



RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS

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5808 Faringdon Pl,
Raleigh, NC 27609

October 5, 2022

Jason Sullivan
Planning Director
12 East Street
P.O. Box 1809
Pittsboro, NC 2712
P: 919-542-8233
E: Jason.sullivan@chathamcountync.gov

Reference: Pea Ridge Concrete Plant – Chatham County, NC

Subject: Trip Generation Letter

Dear Mr. Sullivan:

This letter provides an estimate of the trip generation for the proposed Pea Ridge Concrete Plant to be located south of US 1 and west of Pea Ridge Road in Chatham County, North Carolina. The proposed concrete plant is anticipated to include a building 560 square feet (sq. ft.) in size. Site access is proposed via interconnectivity with the existing ST Wooten Corporation north of the proposed site. Refer to the attachments for the preliminary site plan.

Trip Generation

Average daily traffic, weekday AM and weekday PM peak hour trips for the proposed development were estimated based on information about staff, deliveries, and hours of operation provided by the owner and project team. Based on the information provided by the project team, the proposed concrete plant is expected to operate 24 hours a day depending on workload at the time. There will be approximately 12 employees during the typical workday. Additionally, deliveries are expected to occur from 6:00 AM to 6:00 PM with approximately 6 truck deliveries per hour. Table 1 below shows the anticipated daily traffic and weekday peak hour trips associated with the proposed concrete plant.

Table 1: Site Trip Generation Summary

Plant	Size	Anticipated Daily Traffic (vpd)	Weekday Peak Hour	
			Enter	Exit
Pea Ridge Concrete Plant	560 sq. ft.	216	18	18



As shown in Table 1, it is estimated that the proposed development is expected to generate approximately 216 trips during a typical 24-hour weekday period. This assumes 6 deliveries per hour between 6:00 AM to 6:00 PM and a total of 12 employees entering and exiting the facility 3 times per day (morning, afternoon, and lunchtime).

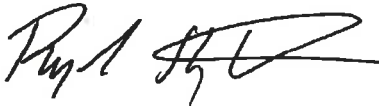
It is estimated that the maximum weekday peak hour trips would occur around midday assuming 6 delivery trucks would enter and exit the site and staff would enter and exit the site for lunch during the hour. Based on these assumptions, it is expected that 36 trips (18 entering and 18 exiting) will occur during the weekday peak hour.

Findings and Summary

Based on the trip generation results, it is expected that the proposed Pea Ridge Concrete Plant will have minimal impact on the surrounding roadway network. The anticipated trips for the development are expected to be significantly less than the typical threshold NCDOT considers for requiring a Traffic Impact Analysis (TIA) which is 3,000 trips per day. No additional traffic analysis is recommended for this development.

If you have any questions or concerns, please feel free to contact me at 919-872-5115.

Sincerely,



Rynal Stephenson, PE
Director of Traffic Engineering
Infrastructure Consulting Services, Inc.
dba

Ramey Kemp Associates
NC Corporate License # F-1489



10/05/2022

Attachments: Preliminary Site Plan

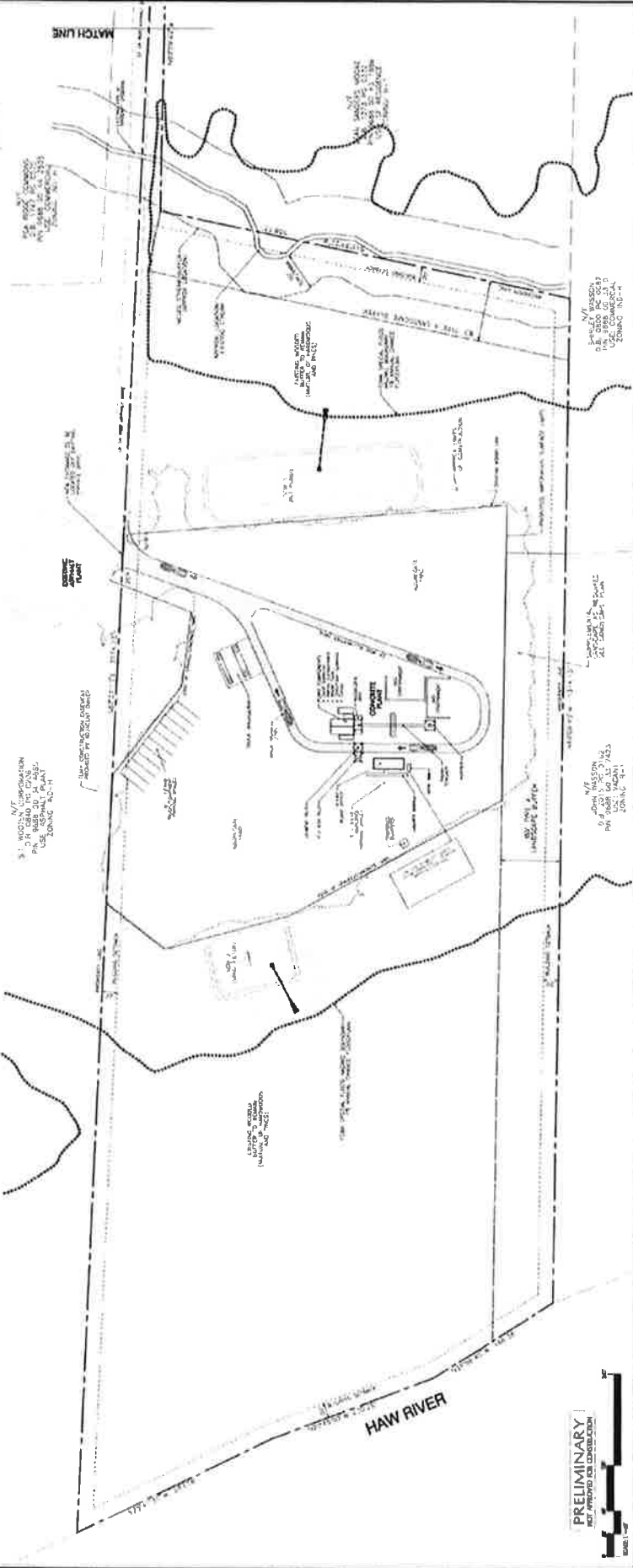
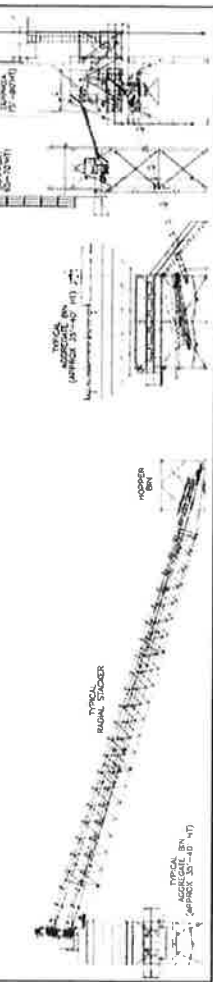
cc: Chance Mullis, CZO, Chatham County (chance.mullis@chathamcountync.gov)
Brian Gurganus, S.T. Wooten Corporation



CRIBA NOTE

1. STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONCRETE BATCH PLANT, AS APPROVED BY THE LOCAL AUTHORITY.
2. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION SHALL BE CONSTRUCTED ON A FIRM AND UNIFORM SUBSTRATE.
3. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION SHALL BE CONSTRUCTED ON A FIRM AND UNIFORM SUBSTRATE.
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10. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION SHALL BE CONSTRUCTED ON A FIRM AND UNIFORM SUBSTRATE.

CONCEPTUAL CONCRETE BATCH PLANT ELEVATIONS



PRELIMINARY
 NOT FOR CONSTRUCTION



NO.	DATE	BY	CHKD.	APP.

S.T. WOOTEN CORPORATION
 Pea Ridge Concrete Batch Plant
 CANTON COUNTY, NORTH CAROLINA

Preliminary Site Plan



Appendix B

Additive Material List

Material Name	Amount on site	Amount disposed on site	Method of Disposal	Potential for Emission into the Air	Potential of discharge or runoff/pollution surface and groundwater sources
Darex II-Air	800 GALLONS	NONE	N/A	NONE	NONE
Mira 95-Mid Range Water Reducer	4000 GALLONS	NONE	N/A	NONE	NONE
Exp 950-High Range Water Reducer Super Plastersizer	800 GALLONS	NONE	N/A	NONE	NONE
Daracel-Water Reducing Accelerator	2000 GALLONS	NONE	N/A	NONE	NONE
Daraset 400 Non-corrosive, Non-Chloride Accelerator	2000 GALLONS	NONE	N/A	NONE	NONE
Vmar F100-High Efficiency Rheology	500 GALLONS	NONE	N/A	NONE	NONE
Recover-Hydration Stabilizer	800 GALLONS	NONE	N/A	NONE	NONE

Operation Process: All of these materials are stored individually in tanks and the largest tank size is 2000 gallons, we have two tanks of Mira 95. All of these tanks will be stored within a 36 'X 18 'X 2' High containment wall. Each tank is on its own individual pneumatic metered weigh system. Each time we load a concrete truck the material will be metered counting by ounces and verified by site tube into a weigh bottle where it is stored until discharged directly into the concrete mixer truck.



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Safety Data Sheet

According to Regulation 29 CFR 1910.1200, Regulation (EC) No. 1272/2008 (CLP)(GHS), Hazardous Products Regulation (HPR) (WHMIS 2015)

Precautionary statements

P260 - Do not breathe dust/fume/gas/mist/vapors/spray
 P264 - Wash exposed area's thoroughly after handling
 P280 - Wear protective gloves/protective clothing/eye protection/face protection
 P301+P310 - IF SWALLOWED - Immediately call a POISON CENTER or doctor/physician
 P301+P330+P331 - IF SWALLOWED - Rinse mouth. Do NOT induce vomiting
 P303+P361+P353 - IF ON SKIN (or hair) - Remove / Take off immediately all contaminated clothing. Rinse skin with water / shower.
 P304+P340 - IF INHALED - Remove victim to fresh air and keep at rest in a position comfortable for breathing.
 P305+P310 - IF IN EYES - Immediately call a POISON CENTER or doctor/physician
 P305+P351+P338 - IF IN EYES - Rinse cautiously with water for several minutes. Remove contact lenses if present and easy to do so - continue rinsing.
 P363 - Wash contaminated clothing before reuse.
 P501 - Dispose of contents/container in accordance with local/regional/national/international regulations.

2.3 Other hazards

None known

Full text of H and P phrases: see section 16

Section 3. Composition / information on ingredients

3.1 Substances

Not applicable

3.2 Mixture

Name	Product identifier	%
Carboxolic Acid	Trade Secret	Trade Secret
Dipropylene glycol monomethyl ether	Trade Secret	Trade Secret
Methoxyacetic acid	Trade Secret	< 0.1

Pursuant to 29CFR 1910.1200(i) the specific chemical identity (and / or) concentration is being withheld as Trade Secret, while all health and safety properties and effects are included in the SDS.

Section 4. First aid measures

4.1 Description of first aid measures

First-aid measures general

Get medical advice/attention if you feel unwell. Never give anything by mouth to an unconscious person.

According to Regulation 29 CFR 1910.1200, Regulation (EC) No. 1272/2008 (CLP)(GHS), Hazardous Products Regulation (HPR) (WHMIS 2015)

First-aid measures after inhalation	If the individual experiences nausea, dizziness, has difficulty in breathing seek a healthcare professional immediately. In all cases of doubt, or when symptoms persist, seek medical advice. Remove to fresh air and keep at rest in a position comfortable for breathing. Immediately call a Poison Center or doctor/physician.
First-aid measures after skin contact	If skin irritation persists, seek medical attention. Remove or take off immediately all contaminated clothing. Rinse skin with water or shower. Wash off immediately with soap and plenty of water.
First-aid measure after eye contact	When contact lenses are worn, remove if possible. In case of contact with eyes, rinse immediately with plenty of flowing water for 10 to 15 minutes while holding eyelids apart. Get medical attention immediately.
First-aid measures after ingestion	Rinse mouth. DO NOT induce vomiting. Get medical attention immediately.

4.2 Most important symptoms and effects, acute and delayed

Symptoms/injuries after inhalation	May cause irritation to the respiratory tract. Overexposure to vapors may result in headache, nausea, drowsiness or dizziness.
Symptoms/injuries after skin contact	May cause skin irritation or burning sensation
Symptoms/injuries after eye contact	May cause eye irritation or injury
Symptoms/injuries after ingestion	May cause severe irritation or burns to the mucous membrane of the mouth, throat, esophagus and stomach

4.3 Indication of any immediate medical attention and special treatment needed

No additional information available

Section 5. Firefighting measures

5.1 Extinguishing media

Suitable extinguishing media	Dry chemical, foam carbon dioxide
Unsuitable extinguishing media	Do not use heavy water stream

5.2 Special hazards arising from the substance or mixture

Reactivity	Thermal decomposition products may cause a health hazard.
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5.3 Advice for firefighters

Firefighting instructions	Use water spray or fog to cool exposed containers.
Protective equipment for firefighters	Firefighters should wear self-contained breathing apparatus (SCBA) and full protective gear when fighting any chemical fire.
Other information	On heating or burning harmful gasses/vapors may be released. This product may cause the floor to become slippery.

Section 6. Accidental release measures

6.1 Personal precautions, protective equipment and emergency procedures

General measures	Dike or impound spilled material. Take proper precautions to ensure your own health and safety before attempting spill control or cleanup. Equip cleanup crew with proper protective equipment.
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6.11 Protective Equipment

6.2 Environmental precautions	No data available
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6.3 Methods and materials for containment and cleaning up

Methods for cleaning up	Soak up spills with inert solids, such as clay or diatomaceous earth. Collect into vapor tight containers and dispose of properly.
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Section 7. Handling and storage

7.1 Precautions for safe handling

Protective measures	Wash hands and other exposed areas with soap and water before eating, drinking or smoking and when leaving work. Provide good
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According to Regulation 29 CFR 1910.1200, Regulation (EC) No. 1272/2008 (CLP)(GHS), *Hazardous Products Regulation* (HPR) (WHMIS 2015)

Hygiene measures
ventilation in work areas to prevent formation of vapor. When not in use keep containers tightly closed. Avoid breathing vapor or mist.
Wash contaminated clothing before reuse.

7.2 Conditions for safe storage, including any incompatibilities
Storage conditions Store in accordance with local regulations. Store in original container in a cool well ventilated place. Keep containers tightly closed until ready for use. Keep from freezing.

Incompatible materials Strong cyanides, alkalies, sulfides and oxidizing agents
Storage temperature Prevent exposure to freezing temperatures.

Section 8. Exposure controls/personal protection

8.1 Control parameters

Occupational exposure limits

Ingredient name	Occupational exposure limits ACGIH TLV (United States, 2/2010)
Carboxylic Acid	Not Established
Dipropylene glycol monomethyl ether	TWA 100ppm 8 Hours

8.2 Exposure controls

Appropriate engineering controls Use with adequate ventilation to keep product vapor concentrations below specified TLV

Eye and face protection Chemical goggles and/or face shields are required to prevent potential eye contact, irritation or injury.

Skin protection Wear chemical resistant gloves and appropriate protective clothing and boots as required to prevent skin contact. Wash exposed skin frequently with soap and water. Soiled clothing should be laundered before reuse.

Respiratory protection General room ventilation is normally adequate. Avoid breathing the product mist or vapors. The use of an appropriate respirator is recommended whenever the airborne concentrations exceed the TLV.

Section 9. Physical and chemical properties

9.1 Information on basic physical and chemical properties

Appearance Red liquid

Odor Slightly sweet

Odor Threshold No data available

PH No data available

Melting point No data available

Freezing point No data available

Boiling point 100 C (212 F)

Flash point Not applicable

Relative evaporation rate (butyl acetate=1) No data available

Flammability (solid, gas) No data available

Upper/lower explosive limits No data available

Vapor pressure No data available

Vapor density No data available

Relative density (Specific gravity) 1.08 Kg per Liter 9.0 Lbs per Gallon

Solubility Water: Complete

Partition coefficient n-octanol/water No data available

Auto-ignition temperature Not applicable



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According to Regulation 29 CFR 1910.1200, Regulation (EC) No. 1272/2008 (CLP)(GHS), *Hazardous Products Regulation* (HPR) (WHMIS 2015)

Viscosity No data available
VOC content No data available

Section 10. Stability and reactivity

10.1 Reactivity No additional information available
10.2 Chemical stability Stable under normal conditions
10.3 Possibility of hazardous reactions Hazardous polymerization will not occur.
10.4 Conditions to avoid Extreme high or low temperatures. Avoid freezing
10.5 Incompatible materials Strong cyanides, alkalies, sulfides and oxidizing agents
10.6 Hazardous decomposition products No data available

Section 11. Toxicology information

11.1 Information on toxicological effects

Acute toxicity No adverse effects expected under intended use.
Irritation/Corrosion **Skin** May cause skin irritation
Eyes May cause serious eye irritation and damage.
Respiration or skin sensitization May cause respiratory irritation
Germ cell mutagenicity No data available
Carcinogenicity No component of this product present at levels greater than 0.1 % is identified as a carcinogen by the U.S. National Toxicology Program, the U.S. Occupational Safety and Health Act, or the International Agency on Research on Cancer (IARC)
Reproductive toxicity No data available
Specific target organ toxicity
Single exposure No data available
Repeated exposure No data available
Aspiration hazard No data available

Section 12. Ecological information

12.1 Ecotoxicity No data available
12.2 Persistence and degradability Readily biodegradable when tested in accordance with the OECD 301 /EPA OPPTS 835.3110 test protocols.
12.3 Bio accumulative potential No data available
12.4 Mobility in soil No data available
12.5 Other adverse effects No data available

SECTION 13. Disposal Considerations

13.1 Waste treatment methods The user of this material has the responsibility to dispose of unused material, residues and containers in compliance with all applicable local, state and federal laws and regulations regarding treatment, storage and disposal for hazardous and nonhazardous wastes.

SECTION 14. Transport information

In accordance with US DOT Not dangerous goods in sense of transport regulations.

In accordance with ADR / RID / ADNR / IMDG / ICAO / IATA

14.1 UN number Not dangerous goods in sense of transport regulations.
14.2 UN proper shipping name Not applicable
14.3 Transport hazard class(es) Not applicable



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According to Regulation 29 CFR 1910.1200, Regulation (EC) No. 1272/2008 (CLP)(GHS), *Hazardous Products Regulation* (HPR) (WHMIS 2015)

14.4 Packing group	Not applicable
14.5 Environmental hazards	No additional information available
14.6 Special precautions for user	
14.7 Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code	No additional information available
14.8 Transport in bulk according to CFR 49 173.15	Not applicable

SECTION 15. Regulatory information

15.1 Safety, health and environmental regulations/legislation specific for the substance or mixture

15.1.2 USA Regulations

Section 313
TSCA

Contains no ingredients at or above the De Minimus reporting level
All ingredients are listed or exempted

PROPOSITION 65



WARNING: This product can expose you to chemicals including Formaldehyde, which is known to the State of California to cause cancer. For more information, go to www.P65Warnings.ca.gov.

15.1.3 Canada Regulations

This SDS has been prepared according to the hazard criteria of the *Hazardous Products Regulation* (HPR) (WHMIS 2015) and the SDS contains all of the information required by the HPR.

DSL

15.2 Chemical safety assessment

All ingredients are listed or exempted
A Chemical Safety Assessment has not been carried out.

Section 16. Other information

Date of issue	3-27-2020
Version	2.6
Number	497
Date of previous issue	10-24-2019
Preparer	Nox-Crete, Inc.

Reference Documentation

The information and recommendations contained herein are, to the best of Nox-Crete, Inc's knowledge and belief, accurate and reliable as of the date issued. You can contact Nox-Crete Manufacturing to ensure that this document is the most current available from Nox-Crete, Inc. The information and recommendations are offered for the buyer's/user's consideration and examination. It is the buyer's/user's responsibility to satisfy themselves that the product is suitable for the intended use. Appropriate warnings and safe-handling procedures should be provided to all handlers and users. Since conditions for use of the product are not under the control of the manufacturer, it is the buyer's/user's duty to determine the conditions necessary for the safe use of this product. Since the information provided herein may have been obtained in part from independent laboratories or other sources not under our direct supervision, no representation is made that the information is accurate, reliable, complete or representative and buyer/user may rely thereon only at their risk. We have made no effort to censor or to conceal deleterious aspects of this product. Further, since we cannot anticipate or control the many different conditions under which this information or our products may be used, we make no guarantee that the health and/or safety precautions we have suggested will be adequate for all individuals and /or situations involving its handling or use. Likewise, we make no guarantee or warranty of any kind that the use or disposal of this product is in compliance with all federal, state or local laws. It is the obligation of each buyer/user of the product mentioned herein to determine and comply with the requirements of all applicable statutes. If buyer/user repackages this product, it is the buyer's/user's responsibility to insure proper health, safety and other necessary information is included with and/or on the container. Nox-Crete, Inc. urges each customer or recipient of this SDS to study it carefully and consult appropriate expertise, as necessary or appropriate, to become aware of and understand the data contained in this SDS and any



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Safety Data Sheet

According to Regulation 29 CFR 1910.1200, Regulation (EC) No. 1272/2008 (CLP)(GHS), *Hazardous Products Regulation* (HPR) (WHMIS 2015)

hazards associated with this product. Alteration of this document is strictly prohibited. Except to the extent required by law, re-publication or retransmission of this document, in whole or in part is not permitted.

Full text of H and P phrases

Skin Corr. 1B - Skin corrosion, hazard category 1B H314
Eye Dam. 1 - Serious eye damage, hazard category 1 H318

H314 - Causes severe skin burns and eye damage

H318 - Causes serious eye damage

P260 - Do not breathe dust/fume/gas/mist/vapors/spray

P264 - Wash exposed area's thoroughly after handling

P280 - Wear protective gloves/protective clothing/eye protection/face protection

P301+P310 - IF SWALLOWED - Immediately call a POISON CENTER or doctor/physician

P301+P330+P331 - IF SWALLOWED - Rinse mouth. Do NOT induce vomiting

P303+P361+P353 - IF ON SKIN (or hair) - Remove / Take off immediately all contaminated clothing. Rinse skin with water / shower.

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P305+P351+P338 -IF IN EYES - Rinse cautiously with water for several minutes. Remove contact lenses if present and easy to do so - continue rinsing.

P363 - Wash contaminated clothing before reuse.

P501 - Dispose of contents/container in accordance with local/regional/national/international regulations.



Kirkland Appraisals, LLC

Appendix C

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

September 20, 2022

Mr. Brian Gurganus, MBA
S.T. Wooten
3801 Black Creek Road
Wilson, NC 27893

Mr. Gurganus

I have considered the likely impact of the proposed Pea Ridge Concrete Batch Plant to be located on the west side of Pea Ridge Road south of U.S. Highway 1, Moncure, Chatham County, NC.

The scope of this assignment is to address the likely impact this may have on adjoining property values. To this end I have reviewed the site plan and considered the potential impacts on adjoining properties and researched other existing concrete plants and the adjoining uses. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment. My client is S.T. Wooten, represented to me by Mr. Brian Gurganus, MBA. The intended use is to assist in the Conditional Use Permit application. The effective date of this consultation is September 20, 2022.

Proposed Use Description

The subject property is 21.26-acres zoned Residential-1 (R-1). The property is proposed to be rezoned to CD-IH Heavy Industrial and developed with a concrete plant that is essentially outdoor storage and processing for the concrete plant along with the associated equipment and a 560 square foot office. There is one proposed driveway that will connect with the existing asphalt driveway used by S.T. Wooten to the north as the entrance driveway to that adjoining asphalt plant. This driveway then connects to Pea Ridge Road to the east.

Adjoining Uses

On the map on the following page I have identified all of the adjoining parcels by number. The current owner, acreage, and present use are listed below.

Adjoining Uses

#	MAP ID	Owner	GIS Data	
			Acres	Present Use
1	68322	ST Wooten	37.52	Asphalt plant
2	05809	Chatham	138.30	Park
3	05805	Moore	5.89	Residential
4	65327	Wasson	7.51	Industrial
5	05279	Wasson	7.51	Agricultural
6	79839	Hilbrands	15.55	Residential
7	77602	Drane	5.60	Residential
8	77600	Schumacher	11.50	Residential



The areas identified as 6, 7, and 8 are located across the Haw River from the site and only one of these parcels has a home on it, though all three are identified as residential which presumes that a septic site could be identified on the vacant parcels.

The parcel directly to the north is an asphalt plant with related ownership to the proposed owner of the subject property and the proposed concrete plant would use the same driveway. Parcel 3 is the same ownership as the current owner of the property who is under contract to sell the parcel to the proposed owner.

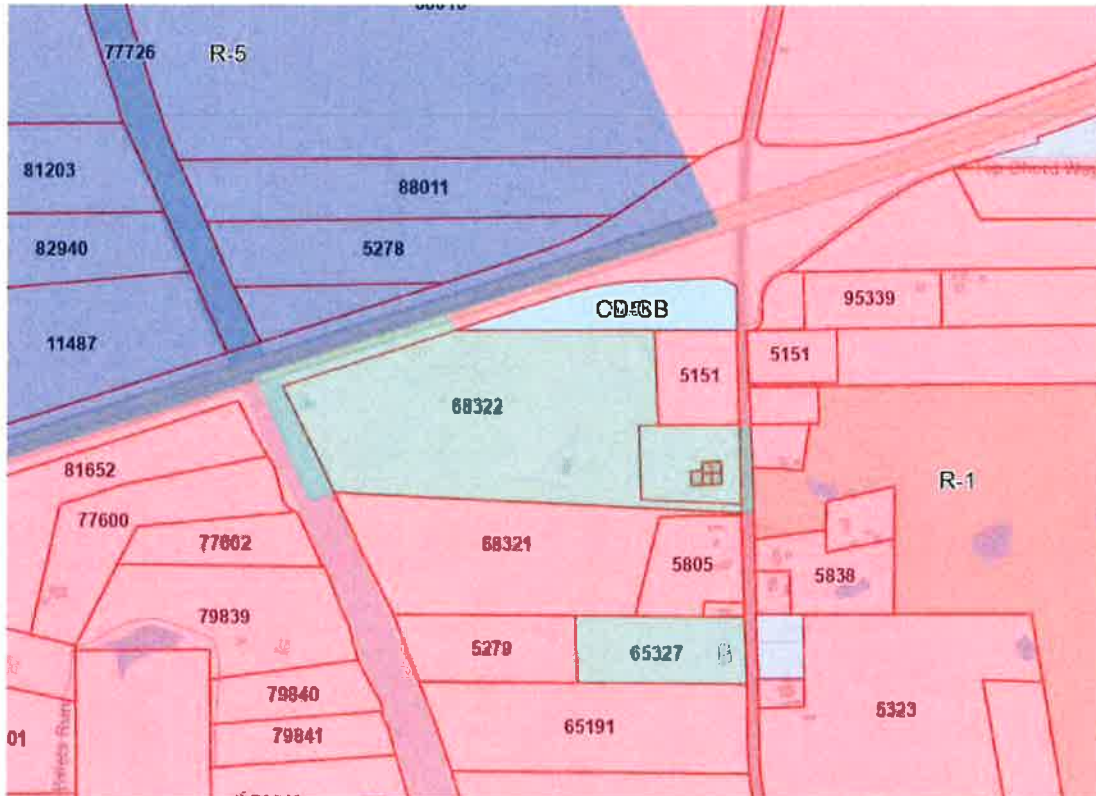
Parcel 4 is located to the south and is zoned and used for an industrial use. Parcel 5 has the same ownership as Parcel 4 and is landlocked behind Parcel 4 suggesting an integrated

Mr. Brian Gurganus
September 20, 2022

use is necessary for Parcel 5 to have access. This suggests a future industrial use for Parcel 5 as well.

The current zoning map for the surrounding area shows that the two parcels north of this tract are currently zoned IH – Heavy Industrial. Similarly, Parcel 4 to the south is zoned the same IH-Heavy Industrial with Parcel 5 being a likely candidate to a similar rezoning given the related ownership to Parcel 4.

The remaining nearby parcels are zoned Residential-1, including Parcel 2 that appears to be a different shade from the other parcels in the map below, but that is due to the underlying green tint applied to that tract due to it being a park, Parkers Ridge Park.



The industrial zoning being located both north and south of this parcel strongly supports rezoning to the same IH zoning. The adjoining parcels to the west are separated from these tracts by the Haw River. The adjoining parcels to the east are either owned by a related entity to this transaction or owned by Chatham County in the form of a park that is already directly across the street from an asphalt plant and other industrial uses.

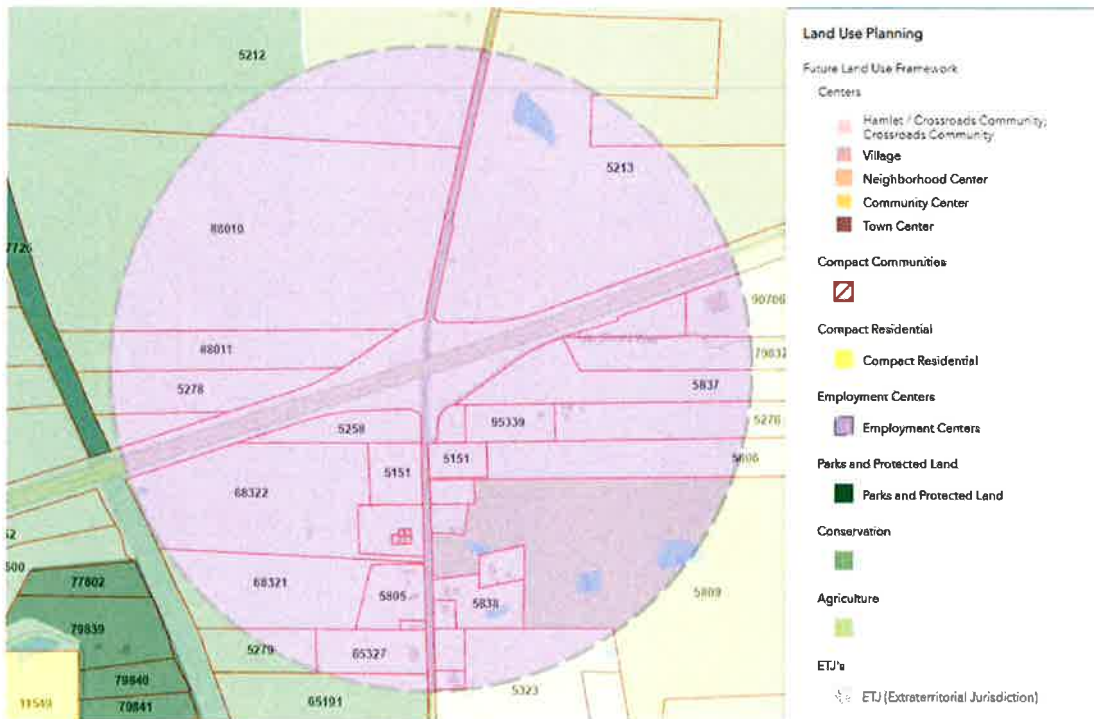
According to the Chatham County Planning Department there have been a number of rezonings in this area from residential to Light Industrial due to the changes projected to this area from the VinFast project. The Vinfast project is a Vietnamese automobile manufacturer that is developing a manufacturing plant in Moncure on 2,150 acres near the subject property with some frontage and access on Pea Ridge Road to the south of this project. This project will include road improvements along Pea Ridge Road and at the interchange with US Highway 1 to the north of the subject property. These changes all speak to the future nature of this area for industrial uses.

Mr. Brian Gurganus
September 20, 2022

I have also considered the Future Land Use Plan. As shown on the following map. The map identified this interchange as an Employment Center and this includes all of the usable portions of the subject parcel.

According to the Comprehensive Plan of Chatham County, Employment Centers are: targeted for future job-generating uses in settings that meet today's workplace expectations and can accommodate a mix of uses such as industrial, office and supporting retail, restaurant, service, recreation, and other uses.

Given the existing industrial uses to the north and south and the Land Use Plan calling for Employment Center, which includes industrial uses, the Future Land Use Plan supports a rezoning to IH.



Discussion

The property to the north and south are both zoned for Heavy Industrial use, which according to the zoning ordinance this district is “Primarily for manufacturing operations involving heavy manufacturing processes such as dyeing, chemical mixing, melting, and stamping but which control such processes so as not to exceed the environmental performance standards of this Ordinance.”

The proposed CD-IH zoning is a Conditional Zoning District which is similar to the IH zoning, but requires an initial review process for the specific use intended within that zoning. The similarity of the zoning to the north and south as well as the Employment Center designation on the Future Land Use Plan within the Comprehensive Plan are strong factors for supporting the use of the property through this review process.

The uses allowed in the IH zoning include: alcohol and alcoholic beverages manufacture, appliance distributors for wholesale, assembly of machines, appliances and goods from previously prepared parts, automobile and truck assembly, automobile service stations, bedding, carpet and pillow manufacturing, cleaning and renovating, blacksmith, blueprinting establishments, bookbinding, bottling works for soft drinks, brick, tile, clay pipe and other clay products manufacture, candy products manufacture, canvas and burlap products manufacture, clothing manufacture, cold storage plants, cooperage works, dairy products processing, bottling and distribution, manufacture of dwellings, emory cloth or sandpaper manufacture, enameling, excelsior and fiber manufacture, felt manufacture, fertilizer wholesale, food processing in wholesale quantities, funeral homes, gases or liquefied petroleum gases in approved portable metal cylinders, paintball gaming outdoor, shooting range indoor, hosiery manufacture, insulation material manufacture and sale, leather goods manufacture excluding tanning, lumberyards, machine shops, meat processing and packing, metal fabricating plants, mobile home sales and service, paint and enamel manufacture not employing a boiling process, sawmills, plating works, plumbing shop and yard, printing, publishing and reproduction establishments, railroad freight yards, recreational vehicle storage facility, repair and service of industrial equipment machinery, sexually oriented business, sheet metal shops, spray irrigation of tertiary tested wastewater, stonecutting, monument manufacture and sales, textile machinery manufacture, tire recapping and re-treading, trailer sales, and truck terminals, repair shops, hauling and storage yards.

These uses include a number of uses that would include similar trucking activity and traffic as well as similar visual impacts. The surrounding trees on site are specifically identified as to be retained on the west, south and eastern boundaries to shield visual impacts from neighboring properties. The northern boundary is entirely shared with the proposed owner of this facility and that adjoining northern parcel is currently in use as an asphalt plant.

Heavy industrial uses are by their nature the ones least likely to be negatively impacted by adjoining heavy industrial uses. Concrete plants are commonly located in areas like this and have shown to be in harmony with adjoining heavy industrial uses as well as near some residential uses as shown on the following pages.

The changes in this area due to the VinFast project are substantial and recent rezonings in the area for other industrial uses clearly illustrate this changing nature of the area. The proposed changes at the subject property are complimentary and consistent with those changes.

Mr. Brian Gurganus
September 20, 2022

Concrete Plants Around Chatham County

Example 1 – Capital Ready Mix Concrete, 270 Moncure Pittsboro Road, Pittsboro, NC



Adjoining Use Breakdown

	Acreage	Parcels
Residential	3.32%	50.00%
Utility	0.02%	12.50%
Industrial	3.10%	25.00%
Agri/Res	93.56%	12.50%
Total	100.00%	100.00%

I did not identify any adjoining closed sales in the last few years, but there have been a number of home sales along Farmingdale Lane and May Farm Road just north of this project. The closest home sales is 60 Farmingdale Lane that sold on February 15, 2022 for \$425,000 with \$1500 in financing concessions for an effective purchase price of \$423,500. This was over the asking price of \$409,900 and the property had multiple offers. The property is a 2-story, 2,134 square foot home with a 2-car garage built in 2006. The sales price works out to be \$199.16 per square foot.

I ran a search through the MLS for home sales since January 1, 2021 that were between 2,000 and 2,500 s.f. and built between 2000 and 2010. I found 47 such homes with a median size of 2,196 s.f. and a median sales price of \$441,000, or \$202 per square foot. This is very similar to the home purchase noted above and does not suggest any negative impact from the nearby concrete plant.

Example 2 – Chandler Concrete, 205 E Chatham Street, Pittsboro, NC



Adjoining Use Breakdown

	Acreage	Parcels
Residential	78.93%	70.00%
Industrial	19.76%	20.00%
Commercial	1.31%	10.00%
Total	100.00%	100.00%

The nearby uses include older, smaller housing and is in close proximity to the courthouse.

I did identify a recent sale of 204 Small Street in 2020, but that was “priced to move quickly” according to the broker. It was on the market for 3 days and still sold for \$4,000 above the asking price for this 1975-year built, 1,080 s.f. home that has 3 BR and 1.5 BA. The sales price works out to \$113 per square foot.

It was difficult to compare this sale to other properties as I only found a small number of such sales in that time period and most were either located on much larger lots, or had been recently renovated. Furthermore, this property was priced to sale which suggests it was below market in the first place. No further analysis was attempted.

Mr. Brian Gurganus
September 20, 2022

Example 4 – Chandler Concrete, 804 S Chatham Avenue, Siler City, NC



All of the adjoining uses are industrial at this location. I did not identify any recent adjoining sales activity for analysis.

This use shows compatibility with other adjoining industrial uses.

Mr. Brian Gurganus
September 20, 2022

Conclusion

The proposed use is consistent with the existing uses in the area and the surrounding uses are either industrial, separated by the Haw River, owned by a related party to the transaction, or a park.

The Comprehensive Plant Future Land Use Map identifies the area including the subject property for Employment Center, which supports an industrial use. The proposed industrial use is consistent with the zoning to the north and south and is complimentary to the adjoining use to the north.

The comparable concrete plants identified above were generally located with a greater mix of non-industrial uses suggesting that concrete plants can be in harmony with residential, rural and industrial uses.

Finally, the adjoining homes sales adjoining existing concrete plants did not show any negative impact on value as supported by paired sales analysis.

I therefore conclude that the proposed concrete plant will not have a negative impact on the adjoining property values.

I further conclude that the plan is in harmony with the surrounding uses and consistent with the Future Land Use Plan.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Mr. Brian Gurganus
September 20, 2022

Certification – Richard C. Kirkland, Jr., MAI

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not completed any appraisal or appraisal related work on this tract within the three years prior to engagement on this assignment. I provided an earlier draft of this report on September 12, 2022.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser

