

Brownfields Site Inspection Report

V.F. Site
BF Project # 08006-04-49

David Peacock
August 13, 2008

I. General Site Information

This site is a redeveloped Brownfields located on 224 Wilson Park Road in Northeast Statesville near the intersection of I-40 and Old Mocksville Road as shown in **Figures 1 & 2** (*modified from the Iredell Co. online GIS viewer*). The taxable owners of the Brownfields property are listed in the Iredell County Tax Records as Statesville Partnership, LLC. The property to the north, east and west of the site comprise of commercial and industrial businesses. I-40 interstate is to the south.

II. Current Site Usage

The site is currently vacant and for sale. The site consists of an existing building on the southwest portion of the property and an open area in the north portion of the property.

Inspection Details

Arrival at the site was approximately 10:30pm on Thursday, August 7, 2008. The inspection was unannounced and focused on obtaining information on the current condition and usage of the property as part of the need to insure compliance with the recorded Notice of Brownfields and the Brownfields Agreement. The property owner was not contacted prior to or during the inspection.

The property is gated and therefore access was restricted. The property is overgrown and has not been well maintained. 55 gal. drums were observed behind the building.

Photos of the site were taken to document the current status of the property and are attached in the *Appendix*. **Photo 1** shows the front of the building displaying the for sale sign. Looking east, **Photo 2** also shows the front of the building along Wilson Park Road. Looking north, **Photo 3** shows the east side of the building. Looking west from a private drive, **Photo 4** shows the rear side of the building. **Photo 5** shows the 55 gallon drums at the back of the building.

III. Violations of Land Use Restrictions (LURs)

No violations of LURs were observed and the LUR Update was received in January of 2008.

IV. Recommendations

No recommendations are needed at this time.

Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5