



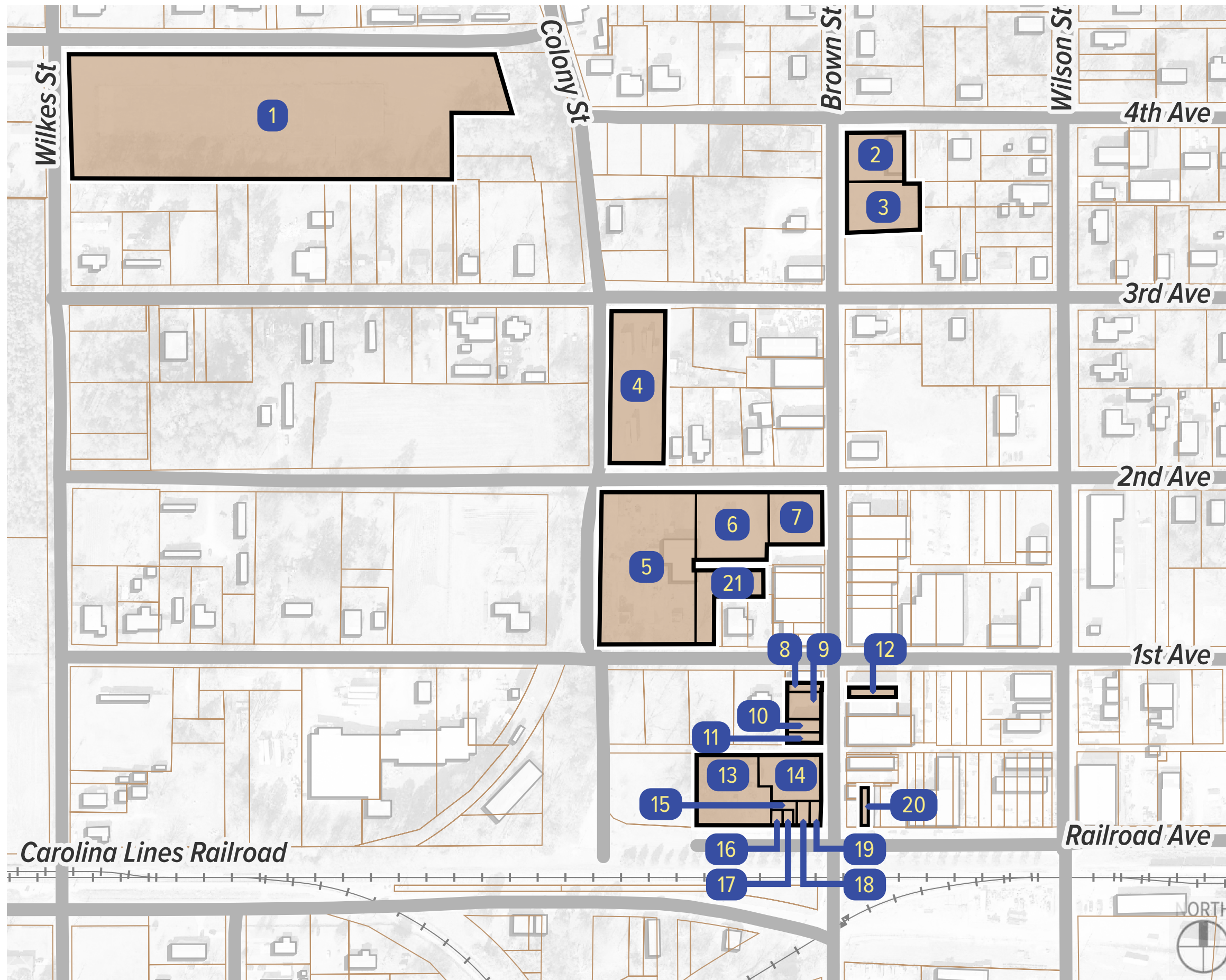
DOWNTOWN CHADBOURN

DOWNTOWN DEPOT DISTRICT
BROWFIELDS REUSE PLANNING

Council Presentation
August 4, 2025

FUNDING PROVIDED BY EPA BROWFIELDS
PROGRAM IN COLLABORATION WITH
COLUMBUS COUNTY

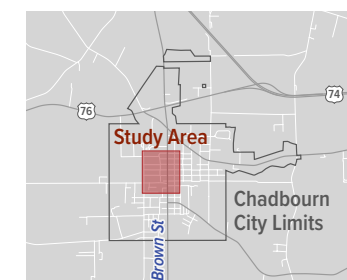


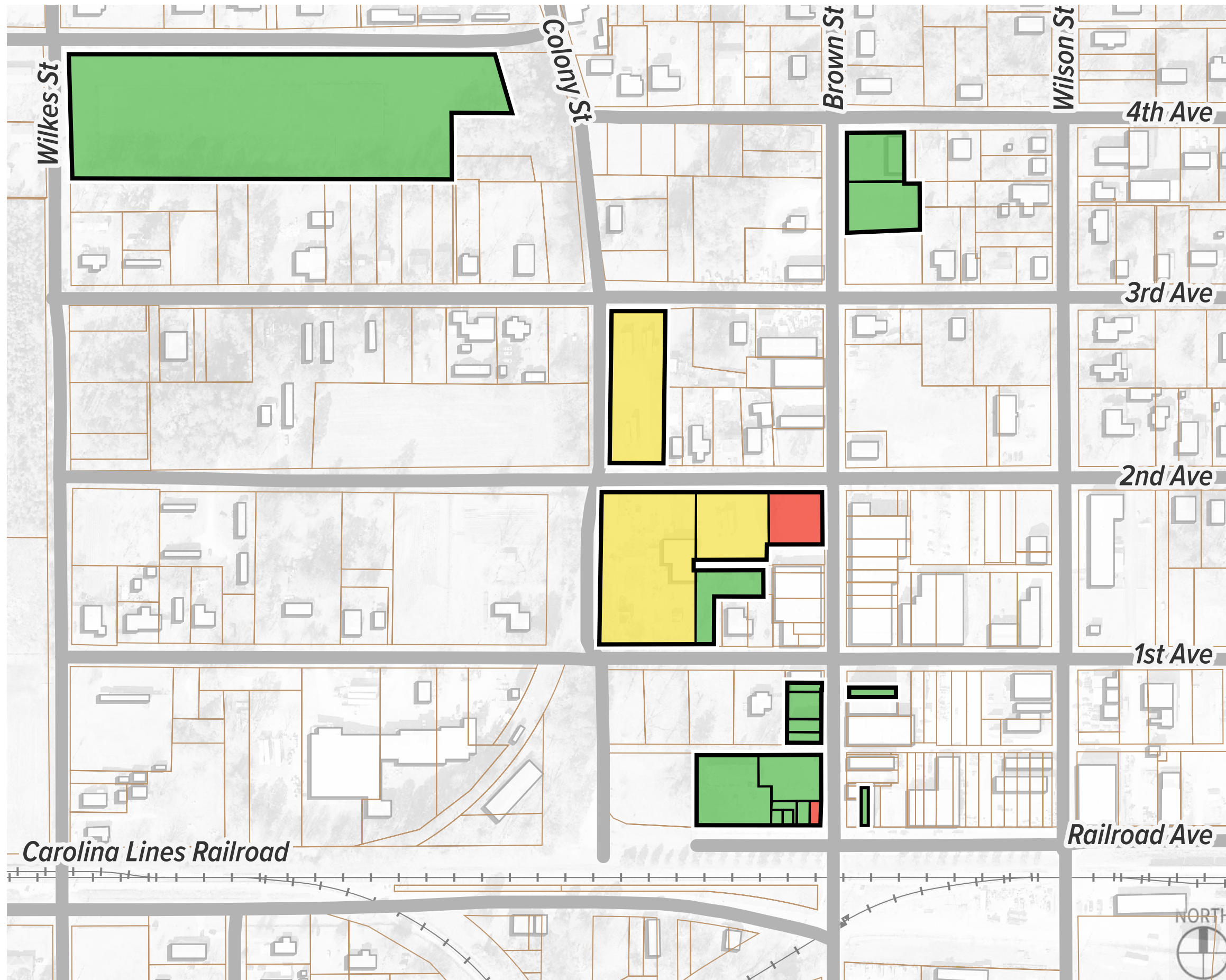


MAP 1. ASSESSED
BROWNFIELDS

LEGEND


- Brownfields Inventory
- 1 314 Wilkes St
- 2 424 N Brown St
- 3 (400) N Brown St
- 4 (120) W 2nd Ave
- 5 116 W 1st Ave
- 6 (125) W 2nd Ave
- 7 225 N Brown St
- 8 123 N Brown St
- 9 119 N Brown St (Dry Cleaner)
- 10 115 N Brown St
- 11 111 N Brown St
- 12 124 N Brown St
- 13 118 W Railroad Ave
- 14 109 N Brown St
- 15 (106) W Railroad Ave
- 16 108 W Railroad Ave
- 17 106 W Railroad Ave
- 18 104 W Railroad Ave
- 19 100 W Railroad Ave
- 20 103 E Railroad Ave
- 21 (110) W 1st Ave







MAP 2. ENVIRONMENTAL ASSESSMENT


LEGEND

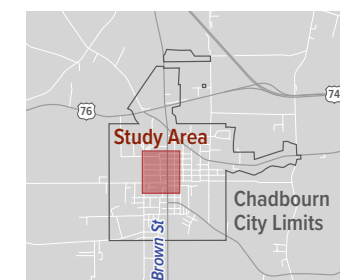
 Assessed Brownfields

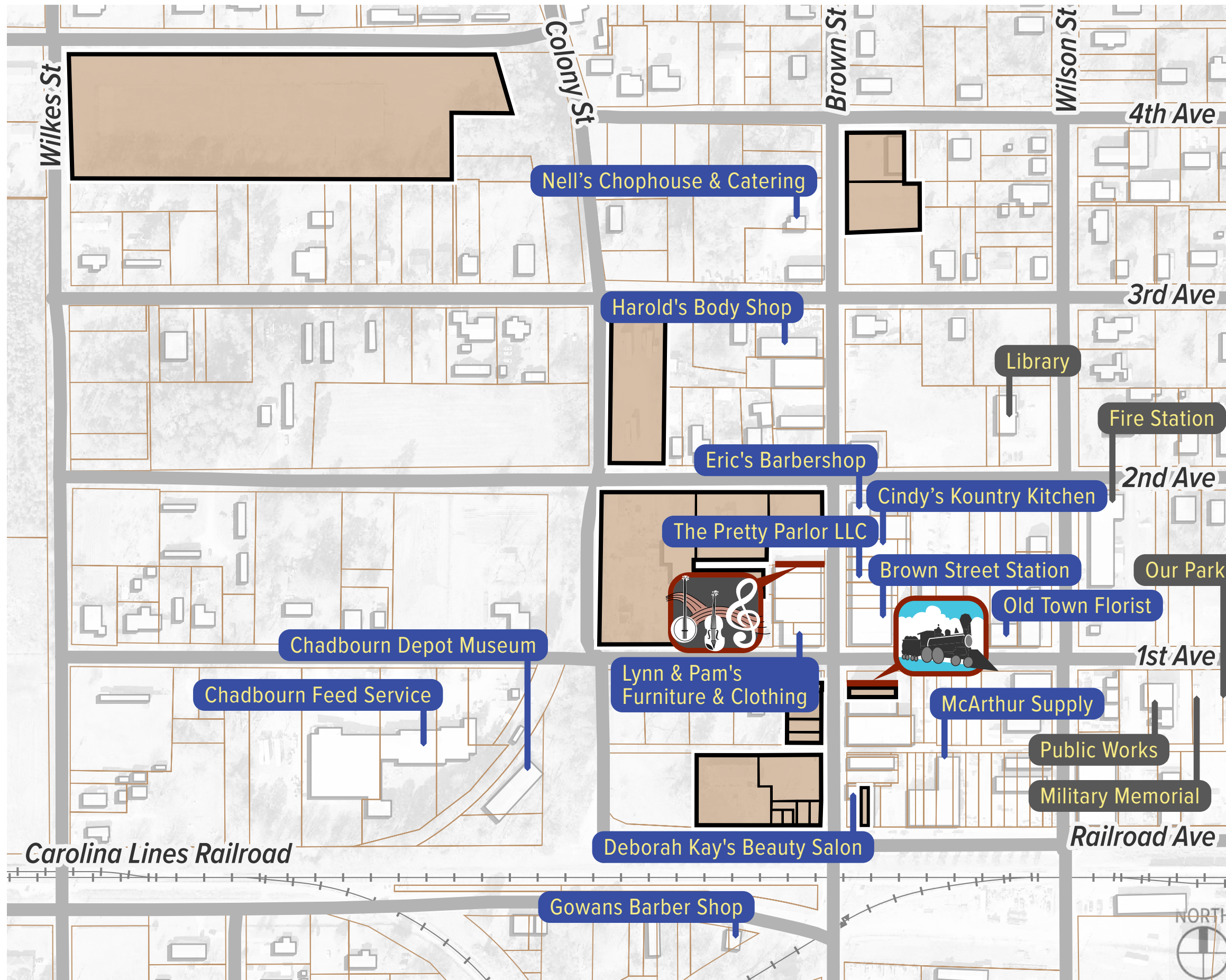
ENVIRONMENTAL ASSESSMENT

 Constraints/Mitigation Required

 Potential Constraints




 No Known Constraints

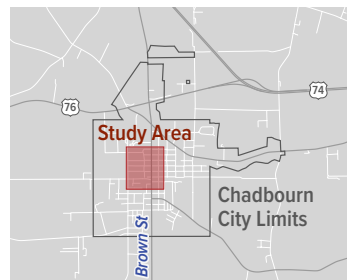


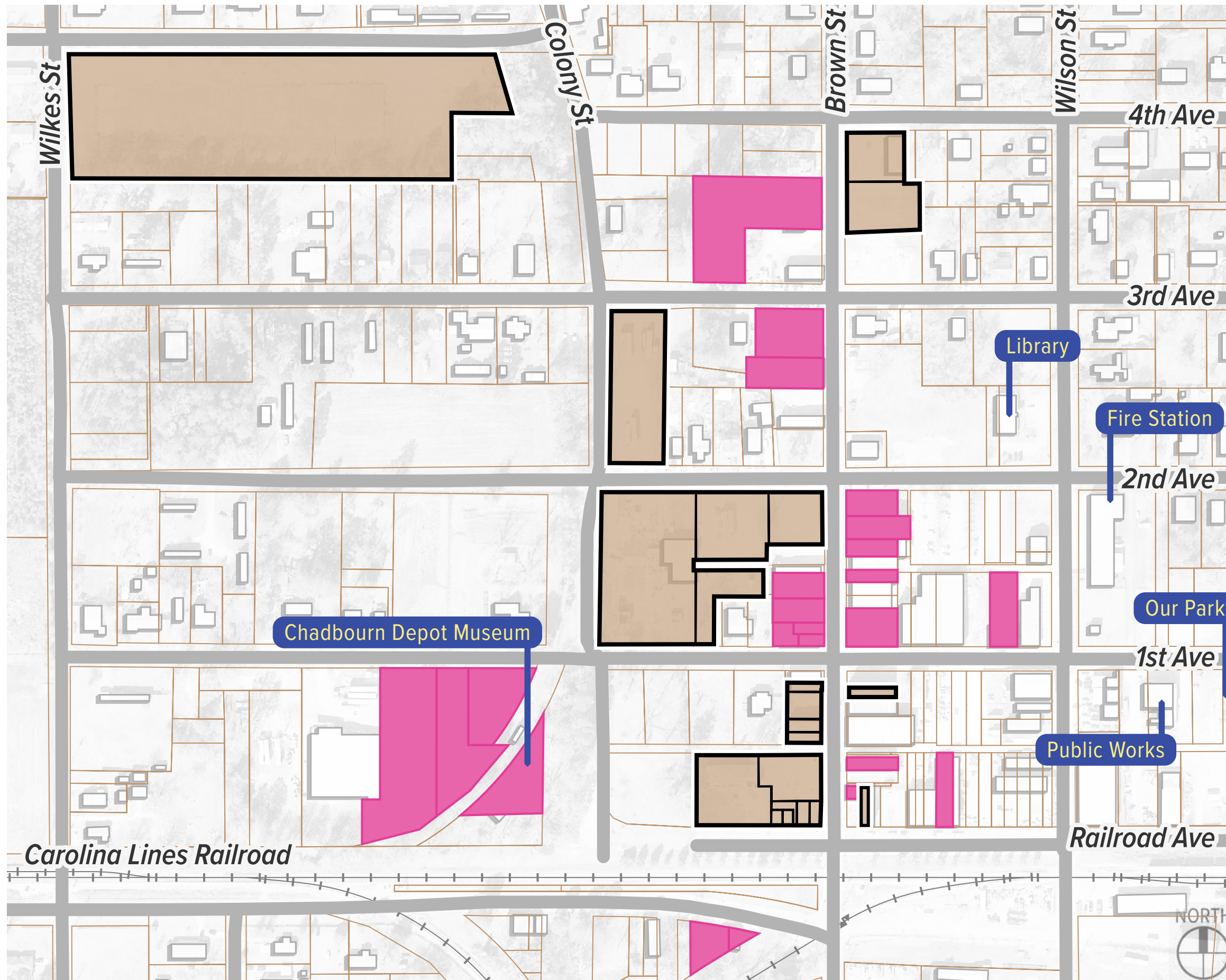


MAP 3. POINTS OF INTEREST AND LANDMARKS

LEGEND

-  Assessed Brownfields
-  Donna's Instruments Mural
-  Historic Chadbourn Railroad Mural

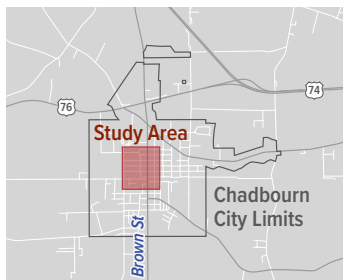


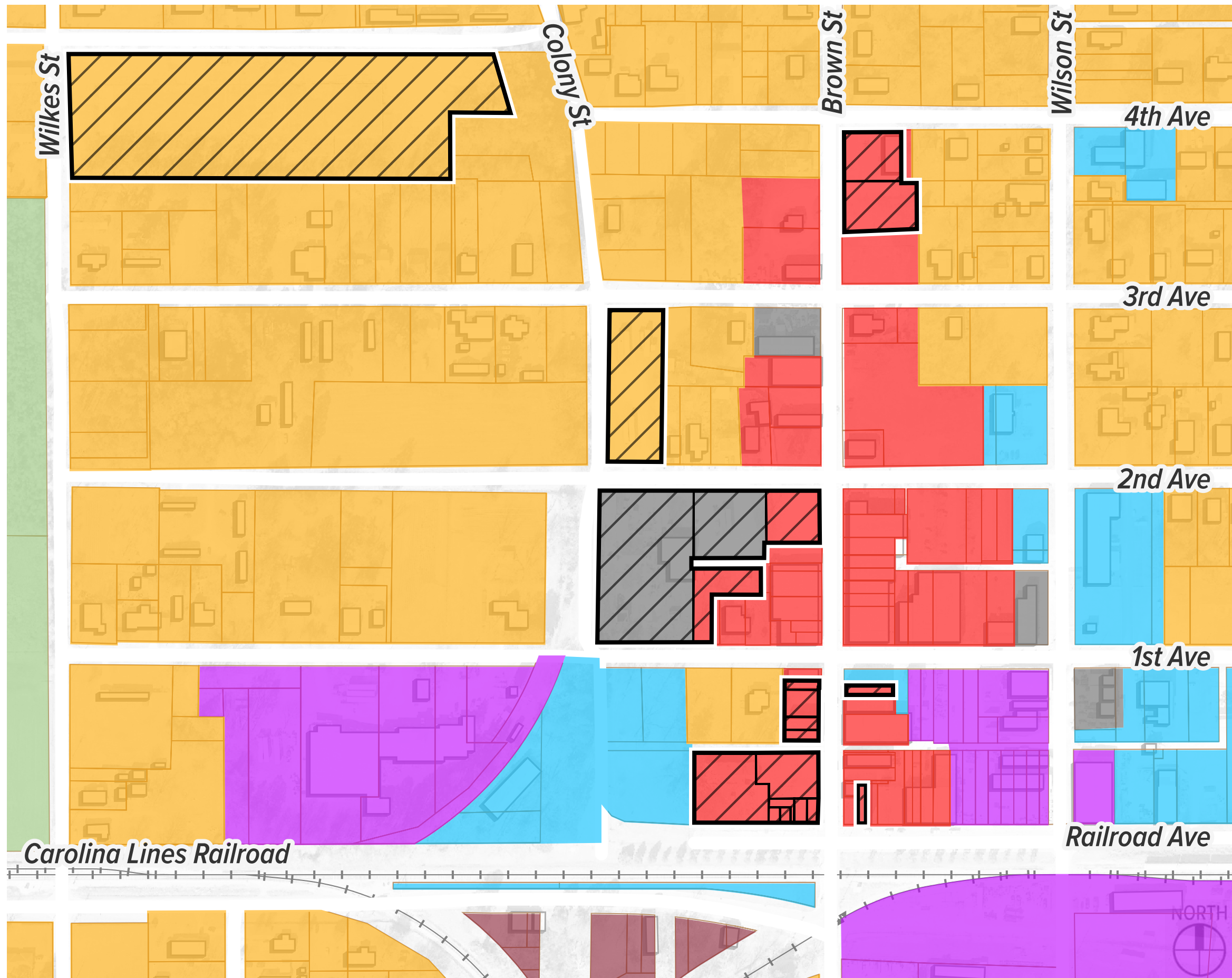


MAP 4. ACTIVE DOWNTOWN PROPERTIES

LEGEND

- Active Businesses
- Assessed Brownfields

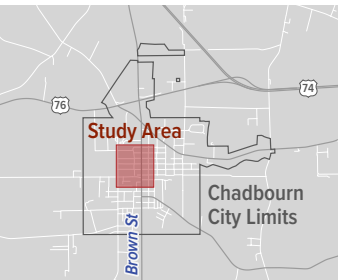


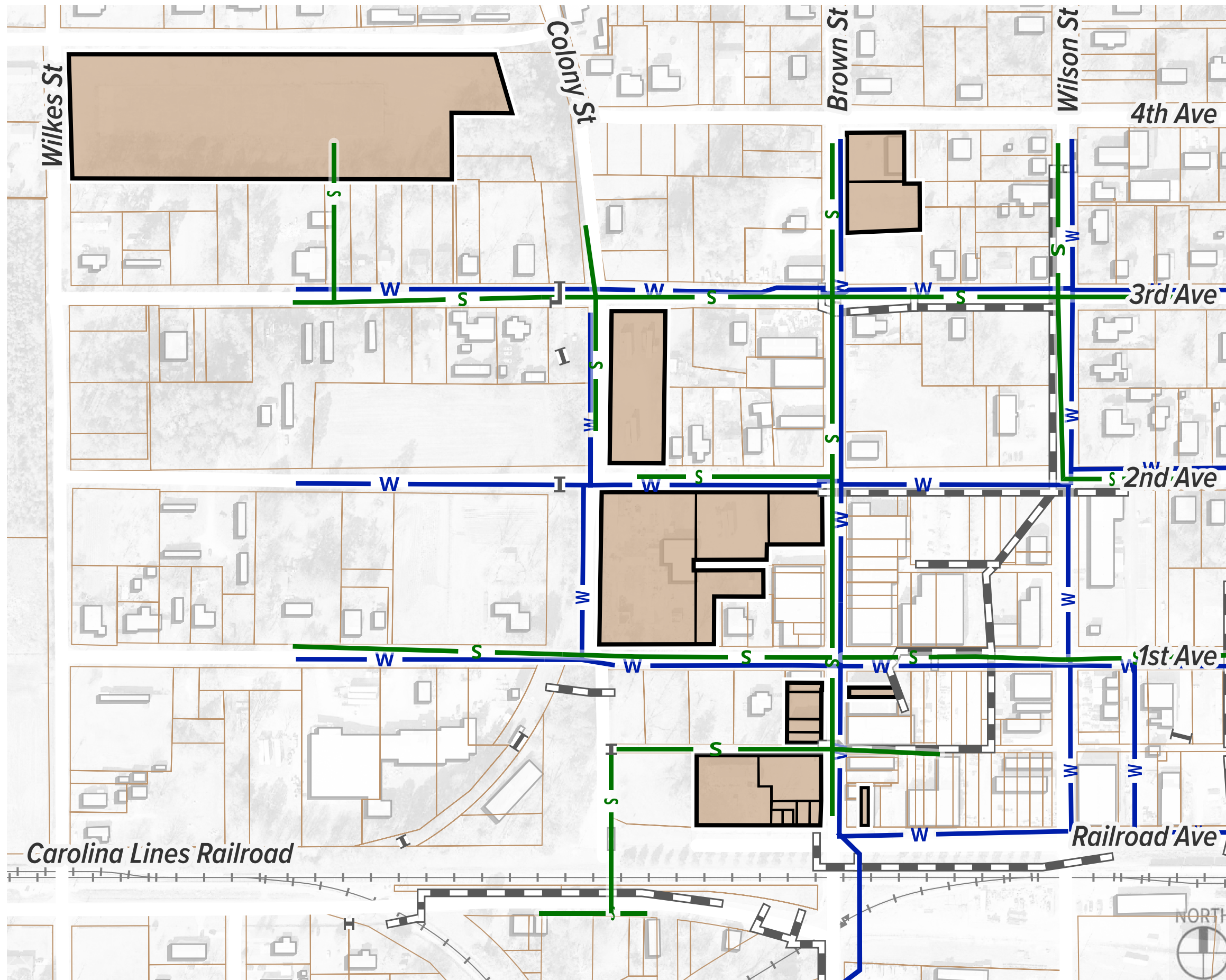


MAP 5. EXISTING ZONING CLASSIFICATIONS

LEGEND

- Agriculture
- Residential Main Street Transition
- Main Street
- Civic
- Mixed Use 1
- Mixed Use 2
- NC Highway 410 Commercial District
- Vehicle Service and Repair
- Industrial
- Assessed Brownfields

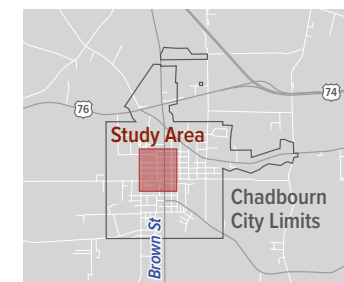


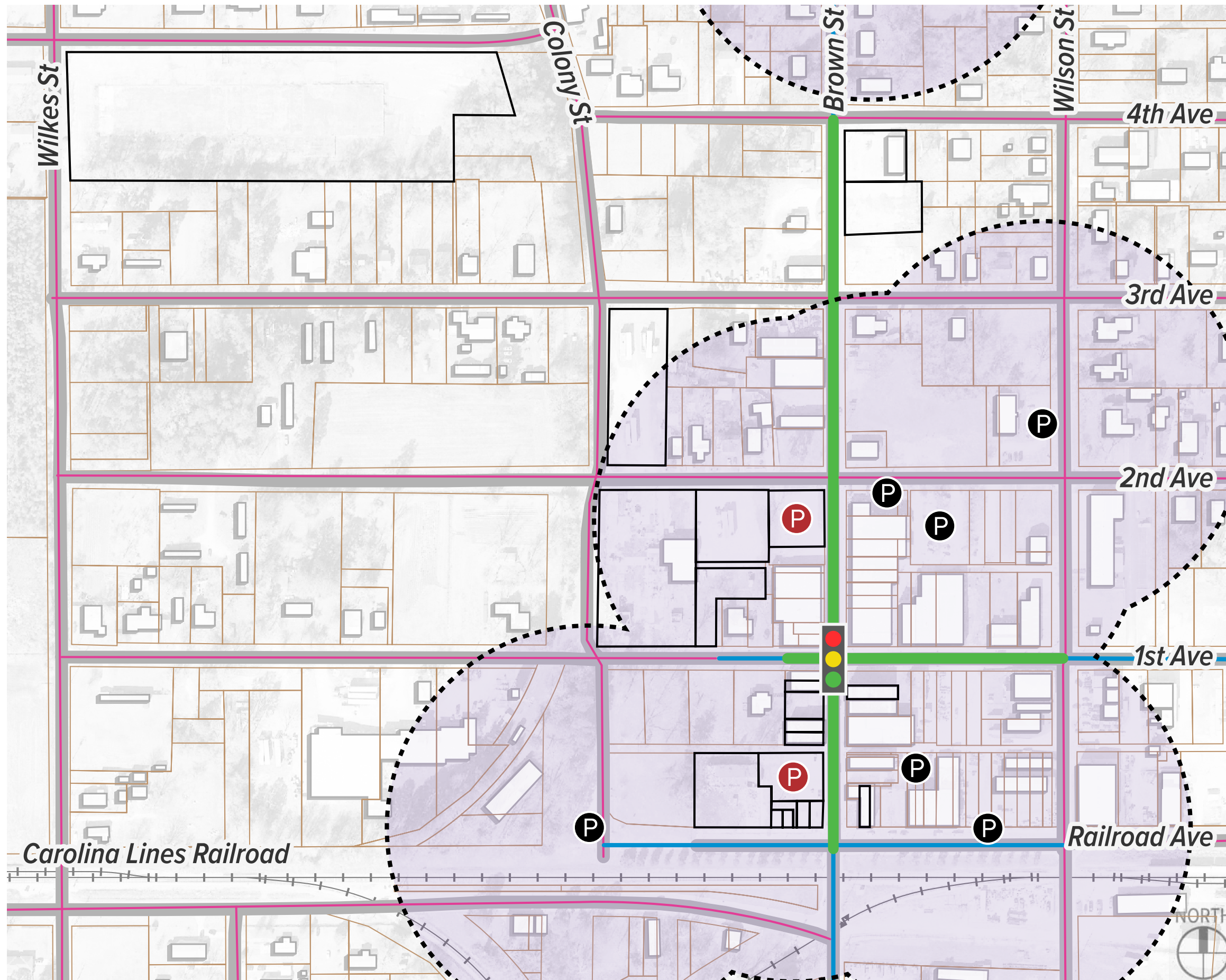


MAP 6. EXISTING INFRASTRUCTURE

LEGEND

- W Water Line
- S Sewer Line
- Storm Drain
- Culvert
- Assessed Brownfields

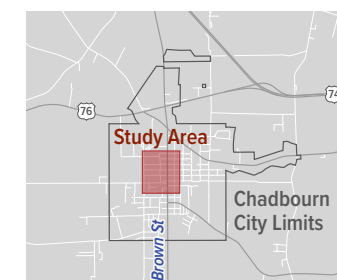


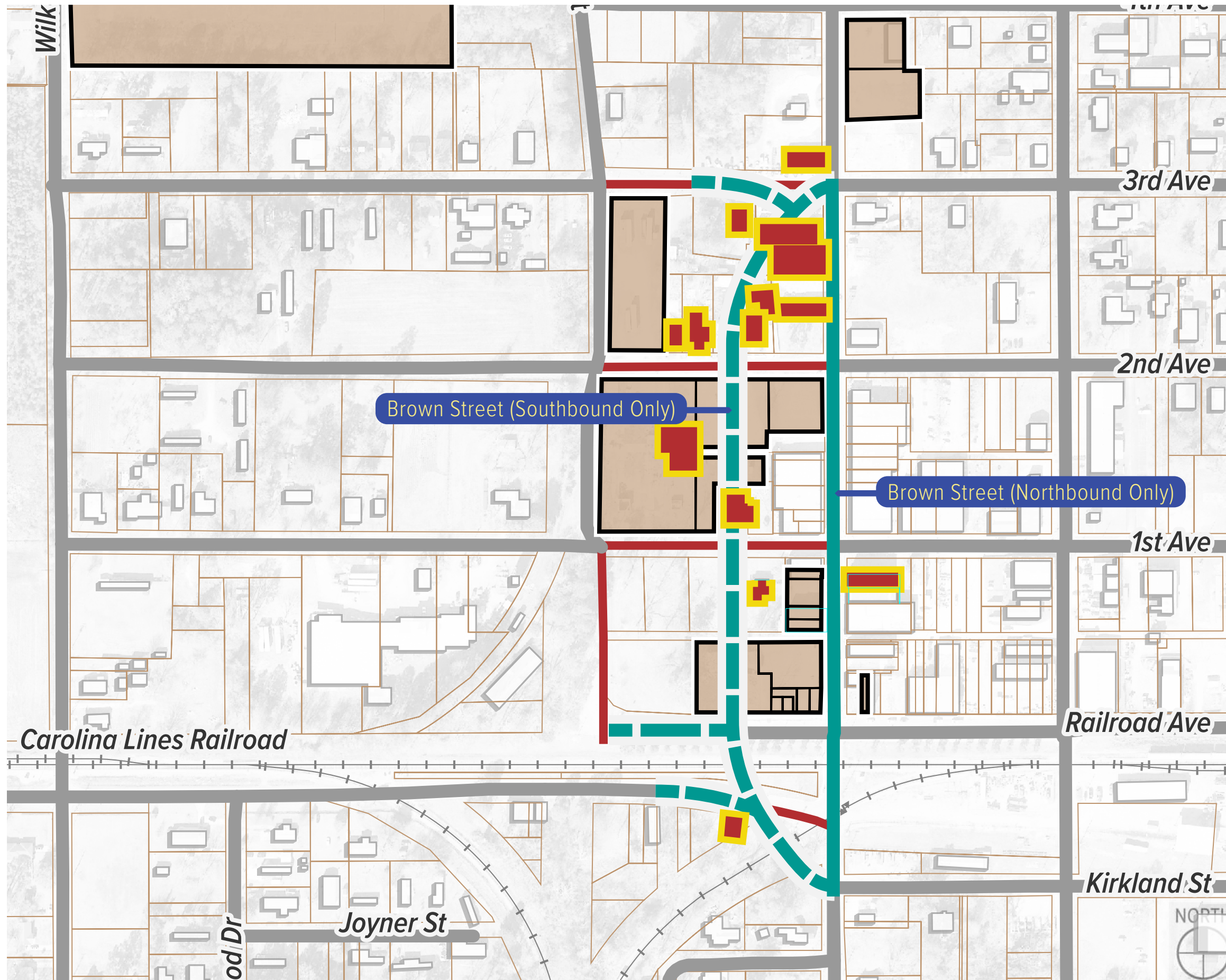


MAP 7. EXISTING ACCESS AND WALKABILITY

LEGEND

- Assessed Brownfields
- Roadways
- Sidewalk on Both Sides
- Sidewalk on Single Side
- No Sidewalk
- Signalized Intersection
- Parking Areas
- Temporary Parking Areas
- 400ft Walking Distance

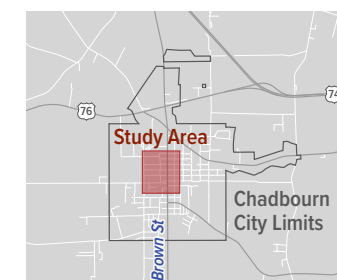




MAP 8. FUTURE PLANS FOR TRANSPORTATION

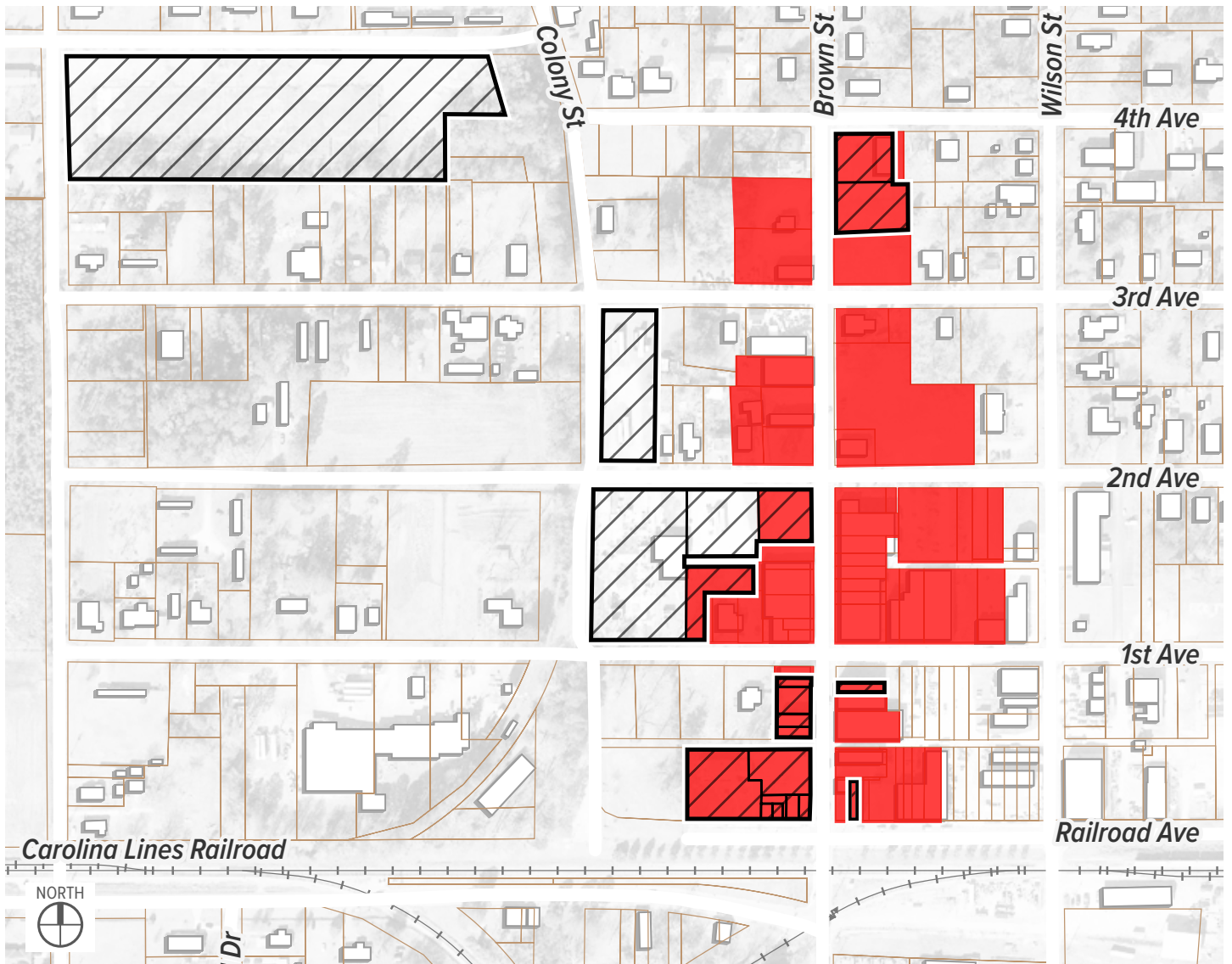
LEGEND

- Assessed Brownfields
- Future Road Alignment
- Future Road Restriping
- Road to Be Demolished
- Building to Be Demolished



ZONING & REUSE PREFERENCE COMPATABILITY

MAIN STREET ZONE (MS)



MS Zone Assessed Brownfields

Public reuse preferences were obtained through online survey and an in-person workshop. Compatible reuse preferences identified by the public are included in the adjacent tables.

ZONING & REUSE PREFERENCE COMPATABILITY

BUSINESS

Entertainment	Bowling Alley
	Game Places/Rooms
	Movie Theaters
	Creative Arts Area
	Youth Center
Finance	Banks
Food	White Castle
	Chick-fil-a
	Bakeries
	Ice Cream Shops
	Bars
	Coffee Shops
	Donut Shops
	Restaurants
	Farm to Fork Options
	KFC
	Pizza
	Farmers Markets
	Sidewalk Cafes
	Snack Bars
	Boutique Shops
	Hobby Lobby
	Book Stores
Retail	Clothes Shopping
	7-Eleven
	Department Stores
	Zaxby's
	Walmart
Service	Dry Cleaners
	Educational Day Care
	Gas Stations
	Medical
	Hotels / Motels

EVENTS

Farmers Markets
Amphitheater - Facilitate 200+ People
Safe Spaces for Special Needs
Baseball and Soccer Fields
Festivals
Dog Parks
Outdoor Activities
Dance and Event Spaces
Gym and Recreation Spaces
Entertainment District
Museums and Historical Centers
Open Spaces and Parks
Basketball Courts
Activities at Parks
Sport Leagues for Kids and Teens
Social Lounges for Teens
Trampoline Park
Recreation Centers
Plazas/Gathering Spaces
Welcome Center and Gift Shop

HOUSING

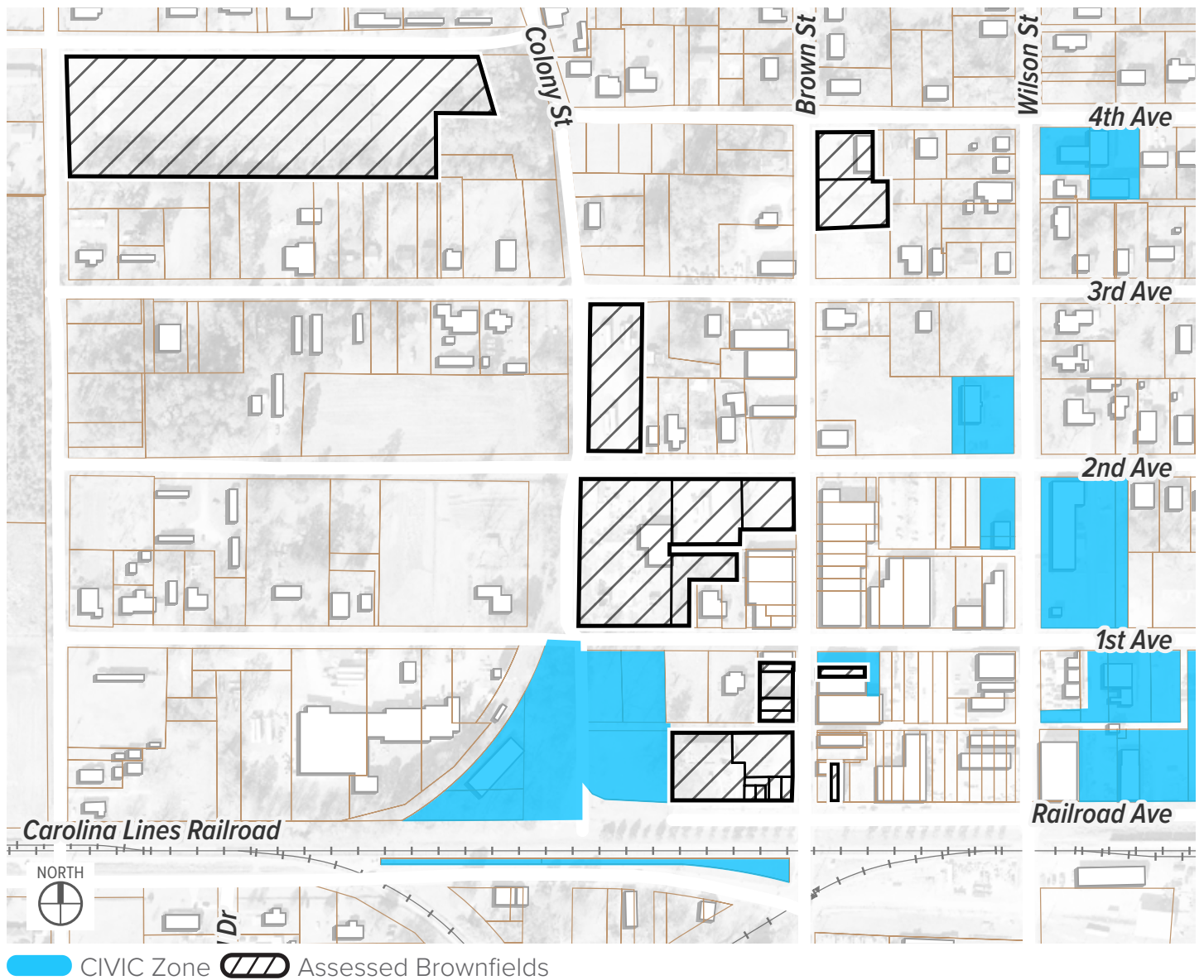
Affordable Housing
Student Housing
Allow 2nd Floor Apartments

INFRASTRUCTURE

Bike Lanes
Parking Lots
On-Street Parking along Brown St.

ZONING & REUSE PREFERENCE COMPATABILITY

CIVIC



Public reuse preferences were obtained through online survey and an in-person workshop. Compatible reuse preferences identified by the public are included in the adjacent tables.

ZONING & REUSE PREFERENCE COMPATABILITY

BUSINESS

Entertainment	Movie Theaters
	Creative Arts Area
	Youth Center
Food	Farm to Fork Options
	Farmers Market
Retail	Book Stores
Service	Educational Daycare

EVENTS

Farmers Markets
Amphitheater - Facilitate 200+ People
Safe Spaces for Special Needs
Baseball and Soccer Fields
Festivals
Dog Parks
Outdoor Activities
Dance and Event Spaces
Gym and Recreation Spaces
Entertainment District
Museums and Historical Centers
Open Spaces and Parks
Basketball Courts
Activities at Parks
Sport Leagues for Kids and Teens
Swimming Pool
Trampoline Park
Recreation Centers
Plazas/Gathering Spaces
Welcome Center and Gift Shop

HOUSING

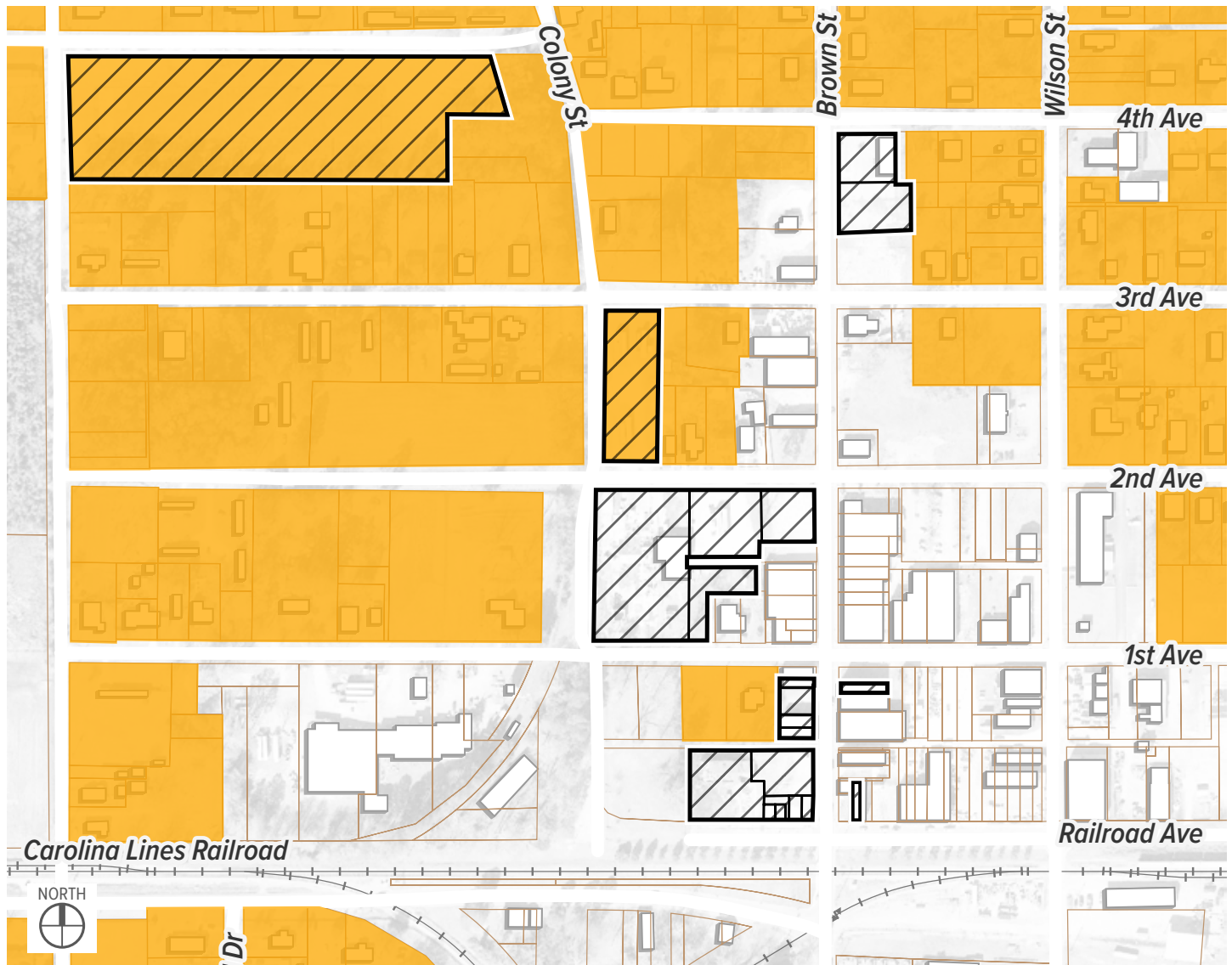
Affordable Housing
Student Housing
Allow 2nd Floor Apartments

INFRASTRUCTURE

Bike Lanes
Parking Lots
On-Street Parking along Brown St.

ZONING & REUSE PREFERENCE COMPATABILITY

RESIDENTIAL MAIN STREET TRANSITION ZONE (RMST)



RMST Zone
 Assessed Brownfields

Public reuse preferences were obtained through online survey and an in-person workshop. Compatible reuse preferences identified by the public are included in the adjacent tables.

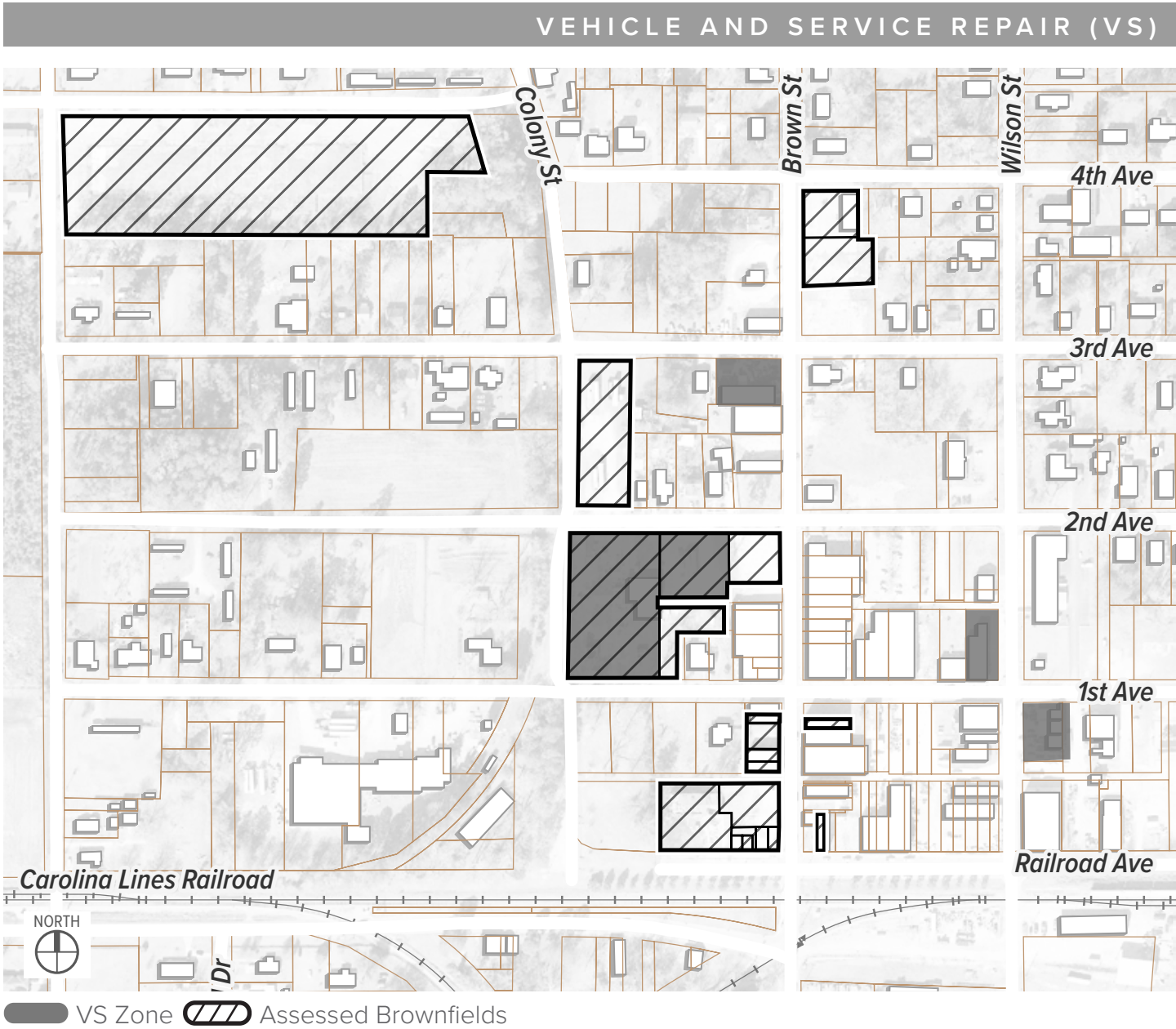
HOUSING

	Affordable Housing
	Student Housing
	Allow 2nd Floor Apartments

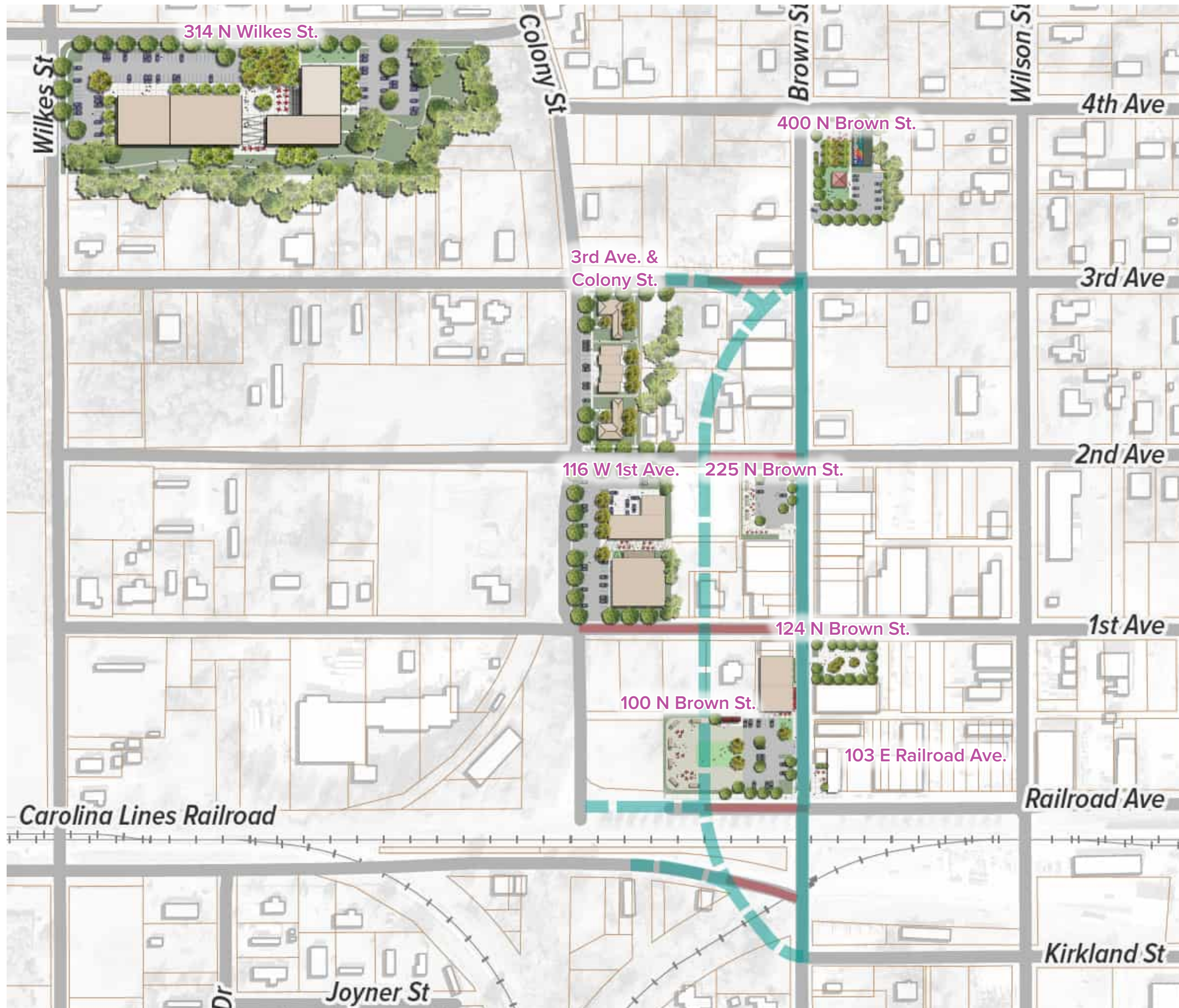
EVENTS

	Sports Fields
	Basketball Courts
	Youth Center
	Educational Daycare

ZONING & REUSE PREFERENCE COMPATABILITY



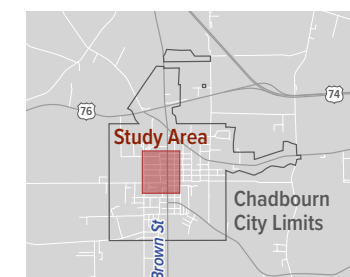
Public reuse preferences were obtained through online survey and an in-person workshop. Compatible reuse preferences identified by the public are included in the adjacent tables.



MAP 9. REDEVELOPMENT KEYMAP

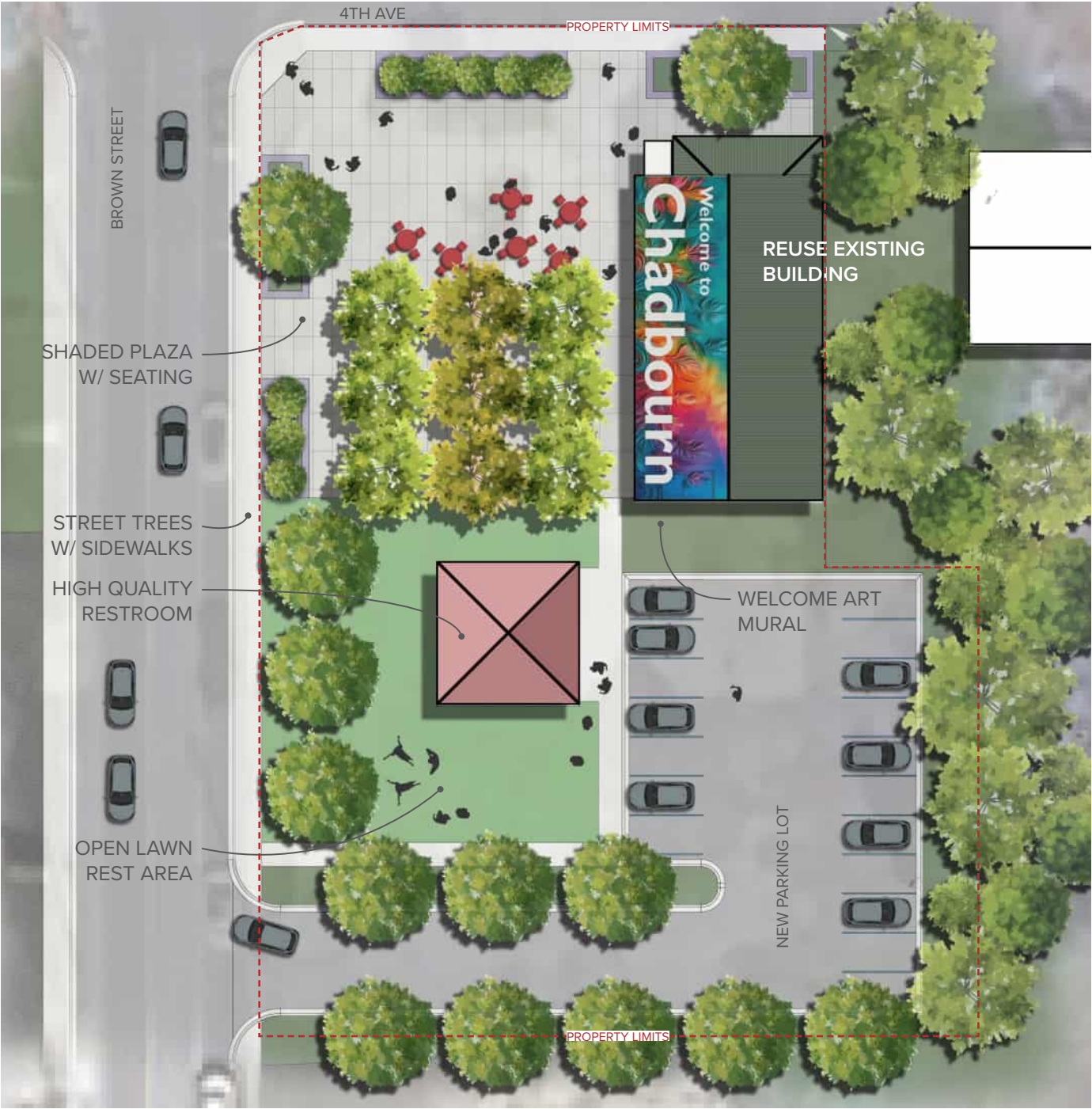
LEGEND

- Future Road Alignment
- Future Road Restriping
- Road to Be Demolished



INTERIM CONDITIONS

400 N Brown Street



Vicinity Map



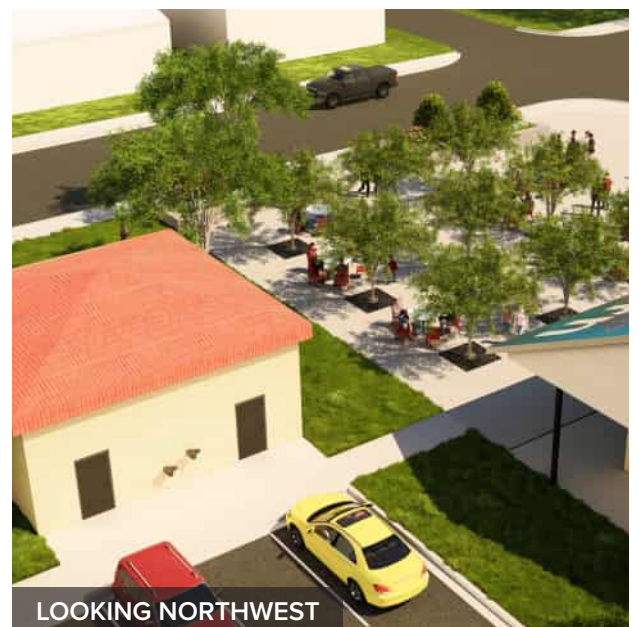
VIEW FROM SOUTHBOUND TRAFFIC HEADING INTO DOWNTOWN



SHADED PLAZA WITH SEATING



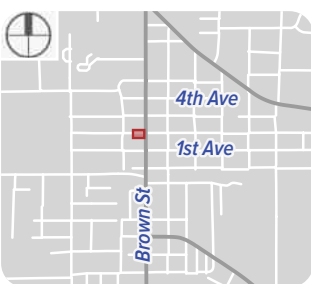
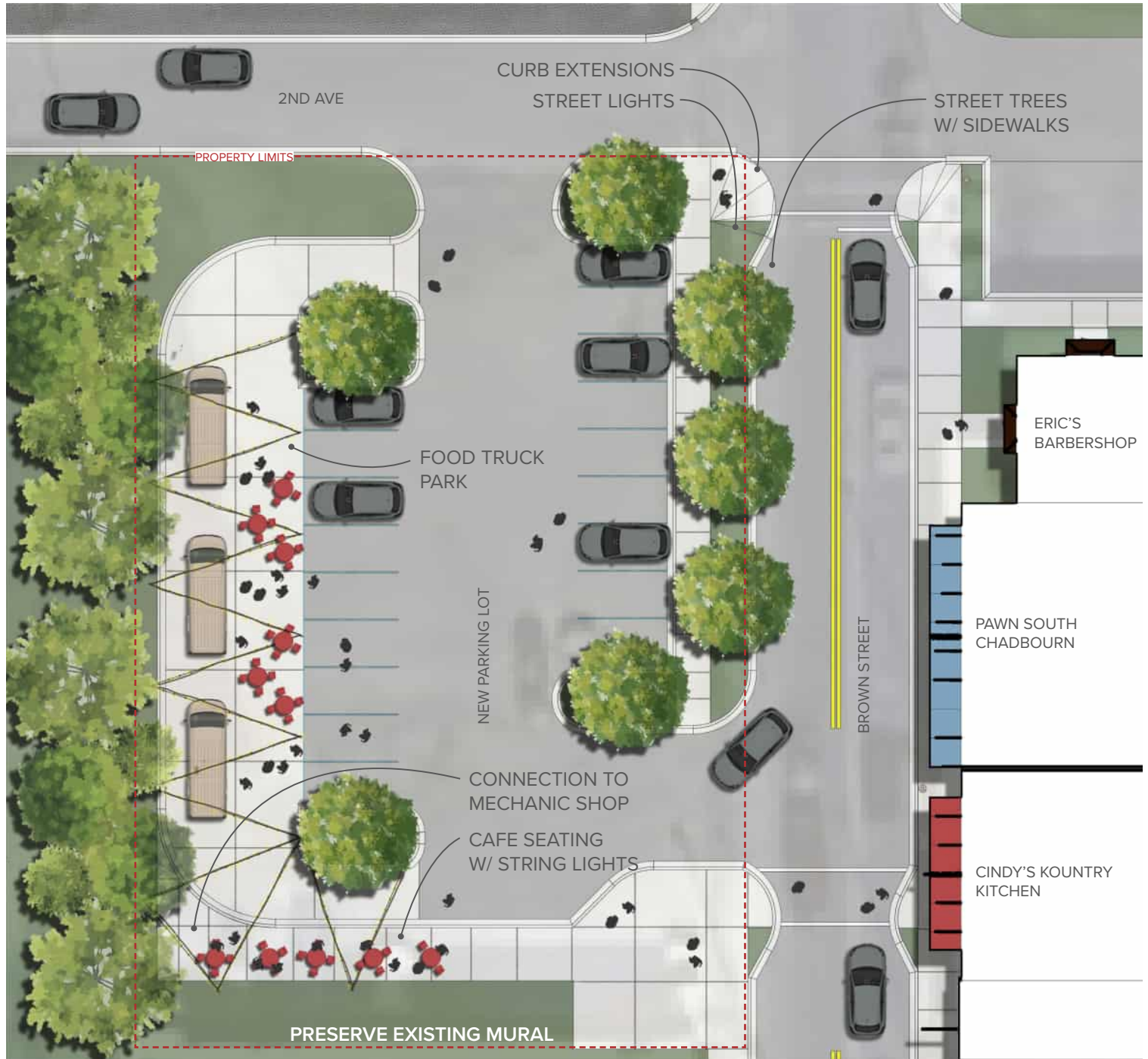
LOOKING SOUTHEAST



LOOKING NORTHWEST

INTERIM CONDITIONS

225 N Brown Street

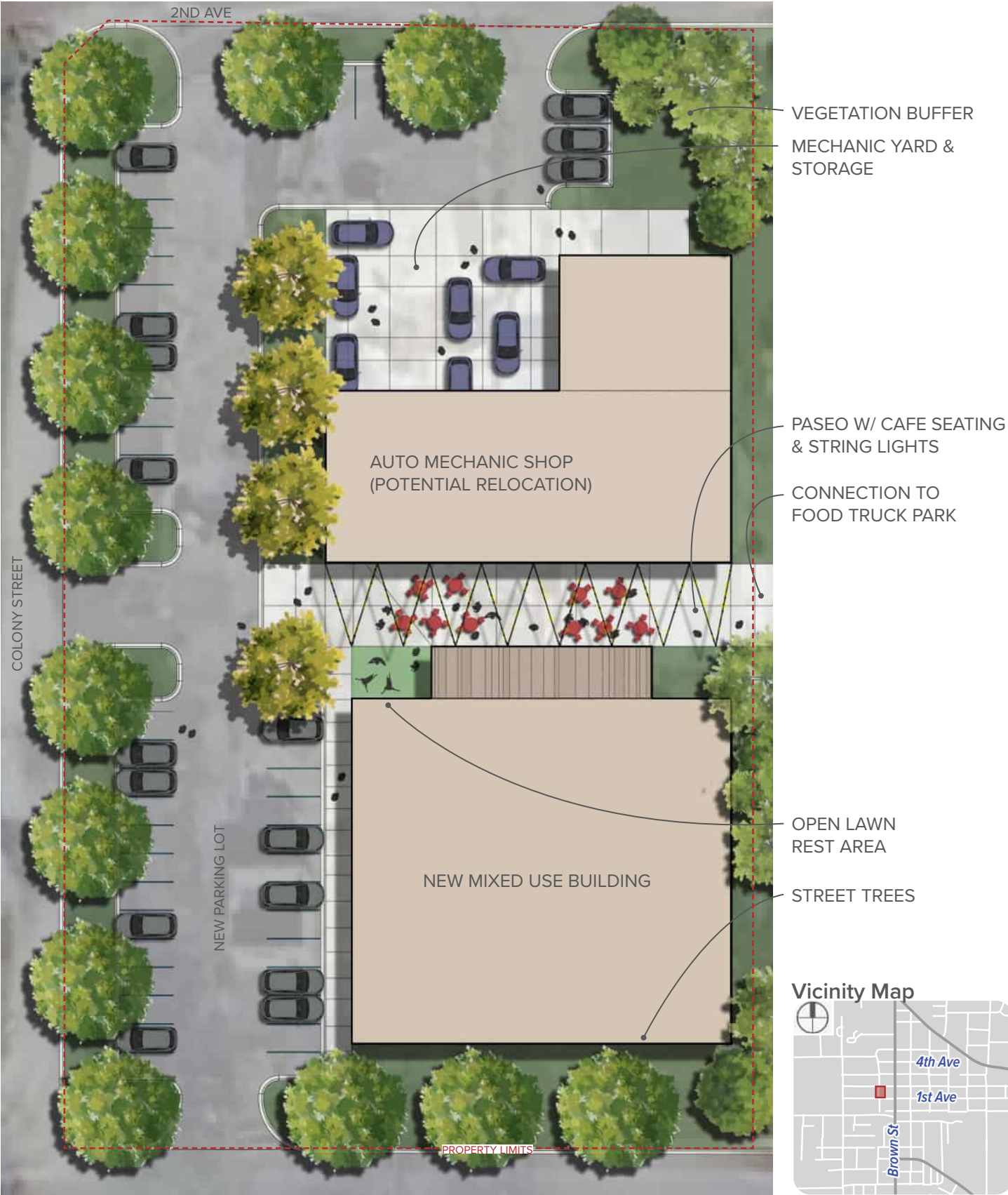


Vicinity Map



INTERIM CONDITIONS

116 W 1st Ave





CONNECTION TO BROWN STREET - LOOKING EAST



PASEO WITH SEATING - LOOKING EAST



POTENTIAL AUTO MECHANIC SHOP RELOCATED

INTERIM CONDITIONS

3rd Ave & Colony St





LOOKING SOUTHWEST



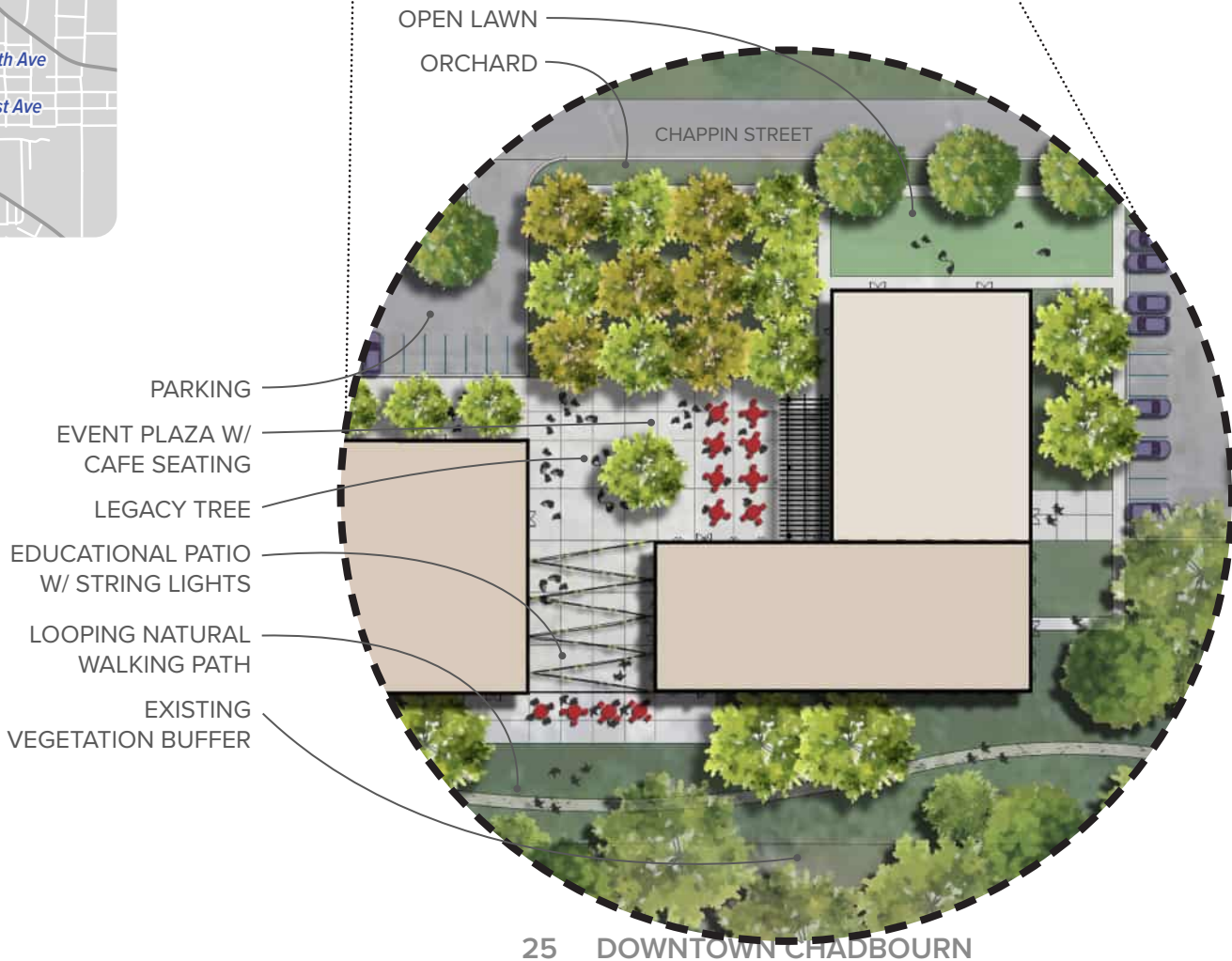
NATURAL WALKING PATH - LOOKING WEST



TOWNHOME ENTRY WITH PARKING - LOOKING SOUTH

INTERIM CONDITIONS

314 N Wilkes Street





SHADED PLAZA - LOOKING EAST



NATURE WALKING PATH



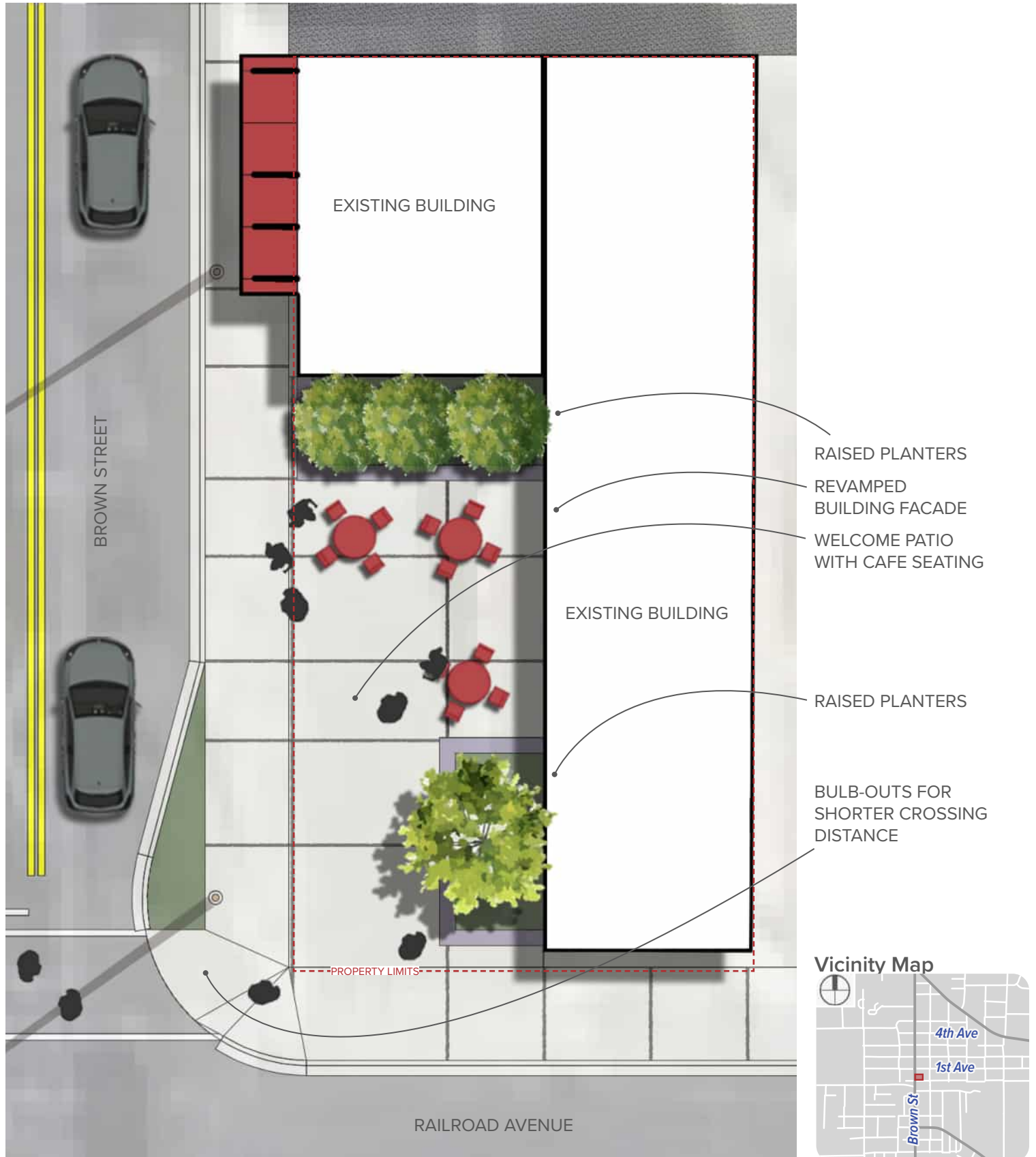
ORCHARD - LOOKING SOUTHWEST



NEIGHBORHOOD CONTEXT - LOOKING SOUTHEAST

INTERIM CONDITIONS

103 E Railroad Ave





PLAZA SPACE WITH SEATING



REVAMPED BUILDING AND PLAZA

INTERIM CONDITIONS

100 N Brown Street



Vicinity Map

STREET TREES

BULB-OUTS FOR SHORTER CROSSWALK DISTANCE



BIRDS EYE VIEW



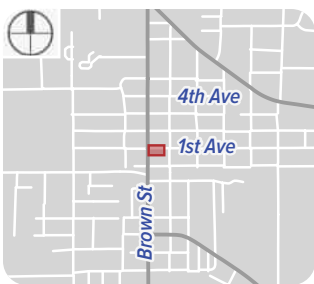
CABOOSE AND OVERFLOW



RAILROAD AVE - LOOKING NORTHWEST

INTERIM CONDITIONS

124 N Brown Street



Vicinity Map



POCKET PARK LOOKING WEST

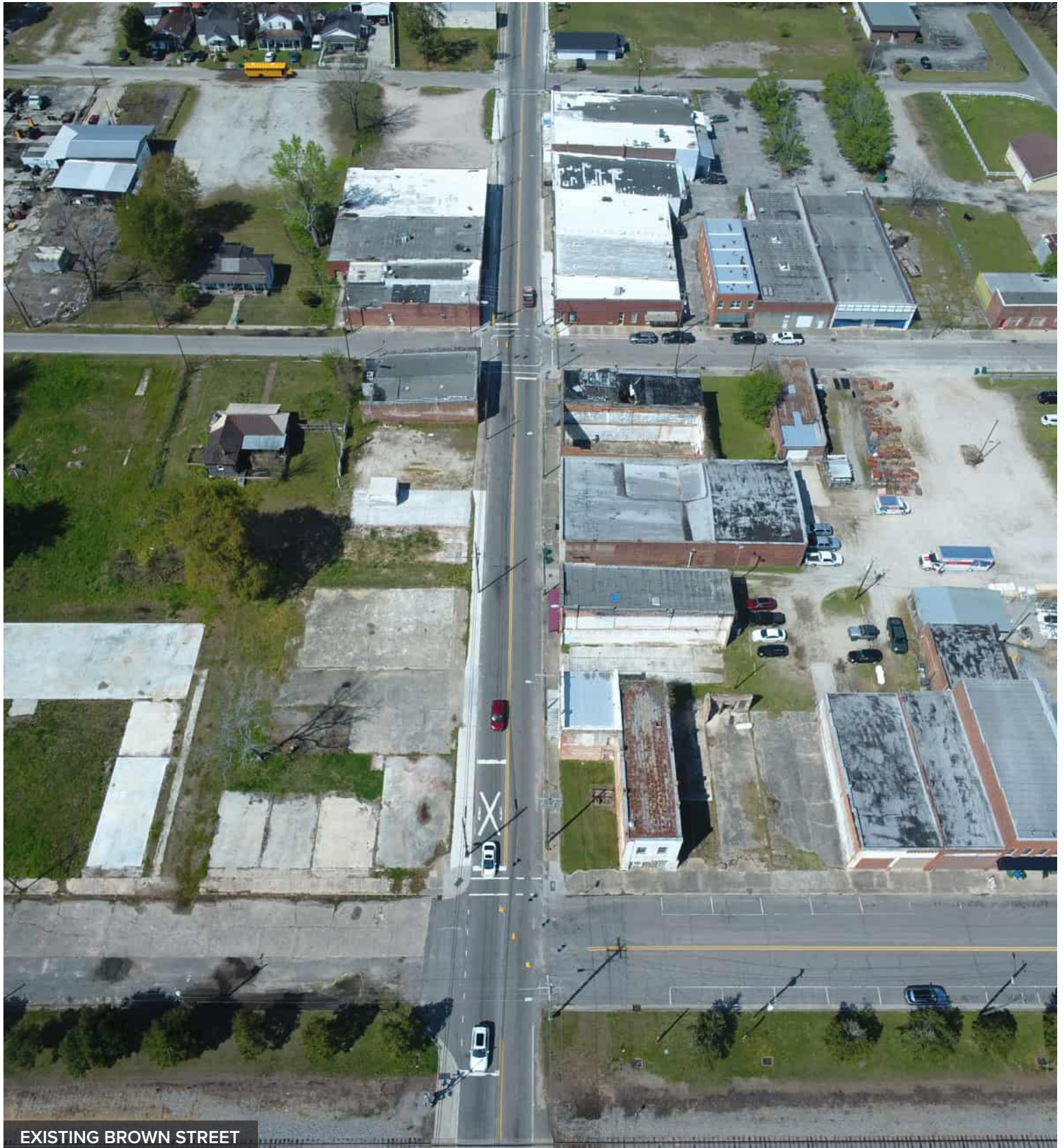


POCKET PARK LOOKING EAST



INSIDE OF POCKET PARK - LOOKING TOWARDS BROWN STREET

INTERIM CONDITIONS





INTERIM CONDITION BROWN STREET