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# FINAL
# INDUSTRIAL SITE STUDY
# FOR ONSLOW COUNTY, NORTH CAROLINA

PREPARED BY THE ONSLOW COUNTY
PLANNING DEPARTMENT
FEBRUARY 28, 1978

North Carolina. Dept. of Natural Resources and Community Development.

HD
1393.5
F53
1978

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED IN PART THROUGH A
COMPREHENSIVE PLANNING GRANT
FROM THE NATIONAL OCEANIC AND
ATMOSPHERIC ADMINISTRATION.

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CONTENTS

INTRODUCTION. . . . . i

County Data (Table 1). . . . . 1

Labor Profile (Table 2). . . . . 2

SITE LOCATION . . . . . 3

INSERT A: Weyerhaeuser Tract. . . . . 6

INSERT B: General Soils Map . . . . . 7

RELATIONSHIP TO LAND USE PLANS. . . . . 8

INSERT C: Onslow County Land Use Plan . . . . . .10

IDENTIFICATION OF UTILITY NEEDS . . . . . .11

PROPERTY OWNERSHIP. . . . . .14

FUTURE WORK PROGRAM . . . . . .15

ENVIRONMENTAL IMPACT ASSESSMENT . . . . . .17

GOVERNMENTAL REVIEW . . . . . .21

# INTRODUCTION

A lack of adequate industrial sites in the Jacksonville/ Onslow County community is recognized by area citizens as a serious deficiency. One of the major goals identified in Land Use Plans recently prepared for Jacksonville and Onslow County is to encourage industrial development which will create more jobs and provide a more diversified growth base. In order to accommodate such facilities, preliminary plans must be made now to choose sites which can best serve the area's needs. This report attempts to lay the groundwork for a final, detailed site plan for such an area.

The following pages contain socio-economic data affecting local industrial sites. Table 1 provides a summary of relevant information for the prospective industrial client. This information was obtained from the Onslow County Economic Development Commission. Information used to develop Table 2, Onslow County Labor Market, was provided by the same source.

TABLE 1

JACKSONVILLE-ONSLOW COUNTY DATA

| | 1965 | 1970 | 1975 | Projected 1978 |
|---|---|---|---|---|
| Population-Jacksonville | 14,000 | 16,000 | 19,800 | 22,000 |
| Camp Lejeune | 36,000 | 32,000 | 40,000 | 42,000 |
| Onslow County | 92,000 | 103,000 | 113,800 | 118,000 |
| Bank Deposits ($000) | 34,361 | 62,545 | 119,604 | 130,000 |
| City Assessed Value ($000) | 32,977 | 47,325 | 122,959 | 130,000 |
| Bonded Indebtedness ($000) | 1,908 | 1,455 | 3,393 | 3,800 |
| County Assessed Value ($000) | 78,957 | 132,118 | 384,467 | 420,000 |
| Bonded Indebtedness ($000) | 2,150 | 6,170 | 8,020 | 10,000 |
| Retail Sales City ($000) | 58,000 | 106,000 | 160,000 | 190,000 |
| County ($000) | 88,000 | 139,000 | 233,000 | 262,000 |
| Camp Lejeune ($000) | 18,000 | 27,000 | 42,000 | 48,000 |
| Total ($000) | 164,000 | 272,000 | 435,000 | 500,000 |
| Mfg. Employment-County | 1,000 | 1,900 | 3,200 | 4,000 |
| Civilian Labor Force | 15,400 | 19,400 | 23,200 | 24,800 |
| School Enrollment K-12 | 15,167 | 17,492 | 17,114 | 18,000 |
| Community College | - | 600 | 2,000 | 2,300 |
| Commercial Air Traffic | | | | |
| Enplaning | -(10 mo.) | 23,428 | 42,853 | 45,853 |
| Deplaning | - | 24,837 | 56,595 | 60,147 |
| Total | - | 48,265 | 99,448 | 106,000 |
| Electric Meters in County | 18,467 | 24,201 | 30,103 | 34,000 |
| Telephones in County | 8,333 | 14,737 | 18,398 | 22,000 |
| Daily News Circulation | 8,500 | 12,000 | 17,000 | 19,000 |
| Residential Construction each year-New Homes, Apts, Mobile Homes | 350 | 450 | 650 | 800 |
| Per Capita Personal Income | $ 2,100 | $ 3,400 | $ 5,100 | $ 6,200 |
| Farm Gross Income ($000) | 12,500 | 16,200 | 23,100 | 26,000 |
| $ Value for Tourism in Onslow County ($000) | 7,241 | 11,090 | 14,984 | 22,000 |

Data supplied by Onslow County Economic Development Commission

TABLE 2

## ONSLOW COUNTY LABOR MARKET

Service Area : A twenty-five (25) mile circle around Jacksonville includes Onslow County and parts of Jones, Duplin, Pender, Carteret, and Craven Counties.

Population : 1970 Census estimated 121,845 people within this service area.

Availability :

| Radial distance from Jacksonville | Sex Male | Sex Female | Total |
|---|---|---|---|
| 0 - 15 | 895 | 1,139 | 2,034 |
| 15 - 20 | 181 | 183 | 364 |
| 20 - 25 | 230 | 206 | 436 |
| Total | 1,306 | 1,528 | 2,834 |

## SITE LOCATION

The proposed industrial site occupies the lined Weyerhaeuser Tract seen in INSERT A. This property contains approximately 500 acres.

The site was shown on this particular map to demonstrate its relationship to proposed highway improvements in the Jacksonville Area. This map represents a list of priorities and road designs endorsed (in writing) by the following groups:

1. Onslow County Board of Commissioners
2. Jacksonville City Council
3. Onslow County Planning Board
4. Jacksonville Planning Board
5. Onslow County Memorial Hospital Authority
6. Coastal Carolina Community College
7. The Doctors Park of Jacksonville
8. Jones-Onslow Electric Membership Cooperation
9. Y.O.U., Inc.
10. Onslow County Economic Development Commission
11. Onslow Business-Industry Association
12. Merchants located on Western Boulevard
13. Brynn Marr Shopping Center Merchants Association

The extension of Western Boulevard to Gum Branch Road (S.R. 1308) has two priority phases that will be critical for the development of this site. Included in the first priority

is simply making this extension a reality as a two lane facility. The second priority includes making this a segment four lane thoroughfare. Equally important, and also in the second priority, is a proposal for an additional extension of Western Boulevard from Gum Branch Road to U.S. 258 and 24 at S.R. 1001. This segment completes part of the Jacksonville beltline which will be very valuable for commercial and private interests. In addition, this two lane facility will provide direct access from the beltline to Albert J. Ellis Airport. These new roads allow the industrial site to be approximately 12 miles from an airport with jet service to many areas.

The existing site has road frontage on U.S. 17 as well as access to the Seaboard Coast Line Railroad. Preliminary discussions with this railroad by the Director of the Onslow County Economic Development Commission indicate a spur line could be added to serve the interior of the site.

The site is presently lightly forested and contains no structures. South of the tract is the old Jacksonville Municipal Airport which is no longer in use and a small subdivision, Sunset Acres. No water and sewer service is available. Carolina Power and Light has two electric transmission lines along U.S. 17 of 23,000 and 33,000 volts.

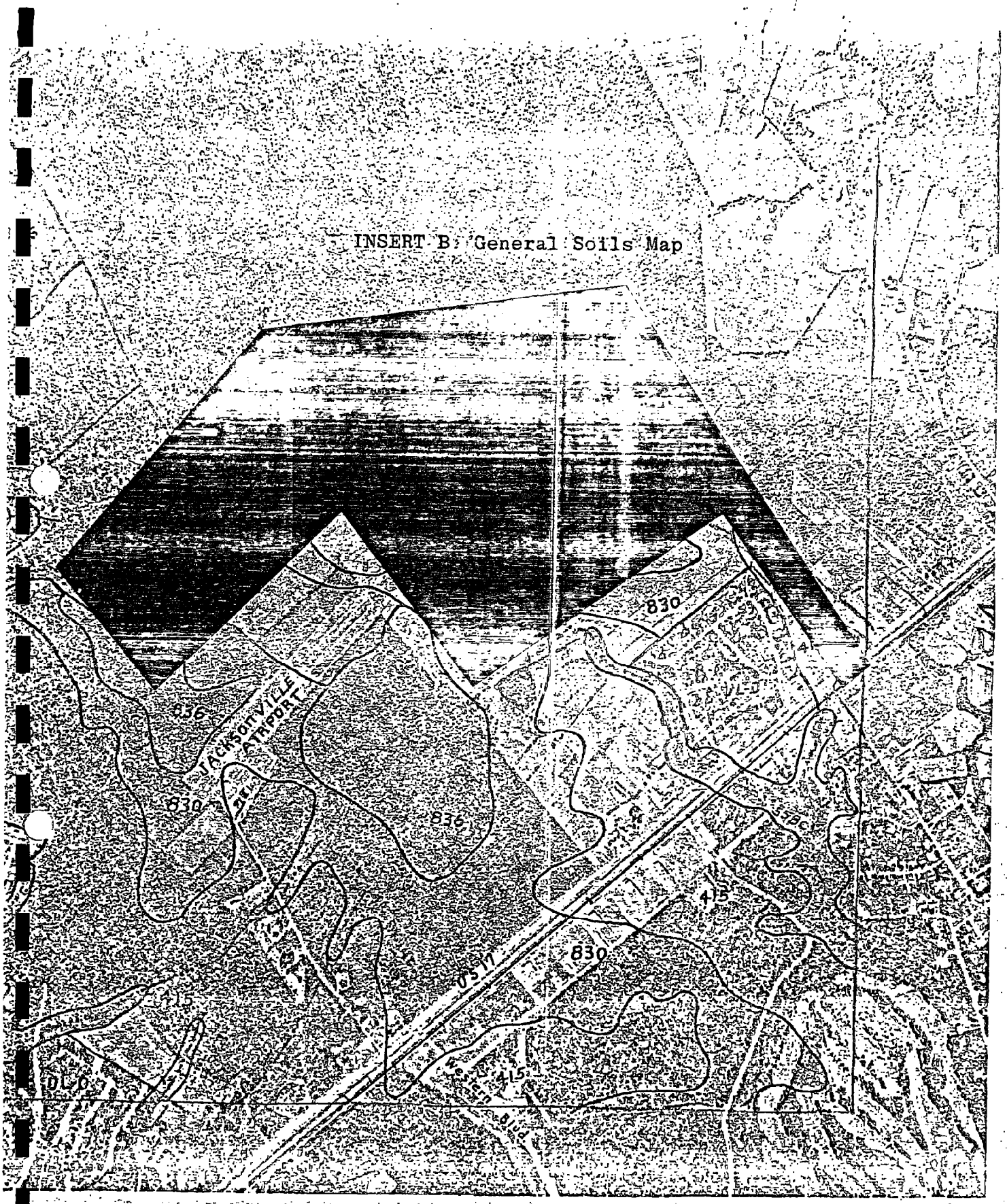
Very little soils information is available. The Soil Conservation Service of the USDA has completed a survey of the Jacksonville area but not of the County. The Jacksonville Area Soil Survey was completed in 1974 and contains partial

information about the proposed industrial site. An aerial photograph with soil contours showing the site is presented in INSERT B: General Soils Map.

Based on this soil survey sheet, the principal soil type appears to be #836, Pantego loam. In general, this soil is poorly drained, with a black to dark gray loam about 18 inches thick. Subsoil consists of a gray sandy loan that is approximately 65 inches deep. Slopes are less than two percent.

Although the soil is damp, the local Soil Conservationist feels that with proper drainage, the site could be made useable. This can only be confirmed, however, by an on-site survey. The Soil Conservation Service has indicated a willingness to make this survey at the request of the property owner. The Planning Department anticipates this request after DNRCD has reviewed the final draft.

INSERT B: General Soils Map

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APPROX. SCALE 4" = 1 MILE

USDA SCS FT WORTH TEXAS 1972

SOIL SURVEY FIELD SHEET
ONSLOW COUNTY, NORTH CAROLINA
*ADVANCE COPY - SUBJECT TO CHANGE*

SURVEY HAS NOT BEEN COMPILED NOR CORRELATED. NAMES MAY BE CHANGED AND AREAS MAY BE COMBINED

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## RELATIONSHIP TO LAND USE PLANS

The Onslow County Land Use Plan, prepared in 1976-77 to meet the requirements of the North Carolina Coastal Area Management Act (CAMA) classifies all land within the County as one of the following: Developed, Transition, Community, Rural, and Conservation. INSERT C contains this information and identifies the approximate location of the industrial site.

The Plan shows the site is in land classified as Rural and Transition. Rural lands are those which are not expected to develop in the immediate future and contain farm and forest areas. Transition land consists of areas that are presently undeveloped but which are expected to be urbanized in the next ten years. The Planning Department believes that the County Land Use Plan can accommodate an industrial site at the proposed location.

The City of Jacksonville has developed a similar Land Use Plan required by CAMA. This Plan was developed with the thoroughfare improvements in mind, and consequently, all lands adjacent to the proposed Western Boulevard extension were classified as Transition. This suggests that the proposed industrial site would also be compatible with the Jacksonville Land Use Plan.

In summary, the proposed industrial area is compatible with locally adopted Land Use Plans. The Planning Department

believes that by incorporating an industrial area where citizens have allowed for such growth, the basis is being laid for planned growth when and where it is needed. Hopefully this pattern of looking ahead can be repeated in the future. With the guidance of the Land Use Plans, the area can abandon past practices of chaotic and unplanned expansion.

## IDENTIFICATION OF UTILITY NEEDS

The County has made no determination at this time as to the type of industry it would pursue for this site. In general, past guidelines indicate industries which are not major consumers of water and electricity have been favored.

For a 500 acre industrial site several minimum utility needs would be required. The Executive Director of the Onslow County Economic Development Commission believes the following would be necessary for the proposed site:

(1) 12 inch water line

(2) 12 to 15 inch sewer line

(3) 500,000 gallon water tank

(4) railroad spur and switching station

(5) electric power substation

As mentioned earlier, no water and sewer lines are available at the site. The County does have an 8 inch water and an 8 inch sewer line across U.S. 17 at Western Boulevard. It is doubtful that these lines could handle many additional customers. At this time it appears the industrial area would have to consider service from the City of Jacksonville. No cost figures are available for this service.

Preliminary contact has been made with the Regional Economic Development Administration (EDA) Office in Atlanta. They indicate the County is eligible to receive grants to help

pay for the water and sewer lines. This also suggested that EDA funds are available to help construct the spur railroad line.

One problem with the spur line is that the railroad is on the opposite side of U.S. 17. The spur would require a crossing on U.S. 17. The Seaboard Coast Line has determined that sufficient area is available for the curving spur line. The North Carolina Department of Transportation believes that it could allow a railroad crossing on U.S. 17 to serve the industrial site.

Total electric power requirements have not been determined. Should a power substation be located in this general area, it is felt that all power needs could be met.

One question that could cause problems is the location of an industrial site on a two land facility which will also serve as a beltline around Jacksonville. Slow moving trucks going in and out of the park could cause serious traffic problems. The Planning Department believes that this would be a temporary difficulty, if experienced at all. If the Jacksonville Thoroughfare Plan is accepted in September, work on the two lane Western Boulevard extension should be underway no later than 1982. It would take several years for the County to secure EDA funds for water and sewer lines, have them installed, and begin operation. By that time, the

Western Boulevard extension would be open and the first clients will be locating at the industrial site. By this time, the Thoroughfare Plan would require the new extension be expanded to four lanes. This work would be substantially complete prior to full occupancy at the industrial site.

## PROPERTY OWNERSHIP

Property owners in the vicinity of the industrial area are presented in INSERT B: Weyerhaeuser Tract. This map is located in the SITE LOCATION section of the study.

The proposed industrial site is entirely contained within the Weyerhaeuser tract. Mr. William Wilson, Marketing Manager for Westminster Company, a subsidiary of Weyerhaeuser Company, has indicated that his company would be interested in seeing this tract used for an industrial park. In addition, Mr. Joseph Thomas, Vice President of Westminster Company, has also indicated general interest in this concept. Also, Mr. William McRae, Jr., whose property is immediately adjacent to the Weyerhaeuser tract, has indicated his willingness to consider the sale of a portion of his tract so that the industrial area could be given a more uniform shape.

The Weyerhaeuser people will review DNRCD's preliminary comments and participate in the preparation of the final draft. It must be emphasized that their interest is contingent on North Carolina Department of Transportation's approval of the proposed Western Boulevard (S.R. 1470) extension to Gum Branch Road (S.R. 1308). This extension is documented in the draft Jacksonville Thoroughfare Plan which has not yet been accepted. State approval is anticipated by September, 1978.

## FUTURE WORK PROGRAM

The following elements are outlined as a proposed work program for the next fiscal year. This outline assumes the County will be able to apply for an additional grant prior to the certification of its 701 Land Use and Housing Elements.

(1) Incorporate review comments by DNRCD, Wilmington Field Office, into a preliminary, final draft.

(2) Present this document for review and comment to the Onslow County Economic Development Commission.

(3) Any additional findings incorporated and presented to Onslow County Planning Board.

(4) Recommendations of this Board assimilated and presented to the Onslow County Board of Commissioners.

(5) Additions and/or comments by the Commissioners incorporated into a final draft to be submitted to DNRCD, Wilmington Field Office.

(6) Comments on final draft by DNRCD incorporated and used as a basis for the final, detailed Industrial Site Plan.

(7) Application for the final phase of the project will be made to one of the following: FmHA (Rural Development Grants Program), U.S. HUD (701 Program), or U.S. Department of Commerce (NOAA).

(8) The final phase will include the following:

(a) detailed site sketch containing two-foot topographic contours as prepared by licensed civil engineer, including a general description on the terrain, its slope, grading costs, and elevation above sea level

(b) site drainage and soil conditions prepared by the Soil Conservation Service of the USDA, including load bearing characteristics of the soil, sub-soil characteristics, depth to groundwater, natural runoff capacity, need for artificial drainage facilities, and the need for flood protection.

(c) site costs, which will include cost/acre, drainage and preparation cost/acre, and local property taxes.

(d) grants research for possible funding sources for project development.

(e) finalize negotiations with property owner.

# ENVIRONMENTAL IMPACT ASSESSMENT

## (1) Summary Statement

The Industrial Site Study for Onslow County, North Carolina identifies a specific tract of approximately 500 acres for use as an industrial park. The Study presents relevant economic information which would affect the development of this site. Site specific data considers available utilities, transportation services, and soils information. Preliminary contact was made with the property owner controlling this tract.

## (2) Environmental Impact of Proposed Plans

The positive aspects of this project would be to promote economic diversity in the Onslow County area. The addition of an industrial park would allow the area to increase its manufacturing base which is only a small part of the economy.

Preliminary soil analyses indicate the tract is damp and would require drainage. Adverse impacts could be expected if drainage plans are not adequate. In order to minimize such impacts, some sort of stormwater runoff facility would be required on site.

## (3) Unavoidable Environmental Effects

Site preparation will include drainage and some land disturbing activity, principally grading and tree removal. The installation of water and sewer lines as well as the probable addition of a railroad spur will also result in some damage

to existing plant species. Grading and excavation can be expected to alter natural drainage patterns. In considering these consequences, the Planning Department believes they can be minimized so that the positive (economic) benefits will outweigh these minor problems.

(4) Alternatives to Proposed Plan

No other sites were considered in the plan due to time and budget constraints. Interest has been expressed in the area adjacent to Albert Ellis Airport, but no site specific information is presently available.

The only other alternative is to allow industrial development to occur in a haphazard fashion throughout the area. The Planning Department believes this approach would not be in the best interest of the area and offers a greater potential for environmental damage. By concentrating industrial development in one area, land use controls have the best chance of minimizing adverse impacts.

(5) Irreversible and Irretrievable Commitments of Resources

The tract of land containing the proposed site, when drained, presents the only irretrievable commitment of natural resources. This effect will be due to a permanent change in the natural drainage areas. As mentioned above, the Planning Department believes the industrial use of this tract will provide the greatest long-term benefits for area residents.

(6) Short-term Uses vs. Long-term Productivity

While short-term effects might be adverse due to drainage, clearing, and excavation, the long-term effects are expected to be very positive. The existing site contains few, if any, hardwoods, and generally consists of pine forests. Temporary adverse effects can be minimized with on-site sedimentation storage ponds and similar devices to control erosion and stormwater runoff. After construction is complete, the area will be revegetated. In summary, it is believed that once the short-term effects are experienced, the site will be developed for its highest and best use.

(7) Federal, State and Local Environmental Controls

The following acts, programs, and land use controls will be considered prior to any development of the proposed project:

(a) Federal Coastal Zone Management Program
(b) Flood Disaster Protection Act of 1973
(c) National Environmental Protection Act of 1970
(d) Water Pollution Control Act of 1972
(e) Clean Water Act of 1967-70
(f) Water Pollution Control Act of 1974
(g) North Carolina Coastal Area Management Act of 1974, including land use plans prepared under this act for Onslow County and Jacksonville
(h) North Carolina Mining Act of 1971
(i) North Carolina Water Use Act of 1967

(j) North Carolina Energy Conservation Act of 1977

(k) North Carolina Sedimentation Pollution Control Act of 1973

(l) Extraterritorial Jurisdiction in which the City of Jacksonville can administer its Zoning Ordinance

(m) Onslow County administration of the following North Carolina codes which are the responsibility of local governments:

(1) Building Code

(2) Health Regulations

(n) Local Flood Plain Ordinance (when Onslow County participates in the Regular phase of the Federal Flood Insurance Program)

In addition to the above, the project would also be reviewed against the environmental policies and standards cited in paragraph (a) (5) of the 701 Comprehensive Planning Assistance Program, Section 600.65.

NOTE: The preceding environmental impact statement is a part of the Industrial Site Survey for Onslow County and will accompany this document through all deliberations and reviews. A draft of the document and the environmental impact statement is available for public inspection between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday at the address below:

Onslow County Planning Department
107 New Bridge Street
Jacksonville, N.C. 28540

## GOVERNMENTAL REVIEW

This document was presented to the Onslow County Planning Board on 14 June 1978 for their review. One recommendation made in the form of a motion to the County Commissioners was that no County funds be committed to this site until additional sites are available for consideration. The Planning Board felt that sites not yet designated may offer more benefits in the long run.

A primary concern was the location of the industrial site on the proposed Western Boulevard loop. Although this situation appears to present an ideal transportation linkage, it is felt that future annexation by the City of Jacksonville is a possibility. Even though actual incorporation of that area is not likely, concern was expressed that secondary urban development generated by the proposed road could add to traffic congestion in that area. In order to avoid this situation, it was hoped that a site somewhere in the vicinity of Albert J. Ellis could be considered.

Mr. Ron Baker, Chairman of the Economic Development Commission, reviewed the study and found it consistent with their overall program. Information contained in the document will serve as the basis for a technical assistance grant application to be filed with the Economic Development Administration in FY 1979. That grant is expected to produce detailed site information which will establish drainage basins, topographic contours, utility needs, and a sales brochure.

A presentation of the study was made to the Onslow County Board of Commissioners on 17 July 1978. That Board was made aware of the positions taken by the Planning Board and the Economic Development Commission. Since the study did not commit the County to a course of action, it was felt that a formal resolution of the study findings was not necessary. No objections were raised concerning the study's format or purpose.

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