

**Long Ferry Road Speculative Industrial Development  
Development Overview  
April 4, 2022**

**Project Description**

The project anticipates the development of six (6) speculative industrial buildings on approximately 380 acres. Five (5) of the buildings will be on the south side of Long Ferry Road and the remaining building will be constructed on the north side of Long Ferry Road. The buildings will be initially constructed as shell buildings. Once tenants for each building are identified, the buildings will be upfit based upon their needs.

The project will be developed in three (3) Phases. The first phase will see the construction of a +/- 1,100,000 square foot building on the south of Long Ferry Road as well as a +/- 550,000 square foot building on the north side of Long Ferry Road. The second phase is anticipated to see the construction of two (2) buildings on the south side of Long Ferry Road; +/- 270,000 square feet and +/- 400,000 square feet. The third phase is anticipated to see the construction of two (2) buildings on the south side of Long Ferry Road; +/- 170,000 square feet and +/- 170,000 square feet.

Anticipated completion of each phase:

- Phase I                2023
- Phase II              2024
- Phase III             2025

**Buildings (see rendering)**

The buildings will be designed as tilt wall concrete panels. Details will be added to the buildings to break up long exterior walls through color, articulation, or both. The development will have a consistent standard and provide for an upscale industrial development. Building entrances will be clearly defined at the front of each building.

Employee parking and truck courts will be separated to provide for the safety of the employees.

**Landscaping**

Adjacent residential uses will be screened and buffered in a manner that is higher the requirements of the Rowan County Zoning Ordinance. Screening and buffering will be achieved through maintaining existing vegetation, new plantings, or a combination of both.

Each site will also include planting though out the site to include but limited to entrances, roadways, employee parking lots and truck courts. Landscaping will be achieved at higher level than the existing Rowan County Zoning Ordinance.

**Traffic and Access**

The project has completed a Traffic Impact Analysis in conjunction with NCDOT. Road improvements will be constructed along Long Ferry Road in accordance with the requirements of the approved review from NCDOT. Access into the development will be consistent with the approval of NCDOT.

## Site Lighting and Signage

The project lighting will be a maximum of 35' high poles and designed to achieve between 0 and 0.5 footcandles at the property line.

The project will have monument signs along Long Ferry Road and building signage that designates the user of the building. Way finding signs or informational signage will also be incorporated into the project.

## Anticipated Days and Hours of Operation

Since the project is speculative and end users can not be determined at this time. As such, hours of operations and days of operations can not be determined until end users for each are identified.

## Table of Uses Consistent with the base CBI Zoning District

P – Permitted

SR – Special Requirement

SIC	Use	Classification
20 <sup>1</sup>	Food and kindred products	P
23	Apparel & Other finished products made from fabrics & similar material	P
27	Printing, publishing, allied industries	P
284	Soap, detergents, and cleaning preparations; perfumes, cosmetics, and other toilet preparations	P
34 <sup>2</sup>	Fabricated Metal products, except machinery and transportation equipment	P
35	Industrial and commercial machinery and computer equipment	P
36	Electronic and other electrical equipment and components, except computer equipment	P
37	Transportation equipment	P
39	Miscellaneous manufacturing industries	P
42 <sup>3</sup>	Motor Freight transportation and warehousing	P
421	Trucking	P
47	Transportation Services	P
50 <sup>4</sup>	Wholesale trade, durable goods	P
5032	Brick, stone & related construction materials	P
5083	Farm & garden machinery & equipment	P
51 <sup>5</sup>	Wholesale trade, nondurable goods	P
5159	Farm product raw materials	P
5191	Farm supplies	P

### Subcategories not allowed

1. 207 – Fats and Oils not allowed
2. 3483 – Ammunition except small arms  
3489 – Ordinance and accessories
3. 4226(pt) – Automobile dead storage, oil and gasoline storage caverns, and dead storage of manufactured homes
4. 5015 – Motor vehicle parts, used (outdoors),  
5093 – Scrap and waste materials,
5. 5153 – Grain and field beans  
516 – Chemical and allied products  
517 – Petroleum and petroleum products  
5191 – Farms supplies



**1,000,000 sf**



**542,000 sf**