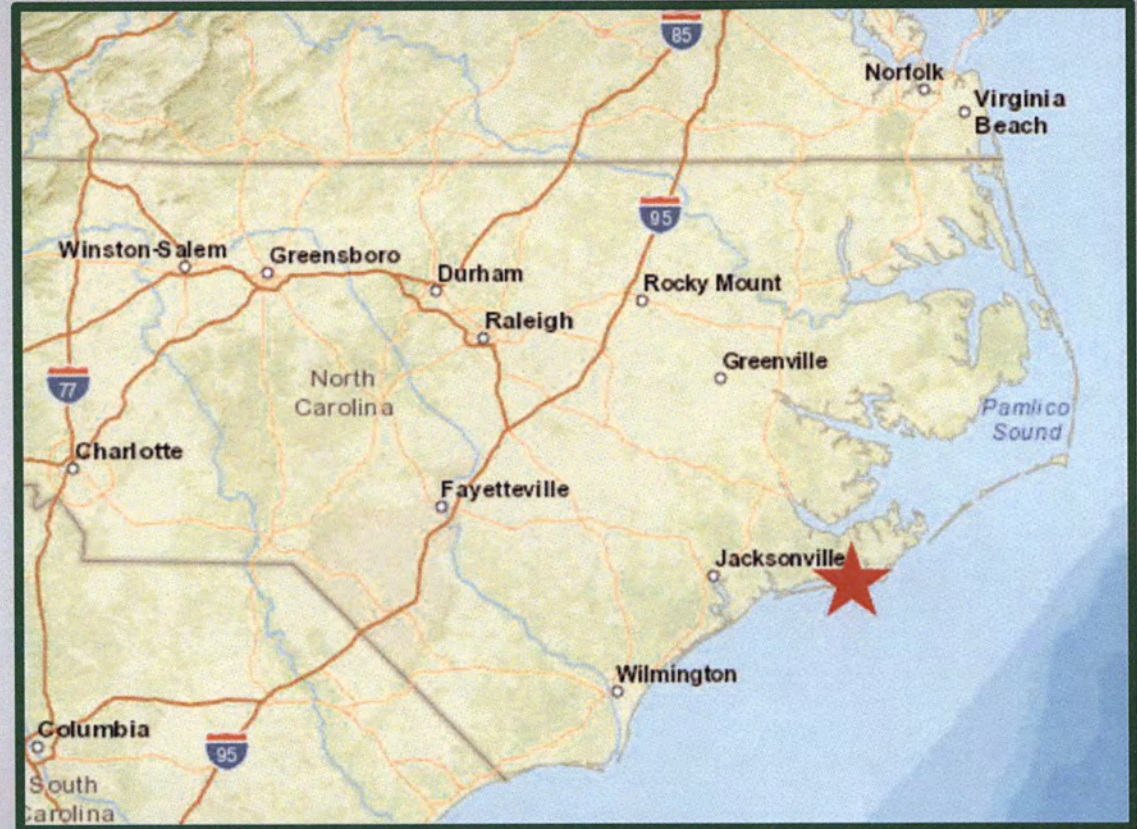
Technical Evaluation: Site Characteristics

- Site is owned by the NC Ports
- Multiple development areas with irregular configurations – site is divided by both Highway 70 and Marine Road
- Site is generally flat with minor changes in elevation
- Zoned PM – Port Maritime



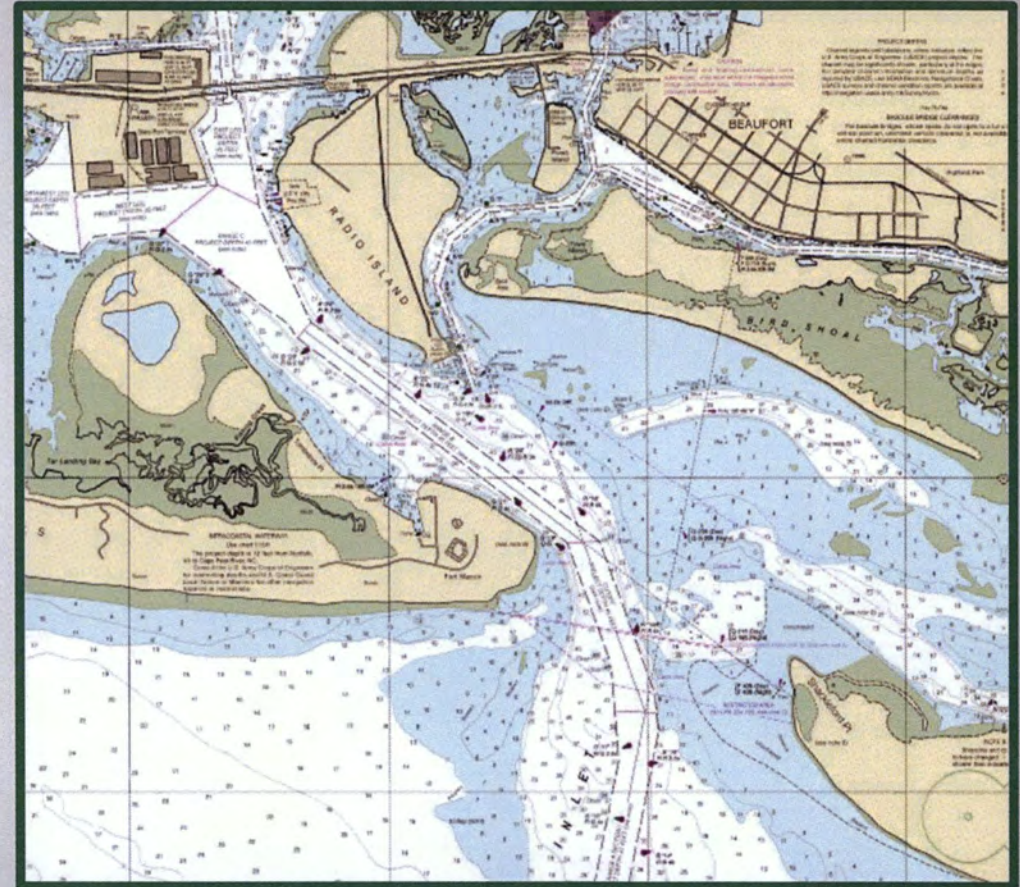
Technical Evaluation: Transportation

- Located off US Highway 70
- Adjacent to North Carolina Port of Morehead City
- 75 miles to the nearest interstate (I-40) but Highway 70 will be upgraded to interstate condition
- Potential to serve the site with an additional rail spur - rail is currently on the island and there is an existing rail yard on US 70



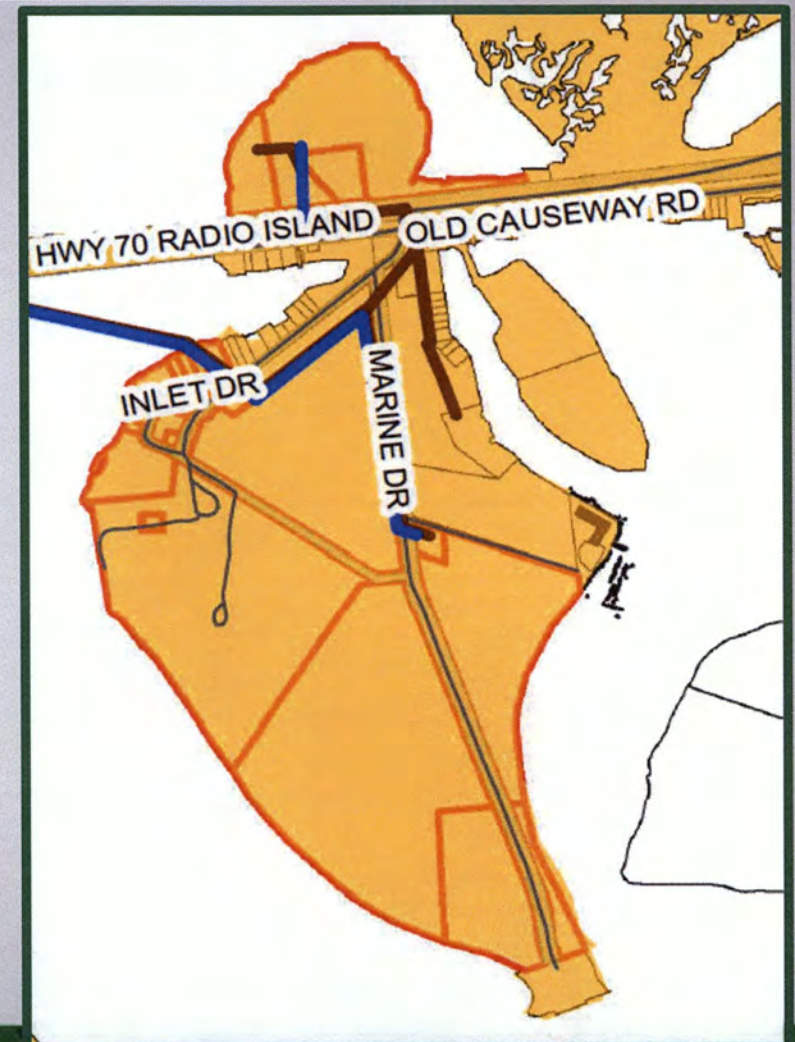
Technical Evaluation: Port Attributes

- Deep water
- Short distance to open water of the Atlantic
- Existing bulkhead and related liquid loading/unloading equipment
- Opportunity for additional bulkhead



Technical Evaluation: Utilities

- Electric infrastructure is located onsite and can serve up to 2.5 MW
- Water and sewer lines are onsite, and capacity is sufficient even with additional proposed condo development
- Telecommunications infrastructure lines are adjacent to the site
- No natural gas service is available



Technical Evaluation: Potential Inhibitors to Development

- No natural gas service is available at the site
- Site ingress and egress is challenging off US 70
- Residential development exists on portions of the island and more is currently planned
- DOD owns Marine Road and uses the road occasionally for military activity
- Existing rail line on Radio Island is in disrepair
- Special Use Permit is required for industrial and manufacturing uses
- No environmental studies have been completed on the site since 2001
- Construction of new bridge and movement of the Duke Energy power lines could cause interference in site development
- Height restrictions exist on the site because of proximity to Cherry Point Navy/Marine Corps air station

Conceptual Layout A

At build-out, site could support 525,000 square feet





Conceptual Layout B

At build-out, site
could support
702,000 square
feet







RECOMMENDATIONS

Potential End Users

- Logistics - Bulk / break-bulk
 - Build on existing users / suppliers
 - Wood products: wood chips and dimensional lumber
 - Chemicals – agri-nutrients
 - Rubber
 - Refrigerated storage
 - Roll-on / Roll-off product
- Outbound product that could use barge service on return trip from Nucor
- General Manufacturing / Final Assembly
 - Boat building / repair
 - Energy generation component assembly

Site Recommendations

- Develop site as industrial park with multiple parcels
- Focus development on west side of park and consider berms or other landscaping features along Marine Road
- Develop water features / storm water detention near public parcel to provide additional buffer
- All parties should agree on potential language and terms for the ground lease to be prepared for prospect activity
- Work with NCDOT, Duke Energy, and other stakeholders to provide input on the placement of the new bridge and transmission line that would be most beneficial to the development of the site and the community as a whole

Transportation Recommendations

- Consider a traffic analysis to determine current traffic counts on Marine Road and Radio Island Road in case a prospect requests such information
- Develop a plan, budget, and timing for rail repair on existing rail line
- Consider, plan for, and budget needed road construction necessary to serve the site, including:
 - Potential extension of Radio Island Road
 - Re-work of existing ingress/egress onto Radio Island (must turn right onto Highway 70)
 - Plans for ingress / egress off Marine Road
- Plan for easy ingress / egress during new bridge construction
- Develop plans for new bulkhead along west side of site; identify sources of potential funding

Utility Recommendations

- Electric:
 - Begin planning for loads beyond 2.5MW
 - Need to consider setting aside acreage for substation within park

- Water / Sewer:
 - Begin preliminary plans to upgrade the wastewater treatment plant to implement when system reaches 80% utilization

Marketing Recommendations

- Develop site marketing materials and disseminate to key allies including, but not limited to:
 - Duke Energy
 - NC Economic Development Partnership
 - NC Ports
- Conduct marketing strategy / effort to identify additional companies with potential need for maritime logistics
- Develop a strategy to attract an anchor tenant, including a plan for what incentives may be offered for the anchor tenant as well as subsequent tenants

Marketing Recommendations

- Continue to keep County officials, economic development partners, and council members apprised of site development efforts to further increase public awareness of the site and generate additional support
- Develop public relations plan to communicate with homeowners and residential developers regarding the development of Radio Island

THANK YOU

SDG STRATEGIC
DEVELOPMENT
GROUP
Optimal locations. Superior service.

803.748.1207 • www.strategicdev.com