



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

July 23, 2024

MEMORANDUM TO:

Rachel Nance
HNTB

FROM:

Craig Haden
GeoEnvironmental Project Manager
GeoEnvironmental Section
Geotechnical Engineering Unit

DocuSigned by:

Craig Haden

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TIP NO:

HL-0065

WBS:

50685.1.1

COUNTY:

RUTHERFORD

DIVISION

13

DESCRIPTION:

US 221A (Charlotte Rd/Main St) construct complete Street to include intersection improvements, multi-use path, sidewalks, and improved transit facilities.

SUBJECT:

GeoEnvironmental Phase I Report

The GeoEnvironmental Section of the Geotechnical Engineering Unit performed a Phase I field investigation on July 16, 2024 for the above referenced project to identify geoenvironmental sites of concern. The purpose of this report is to document sites of concern within the project study area that are or may be contaminated. These sites of concern should be included in the environmental planning document in an effort to assist the project stakeholders in reducing or avoiding impacts to these sites. Sites of concern may include, but are not limited to, underground storage tank (UST) sites, dry cleaning facilities, hazardous waste sites, regulated landfills and unregulated dumpsites.

Findings

Twenty-four (24) sites of concern were identified within the proposed study area. We anticipate low monetary and scheduling impacts resulting from these sites. See the following table and figure for details.

Please note that discovery of additional sites not recorded by regulatory agencies and not reasonably discernible during the project reconnaissance may occur. The GeoEnvironmental Section should be notified immediately after discovery of such sites so their potential impact(s) may be assessed.

Sites of concern identified in this report should be reviewed by the GeoEnvironmental Section once the Final Right of Way plans are complete to determine if Phase II Investigations and Right of Way Recommendations are necessary prior to right of way being acquired.

If there are questions regarding the geoenvironmental issues, please contact me, at (919) 707-6871.

cc:

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Brent Hall, Locations and Surveys

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Nathaniel Moneyham, PE, Division Construction Engineer

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Jeff Hess, PE, Consultant Project Manager (HNTB)

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(01) Property Name:

Dragonfly Market Place
165 S. Washington St
153 W. Court St
Rutherfordton, NC 28139

Property Owner:

NEPA National LLC
PO Box 591
Rutherfordton, NC 28139

Facility ID: 00-0-0000033715

Incident Type/Number: N/A

UST Owner:

NEPA National LLC
PO Box 1496
Rutherfordton, NC 28139



Anticipated Impacts: Low

This site currently operates as a craft store. It is located on the southwest quadrant of W. Court St and S. Washington St. One possible UST fill port is located next to the building on S. Washington St. According to the UST Section registry there is one active UST and one temporarily closed UST associated with this site. There are no known incidents associated with it.

(02) Property Name:

Division Of Community Corrections (Probation
Department)
125 W. Court St
Rutherfordton, NC 28139

Property Owner:

Rutherford County
289 N. Main St
Rutherfordton, NC 28139

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

Rutherford County
289 N. Main St
Rutherfordton, NC 28139



Anticipated Impacts: Low

This site is currently the Rutherford Count Probation office. It is located on the west side of Central St between W. Court St and Trade St. One heating oil UST fill port is located behind the building facing Trade St. The address is not listed in the UST Section registry and there are no known incidents associated with it.

(03) Property Name:

Scotchman/One Stop 3702
111 S. Washington St
Rutherfordton, NC 28319

Property Owner:

National Retail Properties LP
450 S. Orange Ave Suite 900
Orlando, FL 32801

Facility ID: 00-0-0000009319

Incident Type/Number: N/A

UST Owner:

GPM Southeast, LLC
8565 Magellan Pkwy, STE 400
Richmond, VA 23227



Anticipated Impacts: Low

This site is currently an active convenience store/gas station. It is located on the southwest quadrant of S. Washington St and S. Main St. According to the UST Section registry there are two USTs currently in use. Five USTs were removed in 1999. There are no known incidents associated with this facility and no monitoring wells were observed during the site investigation.

(04) Property Name:

CVS (Former Town & Country Texaco_
111 S. Main St
102 Charlotte Rd
Rutherfordton, NC 28139

Property Owner:

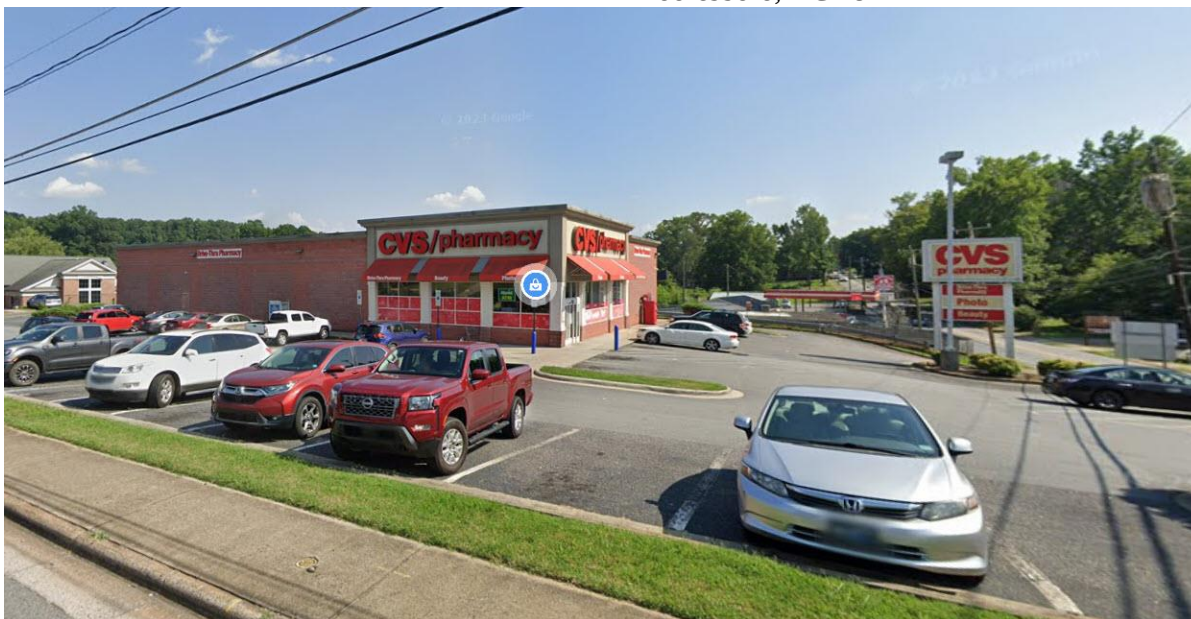
Gaylord Cowan, Dagmara Cowan
PO Box 1610
Cockeysville, MD 21030

UST Owner:

Petroleum World, Inc
PO Box 341
681 NC 120
Mooresboro, NC 28114

Facility ID: 00-0-0000008765

Incident Type/Number: 8678



Anticipated Impacts: Low

This site is currently a CVS drug store. It is the former location of Town & Country Texaco. It is located on the southeast quadrant of Charlotte Rd and S. Main St. According to the UST Section three USTs were removed in 1992. Incident # 8678 is associated with this site and was closed out in 1994. No monitoring wells were observed during the site investigation.

(05) Property Name:

TG Properties LLC
161 Charlotte Rd
Rutherfordton, NC 28139

Property Owner:

TG Properties LLC
1302 W, Main St
Forest City, NC 28043

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

unknown



Anticipated Impacts: Low

This site is currently a vacant building that is being renovated. According to the current owner it is the former location of Morrow Enterprises (tractor dealer). It is located on the north side of Charlotte Rd approximately 285 feet west of S. Cleghorn St. A possible UST vent pipe was observed on the southwest corner of the building. No other evidence of USTs was observed during the site investigation. The address is not listed in the UST Section registry.

(06) Property Name:

Vacant Building (Former Mini Mart 3)
201-205 Charlotte Rd
305 Charlotte Rd
Rutherfordton, NC 28139

Property Owner:

J. Lawrence Thompson Revocable Trust
PO Box 944
Rutherfordton, NC 28139

Facility ID: 00-0-0000009025

Incident Type/Number: 41639

UST Owner:

Thompson Contractors Inc
PO Box 1268
Rutherfordton, NC 28139



Anticipated Impacts: Low

This site is currently a vacant building. It is the former location of Mini-Mart # 3. It is located on the northeast quadrant of S. Cleghorn St and Charlotte Rd. According to the DEQ on-line record search four USTs were removed in 2022. Incident # 41639 is associated with this site and was closed out in 2022. No monitoring wells were observed during the site investigation.

(07) Property Name:

Scotchman/One Stop 3718
110 Railroad Ave
102 Railroad Ave
Rutherfordton, NC 28139

Property Owner:

National Retail Properties LP
450 S. Orange Ave Suite 900
Orlando, FL 32801

UST Owner:

GPM Southeast, LLC
8565 Magellan Pkwy, STE 400
Richmond, VA 23227

Facility ID: 00-0-0000031671

Incident Type/Number: N/A



Anticipated Impacts: Low

This site is currently an active convenience store/gas station. It is located northeast quadrant of Railroad Ave and W. Main St. According to the UST Section registry there are three USTs currently in use. There are no known incidents associated with it and no monitoring wells were observed during the site investigation.

(08) Property Name:

Lakeside Mill
398 W. Main St
Spindale, NC 28160

Property Owner:

King Associates LLP
398 W. Main St
Spindale, NC 28160

Facility ID: 00-0-0000008801

Incident Type/Number: N/A

UST Owner:

Yelton Milling Co. Inc
716 W, Main St
Spindale, NC 28160



Anticipated Impacts: Low

This site currently operates as Lakeside Mill Co. It is located on the north side of W. Main St at Yelton St. According to the UST Section Registry two UST were closed in 1988. The owner verified the location of the USTs which appeared to be closed in place and filled with concrete. There are no known incidents associated with this facility and no monitoring wells were observed during the site investigation.

(09) Property Name:

Virgils Classic Car Detailing and Wash
401 W. Main St
Spindale, NC 28160

Property Owner:

B&H Investments
PO Box 1616
Forest City, NC 28043

Facility ID: Unknown

Incident Type/Number: Unknown

UST Owner:

Unknown



Anticipated Impacts: Low

This site currently operates as a car detailing shop. It is located on the southeast quadrant of W. Main St and Yelton St. According to several local residents it operated as a gas station over 20 years ago. The address is not listed in the UST Section registry and there are no known incidents associated with it. No evidence of UST and no monitoring wells were observed during the site investigation.

(10) Property Name:

Vegard Lillehuag Property
370 W, Main St
Spindale, NC 28160

Property Owner:

Vegard Lillehuag
PO Box 2183
Palm Beach, FL 33480

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A



Anticipated Impacts: Low

This site is currently a vacant building. It is located on the north side of W. Main St approximately 370 feet east of Yelton St. The design suggests it may have operated as a country store/gas station at one time. Historic google photos show it once operated as a restaurant/diner. The address is not listed in the UST Section registry and there are no known incidents associated with it. No evidence of UST or monitoring wells were observed during the site investigation.

(11) Property Name:

Shree Ambika Mart (Former Southern
Convenience # 184)
278 W. Main St
608 W. Main
Spindale, NC 28160

Property Owner:

Shree Ambika Mart, Inc
278 W. Main St
Spindale, NC 28160

UST Owner:

Petroleum World, Inc
PO Box 341
681 NC 120
Mooresboro, NC 28114

Facility ID: 00-0-0000008755

Incident Type/Number: 28695



Anticipated Impacts: Low

This site currently operates as a convenience store. It is the former location of Southern Convenience # 184. It is located on the north side of W. Main St approximately 250 feet east of Huntley St. According to the UST Section registry five USTs were removed in 2009. Incident # 28695 is associated with this facility and was closed out in 2011. There is a "Notice of Residual Petroleum" attached to the deed. Five UST vent pipes and two abandoned monitoring wells were observed during the site investigation.

(12) Property Name:

WS Properties LLC
242 W. Main ST
Spindale, NC 28160

Property Owner:

WS Properties LLC
220 S. French Broad Ave
Asheville, NC 28801

Facility ID: Unknown

Incident Type/Number: Unknown

UST Owner:

Unknown



Anticipated Impacts: Low

This site is a vacant gas station. It is located on the north side of W. Main St approximately 175 feet east of Wyoming St. The address is not listed in the UST Section registry. One pump island and two USTs were observed during the site investigation. There are no known incidents associated with this facility and no monitoring wells were observed.

(13) Property Name:

Spindale Mills, Inc
100 Spindale St
141 Spindale St
Spindale, NC 28160

Property Owner:

Spindale Mills LLC
3737 Howard Gap Rd
Hendersonville, NC 28792

Facility ID: 00-0-0000009032

Incident Type/Number: 11881

UST Owner:

Spindale Mills, Inc
100 Spindale St
Spindale, NC 28160



Anticipated Impacts: Low

This site currently operates as Spindale Mills (Manual Woodworkers and Weavers). It is located on the northwest quadrant of Spindale St and Steward St. According to the UST Section registry eight USTs were removed in 1992. Incident # 11881 is associated with this facility. The incident is associated with an AST release. There was no available information on the DEQ Laserfiche on-line record search.

(14) Property Name:

Richard & Jean Watson Property
167 W. Main St
Spindale, NC 28160

Property Owner:

Richard Edwards & Jeane Watson
190 Nebraska St
Spindale, NC 28160

Facility ID: Unknown

Incident Type/Number: Unknown

UST Owner:

unknown



Anticipated Impacts: Low

This site appeared to be vacant at the time of the field investigation. It is located on the southeast quadrant of W. Main and S. Oak St. The design of the building suggests it once operated as a service station. The address is not listed in the UST Section registry. Two possible closed in-place USTs were observed in front of the building. There are no known incidents associated with it and no monitoring wells were observed.

(15) Property Name:

Steves Cleaners
217 Davis St
Spindale, NC 28160

Property Owner:

Shane Thompson; LT Construction NC
198 Freedom St
Rutherfordton, NC 28139

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A



Anticipated Impacts: Low

This site operated as a dry cleaner until 2023 when the building was condemned. It is located on the southwest quadrant of Davis St and Nebraska St. The site is not listed in the DEQ DSCA program. The building appeared to be being renovated at the time of the site investigation.

(16) Property Name:

On Main
139 W. Main St
Spindale, NC 28160

Property Owner:

IIC Properties LLC
PO Box 551
Spindale, NC 28160

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A



Anticipated Impacts: Low

This site currently operates as a restaurant. It is located on the southeast quadrant of W. Main St and Nebraska St. The design of the building suggests it may have operated as a convenience store/gas station at one time. The address is not listed in the UST Section registry and there are no known incidents associated with it. No evidence of USTs or UST removal was observed during the site investigation.

(17) Property Name:

Crain's Service Center
411 E. Main St
257 E. Main St
Spindale, NC 28160

Property Owner:

Amy Cowan
PO Box 227
Spindale, NC 28160

Facility ID: 00-0-0000008639

Incident Type/Number: 41499, 13188

UST Owner:

Doug Crain
378 Puzzle Creek Rd
Bostic, NC 28018



Anticipated Impacts: Low

This site is currently a vacant lot. It is the former location of Crain's Service center. It is located on the northwest quadrant of E. Main St and Elm St. According to the UST Section registry five USTs were removed in 1993 and four USTs were removed in 2016. There are two incidents associated with this facility, both incidents have been closed out. There is a "Notice of Residual Petroleum" attached to the deed.

(18) Property Name:

Debs Mini Mart 5
501 E. Main St
227 E. Main St
Spindale, NC 28160

Property Owner:

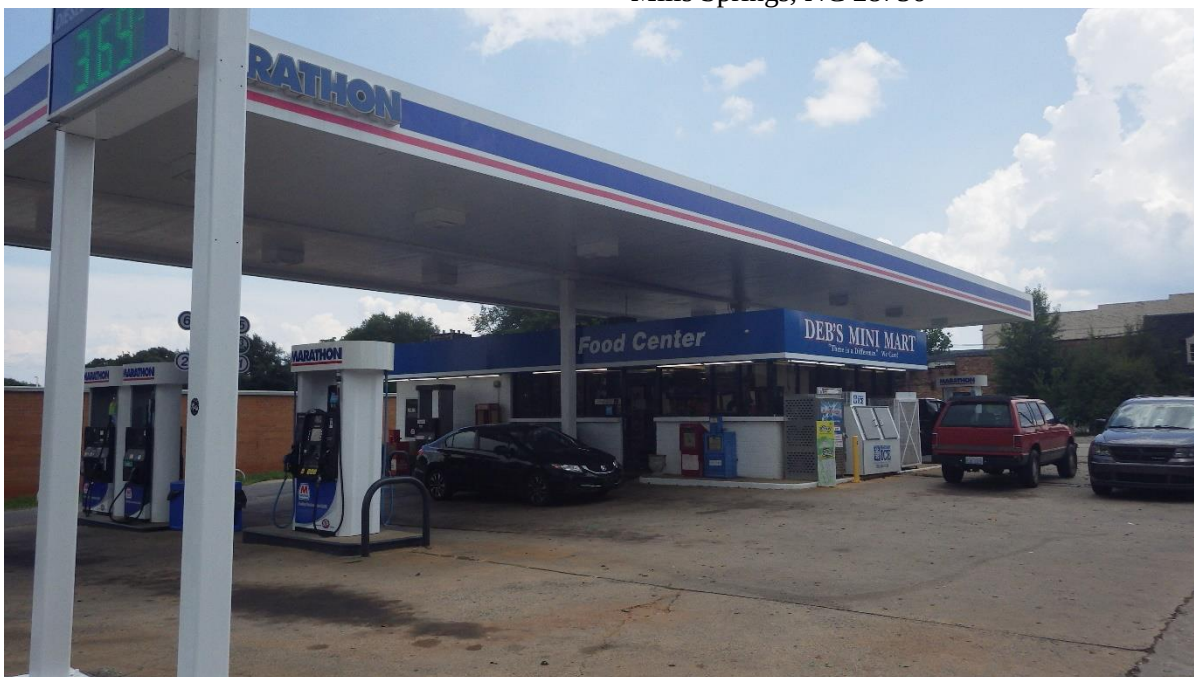
Burgess Land Holdings & Development SC LLC
PO Box 298
Mill Spring, NC 28756

UST Owner:

Burgess Land Holding & DEV SC LLC
PO Box 298
Mills Springs, NC 28756

Facility ID: 00-0-0000008677

Incident Type/Number: N/A



Anticipated Impacts: Low

This site is currently an active convenience store/gas station. It is located on the northeast quadrant of E. Main St and Elm St. According to the UST Section registry there are five USTs currently in use and located in two separate UST pits. There are no known incidents associated with this facility. No monitoring wells were observed during the site investigation.

(19) Property Name:

Spindale Laundry & Cleaners
711 E. Main St
381 E. Main St
Spindale, NC 28160

Property Owner:

Amy Cowan
PO Box 227
Spindale, NC 28160

UST Owner:

N/A

Facility ID: N/A

Incident Type/Number: N/A



Anticipated Impacts: Low

This facility is the former Spindale Laundry & Cleaners. It is located on the north side of E. Main approximately 150 west of Illinois St. The facility has been closed approximately ten years and is currently being renovated. The facility is not listed in the DEQ DSCA program.

(20) Property Name:

Waynes Lunch Box
391 E. Main St
Spindale, NC 28160

Property Owner:

Donald Goforth
2064 Oakland Rd
Forest City, NC 28043

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A



Anticipated Impacts: Low

This site currently operates as a restaurant. It is located on the northwest quadrant of E. Main St and Illinois St. The design of the building suggests it may have operated as a gas station at one time. The address is not in the UST Section registry and there are no known incidents associated with it. No evidence of USTs or monitoring wells was observed during the site investigation.

(21) Property Name:

Lori Tipton Property
423 E. Main St
Spindale, NC 28160

Property Owner:

Lori Tipton
423 E. Main St
Spindale, NC 28160

Facility ID: Unknown**Incident Type/Number:** Unknown**UST Owner:**

Unknown



Photo from Google Street View

Anticipated Impacts: Low

This site is currently a residential property with a former building foundation. It is located on the north side of E. Main St approximately 120 feet west of Oakland Rd. Historic imagery indicates there was a service station where the building foundation is located. The address is not listed in the UST Section registry and there are no known incidents associated with it. A possible pump island outline was observed during the site investigation. No other evidence of USTs was observed.

(22) Property Name:

Waynes Upholstery
467. E Main St
Spindale, NC 28160

Property Owner:

Myrtle B. Huntley
118 Burl Bridges Rd
Forest City, NC 28403

Facility ID: N/A

Incident Type/Number: N/A

UST Owner:

N/A



Anticipated Impacts: Low

This site currently operates as an upholstery shop. It located on the north side of E. Main St approximately 230 feet west of Ledbetter Rd. The facility had once operated as a truck and equipment repair shop. The address is not listed in the UST Section registry and there are known incidents associated with it.

(23) Property Name:

Spindale Corner (Franks)
487 E. Main St
Spindale, NC 28160

Property Owner:

Rami Abuzir & Khalid Ahamad Abu-Adas
182 Old Sunshine Rd
Bostic, NC 28018

Facility ID: 00-0-0000031764

UST Owner:

Rami S. Abuzir
487 E. Main St
Spindale, NC 28160



Anticipated Impacts: Low

This site currently operates as a convenience store/gas station. It is located on the northwest quadrant of E. Main St and Ledbetter Rd. According to the UST Section registry there are five USTs currently in use located in three separate UST pits. Four USTs were removed in 1995. There are no known incidents associated with this facility and no monitoring wells were observed during the site investigation.

(23) Property Name:

Former Murray's Formal Wear
118 Oakland Rd
Spindale, NC 28160

Property Owner:

Nidely De Los Angeles Medina Rogriguez
229 Edgewood St
Shelby, NC 28152

Facility ID: N/A

UST Owner: N/A



Anticipated Impacts: Low

This site is currently a vacant building being renovated. It is located on the southeast quadrant of Oakland Rd and Kentucky St. It once operated as an appliance store and most recently as a formal wear shop. A 1925 Sandborn Map shows a gas station once operated on this parcel. The address is not listed in the UST Section Registry and there are no known incidents associated with it.

Appendix A (Map 1 of 2)
Location of GeoEnvironmental Sites of Concern



Appendix A (Map 2 of 2)
Location of GeoEnvironmental Sites of Concern

