

# **WINGATE ELECTRICAL SUBSTATION**

## **PROJECT NARRATIVE**

SITE LOCATION:

1424 Mills Harris Rd  
Marshallville, NC  
Union County PIN No. 02202008

PREPARED BY:



Pike Engineering  
1800 Innovation Dr., Suite, 200  
Ft Mill, SC 29715  
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PREPARED FOR  
Union Electric Membership Corporation  
1525 N. Rocky River Rd.  
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Phone: 704.289.3185

DATE: July 8, 2025

## PROJECT SUMMARY

This project proposes to construct a new electrical substation to increase capacity and reliability of the electrical power grid on in Union County, NC. Union Electric Membership Corporation (Union Power) will be adding to the electrical grid capacity by constructing the substation on a parcel of land currently owned by Union County, NC. The property is located at 1424 Harris Mills Rd., Marshallville, NC. identified in the Union County Geographic Information System (GIS) as PIN # 02202008.

The lease area for the substation is located in the northeast corner of the parent parcel. The parent property is 167.1 acres. Lease area is 3.08 acres not including an access easement. The access easement provides access from Ansonville Rd. through an existing gravel road to the east on property owned by Holly Farms Foods, Inc. The access easement continues from the gravel road west through the Holly Farms parcel to the lease area on Union County property. The access easement from the existing gravel road to the lease area will be improved through the construction of a new 20 ft wide access drive. Both the lease property and the access easements have been recorded in the Union County Record of Deeds office.

The parent parcel owned by Union County is currently zoned RA-200CZ and was re-zoned in 2018 as a Planned Unit development (PUD). Union County Sheriff's Department maintains a training facility on the west side of the property along Harris Mills Rd. The PUD approved in 2018 indicates additional planned facilities to be constructed in the future although no new developments have been constructed at this time.

The substation will include a fenced compound approximately 240' x 170'. The parcel is approximately 400 ft east of Jack's Branch stream on undeveloped land adjacent to both an existing electrical transmission easement and an existing electrical distribution easement. The lease parcel location makes access to the electrical efficient and economical.

Preparation of the site plan includes compliance with all zoning regulations applicable to Zone RA-200. In addition, the substation development will necessitate the construction of temporary and permanent stormwater controls. All paved surfaces will be gravel construction. The lease parcel location allows for maintenance of requisite existing vegetation along the adjacent property lines and meets all setback requirements for those properties. Once the substation structures are completed, view of the substation will be limited by the vegetation to remain after development is complete. A preliminary site plan has been included with this submittal to assist in describing the proposed development.