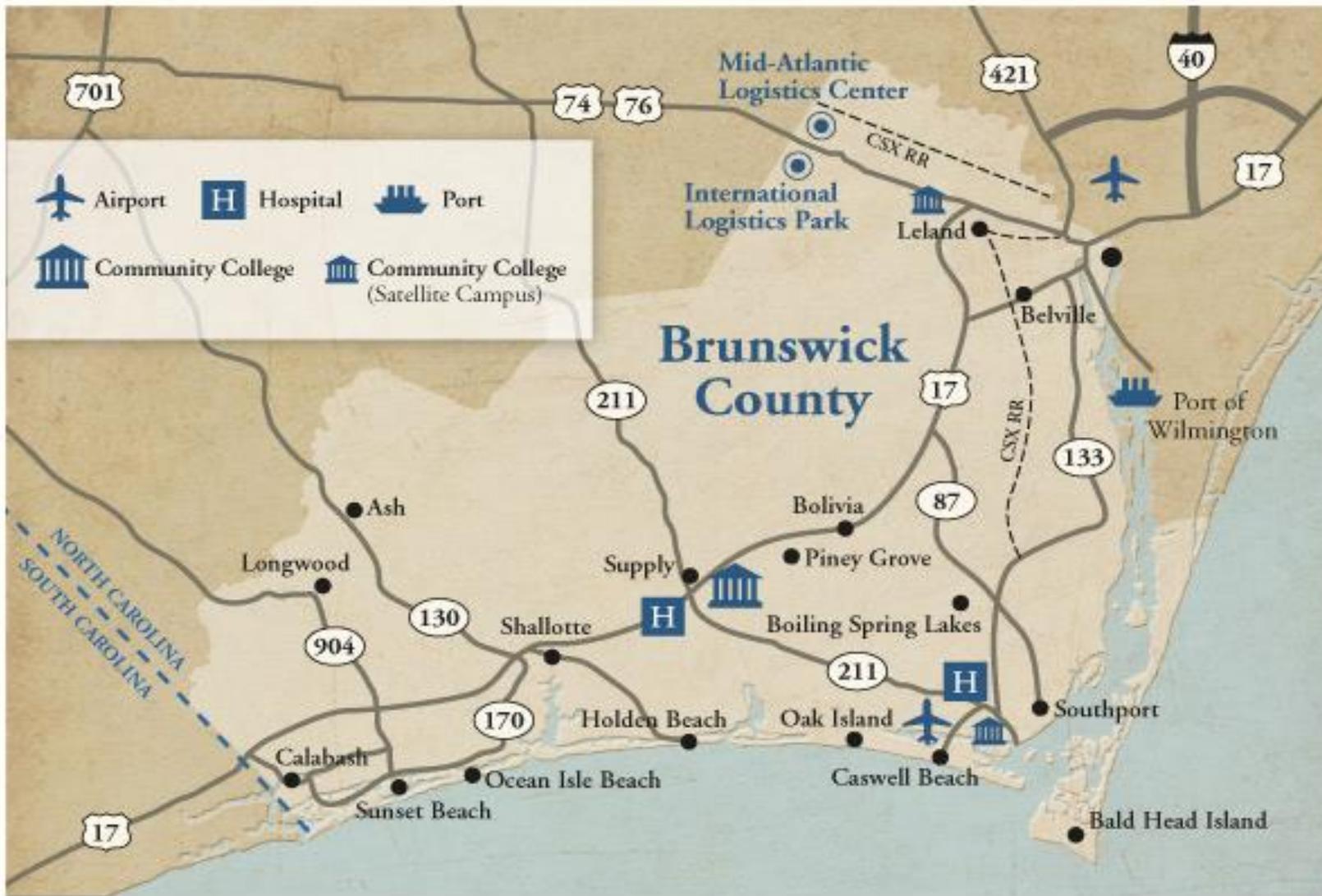


BRUNSWICK COUNTY

Economic Development & Planning

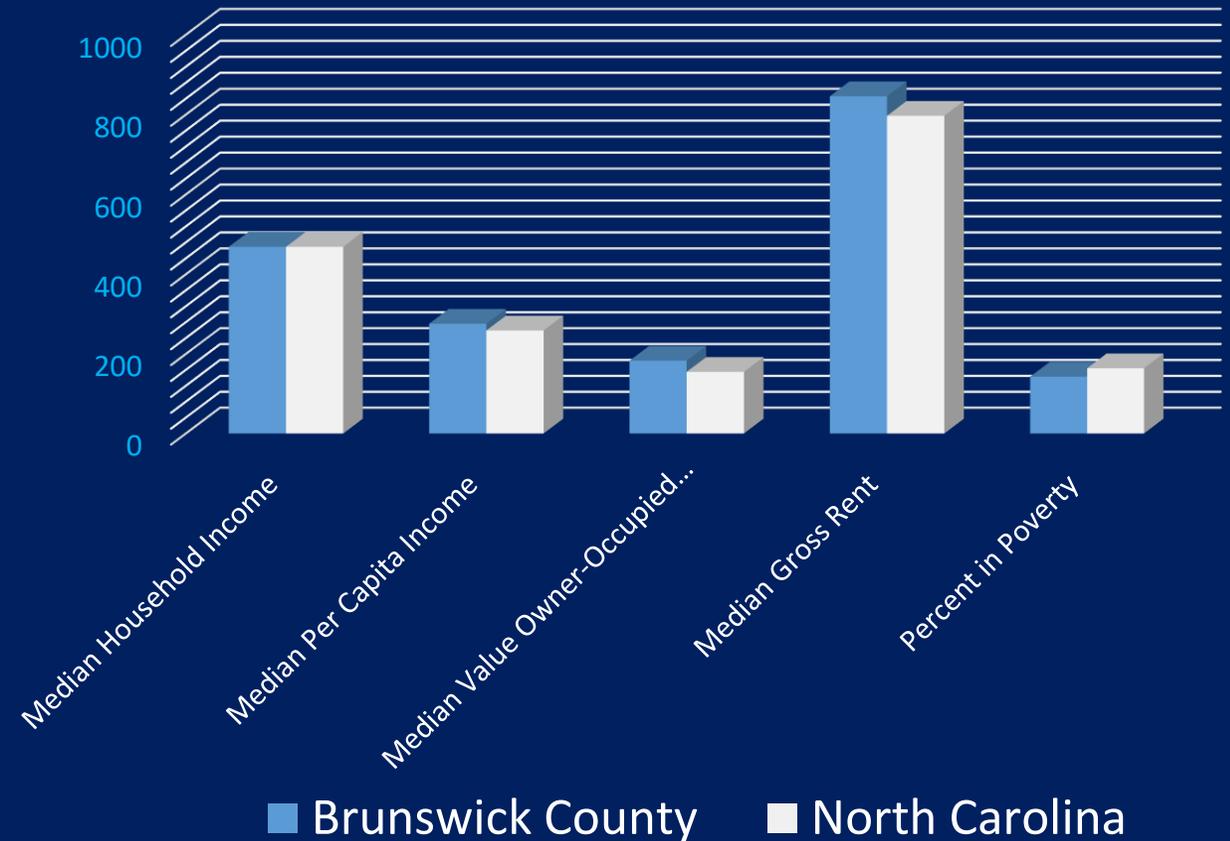






Key Indicators

Demographics	Brunswick Co	Statewide
Current Population	123,000 +	10 m +
Population Change 2010-2015	14.3%	5.3%
Unemployment Rate 2016	5.6%	5.0%
High School Grads or Higher 2011-2015	86.6%	85.8%
Med. Income 2011-2015	\$46,859	\$46,868
Median Value of Owner Occupied Homes	\$182,500	\$154,900
Median Rent	\$846	\$797
% Poverty	14.3%	16.4%



Projected Population



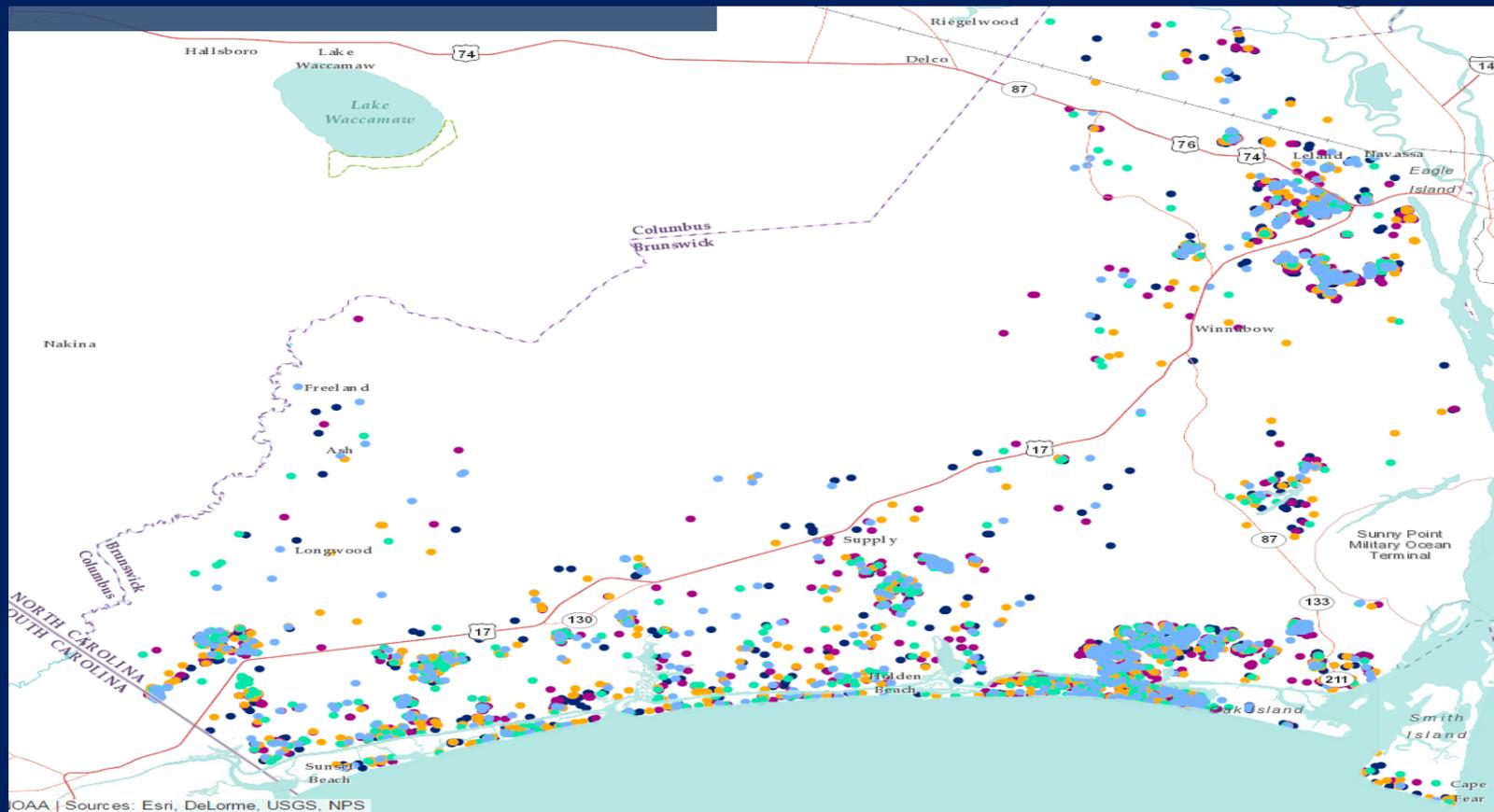
Significant, steady growth for five decades

Trend expected to continue thru 2030

Statewide Rankings

Fastest growing county 2010 to 2015 (*US Census Bureau*)

Ranked 2nd for incoming investment 2015 & 2016 (*SmartAsset*)



Economic Development Assets

Premiere sites, abundant land

Utilities & transportation systems in place

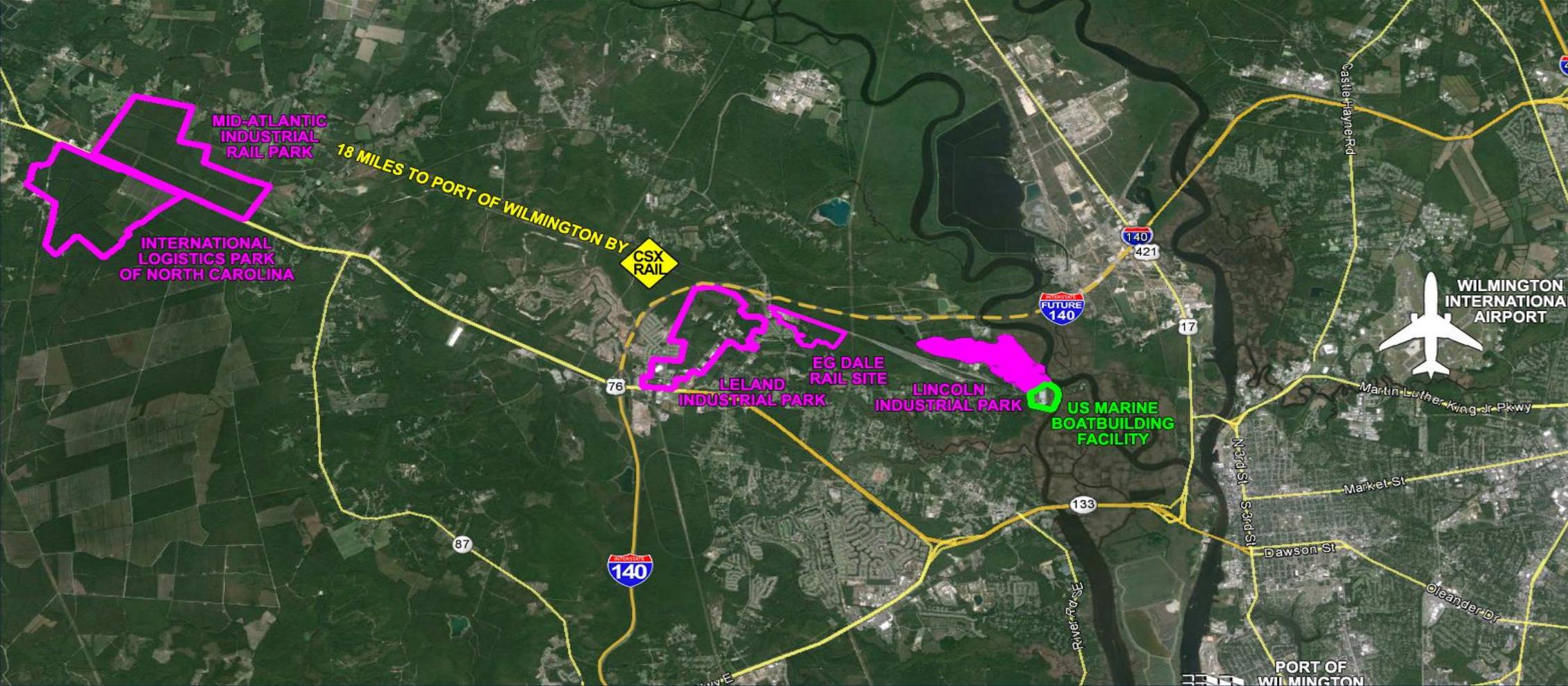
Workforce & training programs available

Collaborative team, responsive approval process

Residential very active, commercial/services increasing

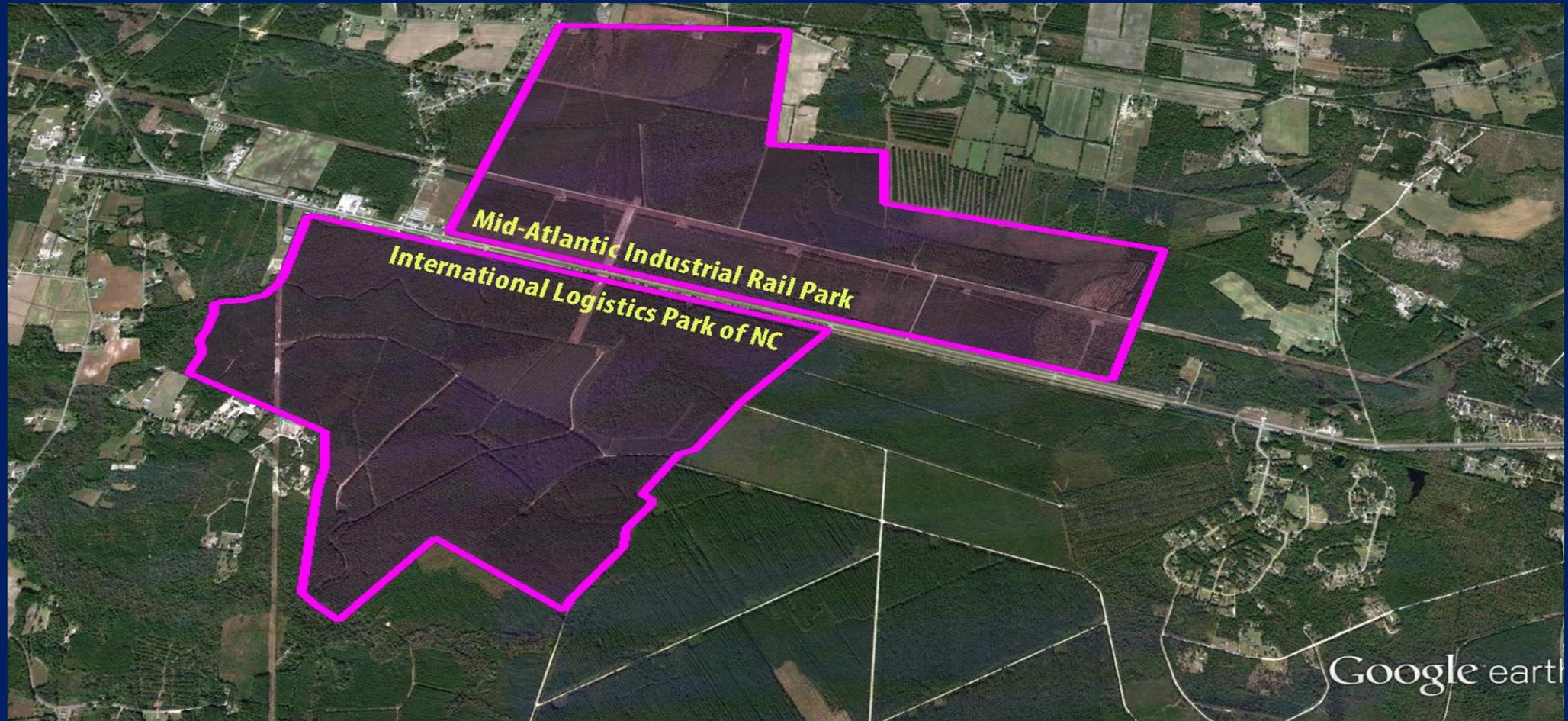
Receiving RFI's weekly on average

US Hwy 74 Corridor

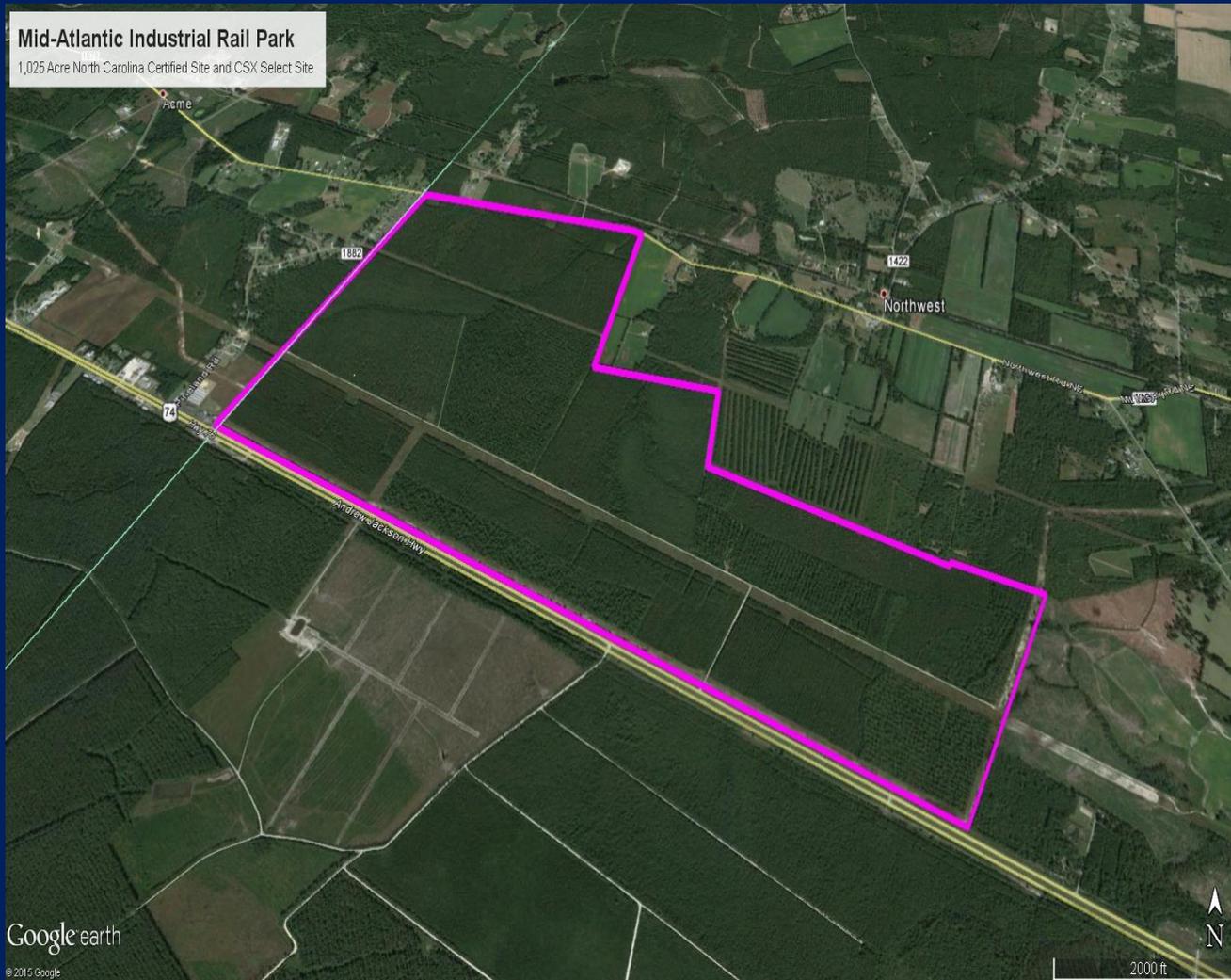


Mid-Atlantic Rail & International Logistics Sites

Designated as a **North Carolina Certified Sites**



MID-ATLANTIC RAIL SITE



1,025 acre industrial site adjacent to CSX Rail

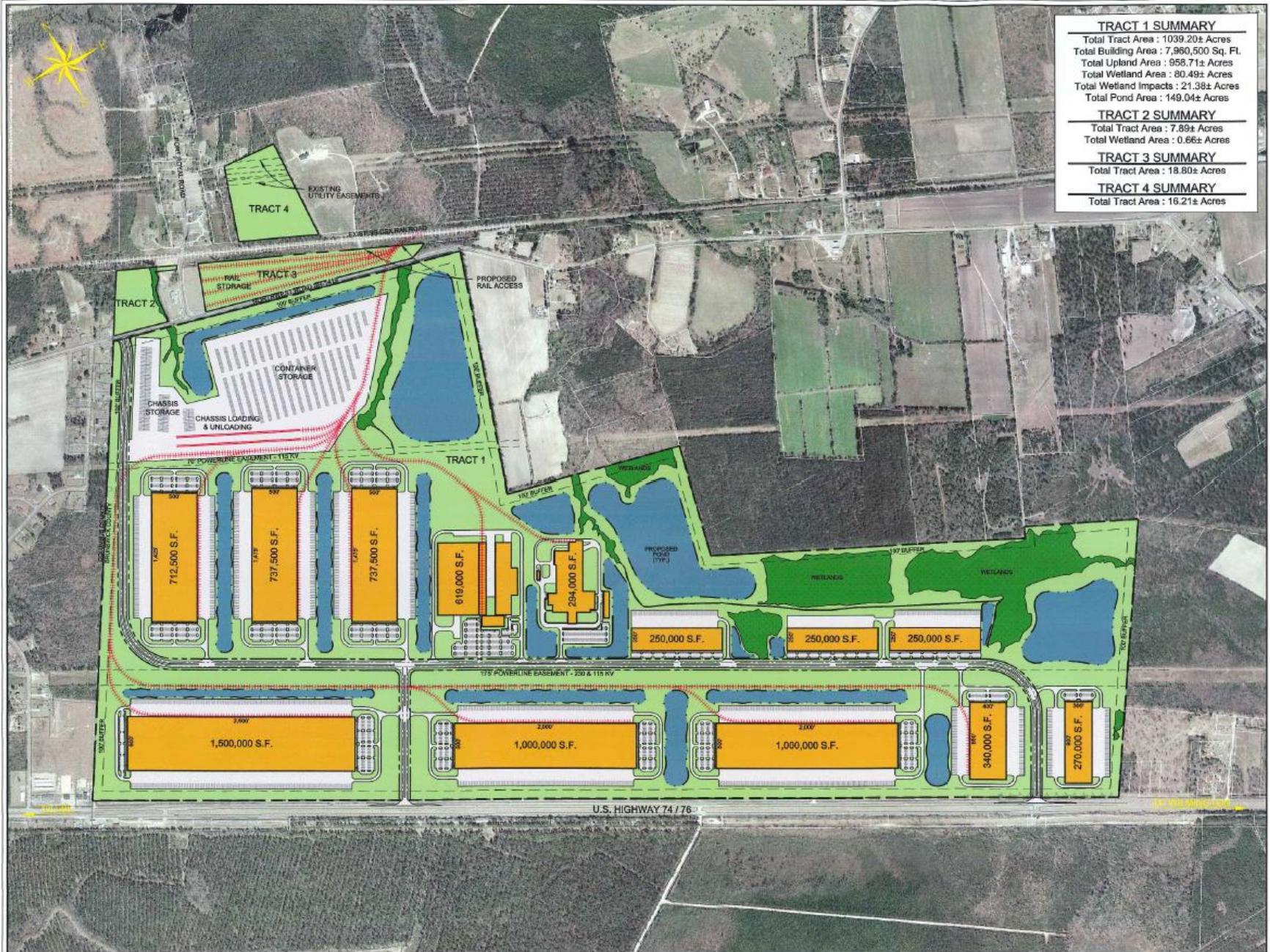
Designated as a **CSX Select Site**

Industrially Zoned

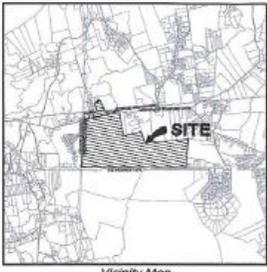
Phase I Assessment complete

Wetlands Delineation Report Complete

Subsurface Exploration and Geotechnical
Engineering Analysis



TRACT 1 SUMMARY
Total Tract Area : 1039.20± Acres
Total Building Area : 7,960,500 Sq. Ft.
Total Upland Area : 956.71± Acres
Total Wetland Area : 80.49± Acres
Total Wetland Impacts : 21.38± Acres
Total Pond Area : 149.04± Acres
TRACT 2 SUMMARY
Total Tract Area : 7.89± Acres
Total Wetland Area : 0.66± Acres
TRACT 3 SUMMARY
Total Tract Area : 18.80± Acres
TRACT 4 SUMMARY
Total Tract Area : 16.21± Acres



Vicinity Map

PROPOSED
**Mid-Atlantic
 Logistics Center**
 Brunswick County, North Carolina

*Conceptual
 Masterplan Exhibit
 Option A*

Prepared For
PAUL SCOTT
 (912) 272-7979
 &
WILLIAM GRAINGER
 (912) 429-5400

Prepared By



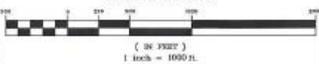
219 STATION ROAD, SUITE 101
 WILMINGTON, NORTH CAROLINA 28405
 (910) 332-3360
 CHARLOTTE AND MYRTLE BEACH, SOUTH CAROLINA
 SAVANNAH AND BRUNSWICK, GEORGIA
www.thomas-hutton.com

July 26, 2009 Project # 21864

DISCLAIMER:

1. This exhibit illustrates a plan which is for discussion purposes only. It does not limit or bind the owner and is subject to change or revision without notice to the holder.
2. Wetland areas and wetland impacts shown are subject to approval by the United States Army Corps of Engineers.
3. Proposed buildings and roadways are for illustrative purposes only and may or may not reflect final development.

GRAPHIC SCALE



International Logistics Site

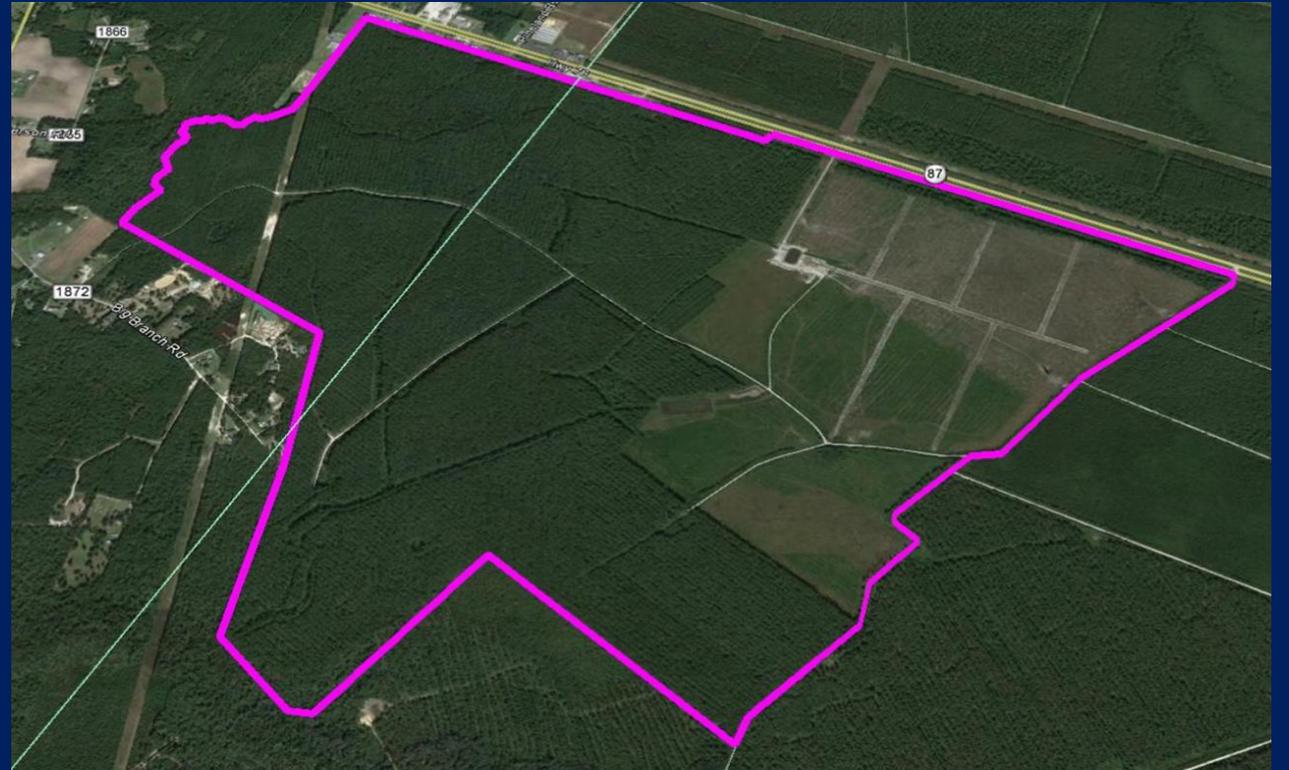
1,029 Acre Site

Industrially Zoned

NC Certified Site (environmental, geotech, etc.)

Adjacent to US Highway 74/76, Interstate 95
is 65 miles to the west

Portion in Columbus County



CONCEPTUAL PLAN OF



RANSOM TOWNSHIP COLUMBUS COUNTY
 NORTHWEST TOWNSHIP BRUNSWICK COUNTY
 NORTH CAROLINA
 DATE: DECEMBER 7, 2009

SITE DATA

ZONED I-1 (INDUSTRIAL GENERAL)
 MIN. LOT SIZE 1 ACRE
 FRONT SETBACK 50'
 REAR SETBACK 50'
 SIDE SETBACK 10'
 STREET SIDE YARD SETBACK 25'
 MINIMUM LOT WIDTH 200'

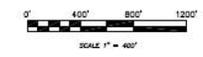
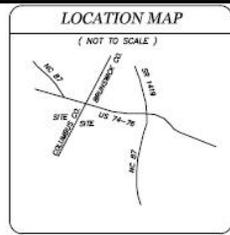
- INITIAL 600 ACRE INDUSTRIAL PARK
- FUTURE DEVELOPMENT
- POSSIBLE BUILDING
- POSSIBLE STORMWATER POND
- POSSIBLE 404 WETLANDS

NOTES

1. AREA COMPUTED BY COORDINATE METHOD
2. ALL DISTANCES ARE HORIZONTAL
3. FOR REFERENCE SEE AS NOTED
4. SURVEYED JAN. - FEB. 2004
5. 1,040.83 ACRES ± TOTAL

LEGEND

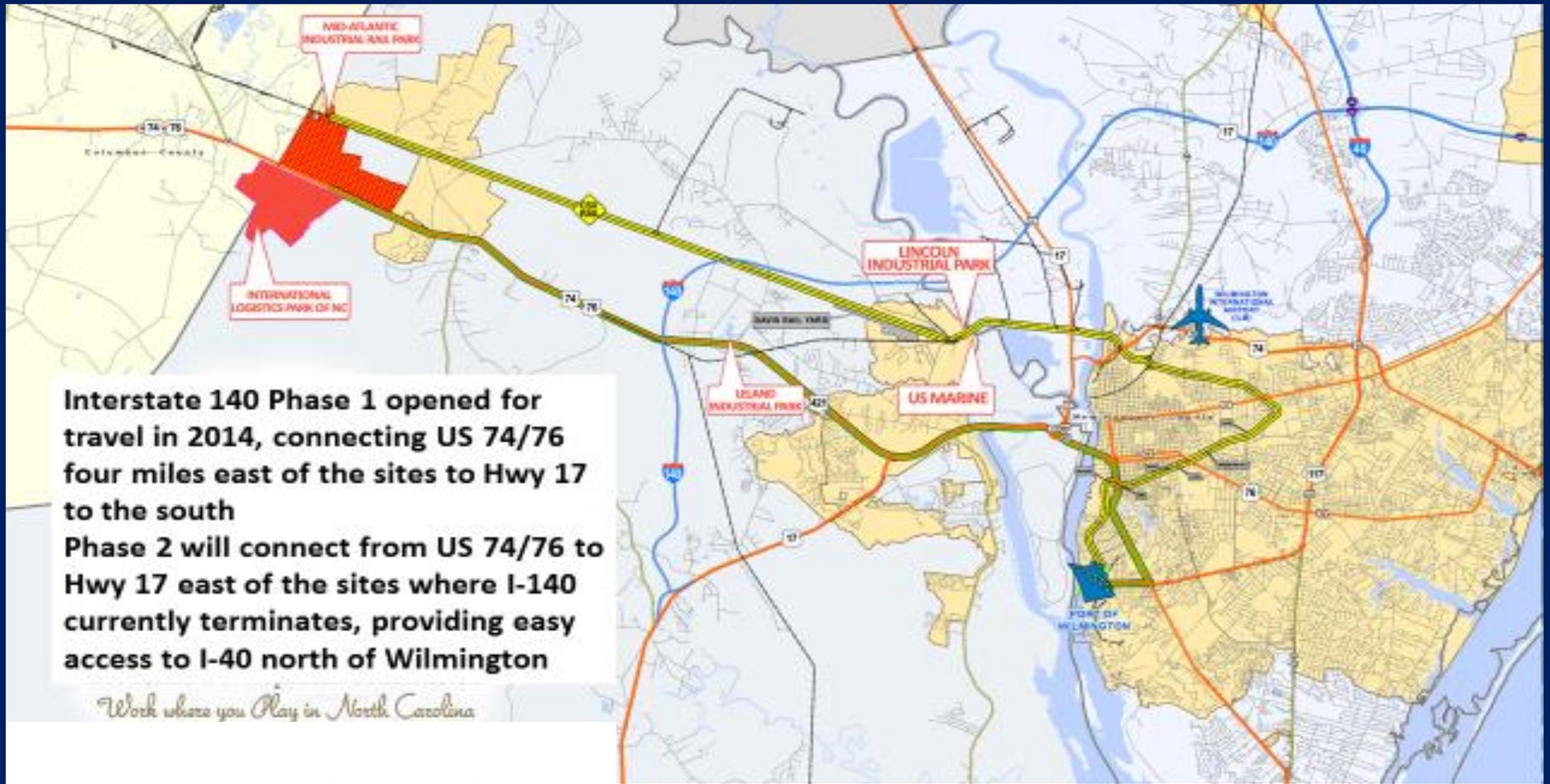
- E.I.P. = EXISTING IRON PIPE
- E.I. = EXISTING IRON
- E.C.M. = EXISTING CONCRETE MONUMENT
- R/W = RIGHT OF WAY
- C.P. = COMPUTED POINT



HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS ENGINEERS LAND PLANNERS
 1123 FLORAL PARKWAY
 WILMINGTON, N.C. 28403
 PHONE: (910) 343-8022
 FAX: (910) 343-8941

Utilities

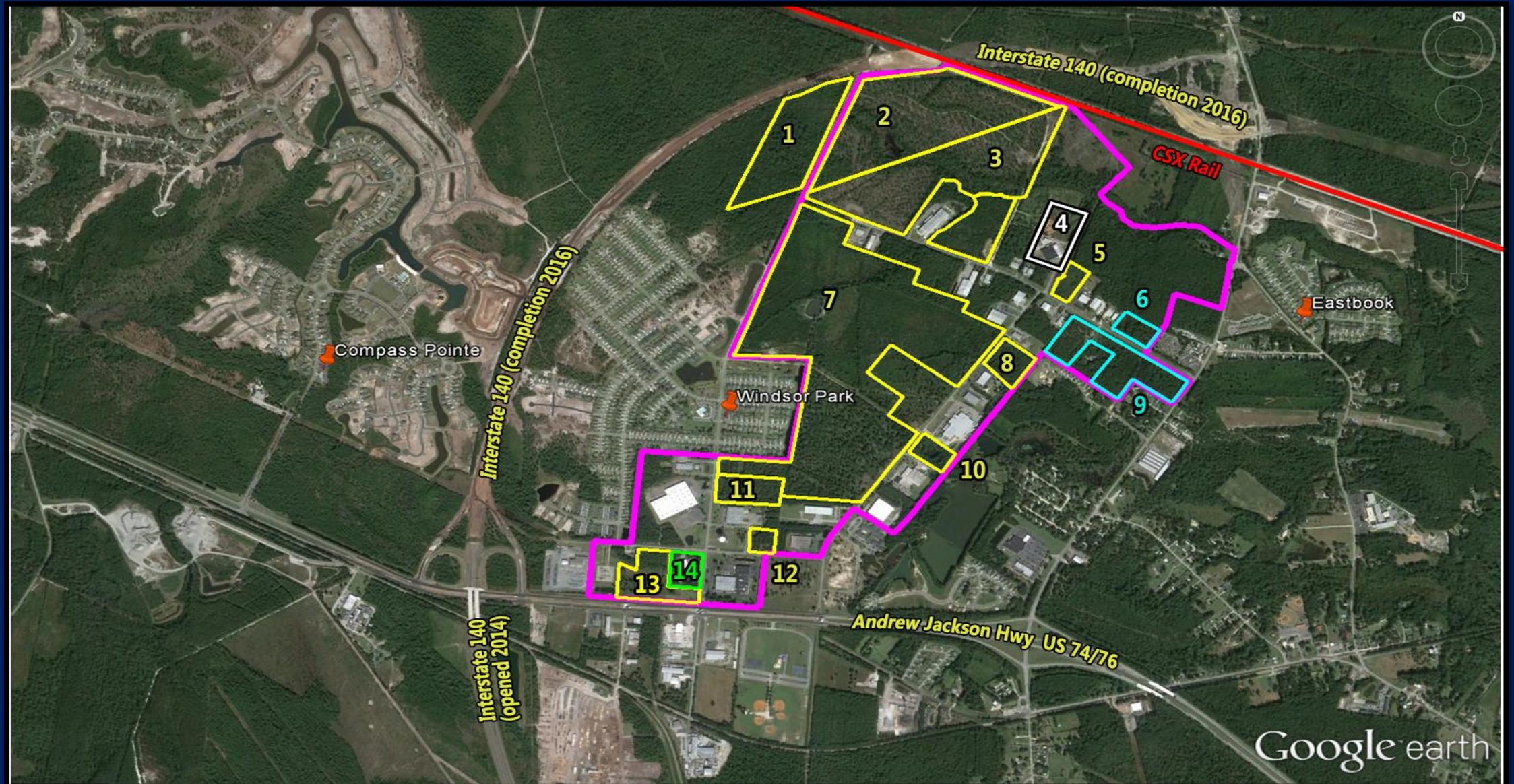




Interstate 140 Phase 1 opened for travel in 2014, connecting US 74/76 four miles east of the sites to Hwy 17 to the south
Phase 2 will connect from US 74/76 to Hwy 17 east of the sites where I-140 currently terminates, providing easy access to I-40 north of Wilmington

Work where you Play in North Carolina

LELAND INDUSTRIAL PARK



US Marine Facility



100 Quality Drive
Navassa, NC

DAK – Maco Complex



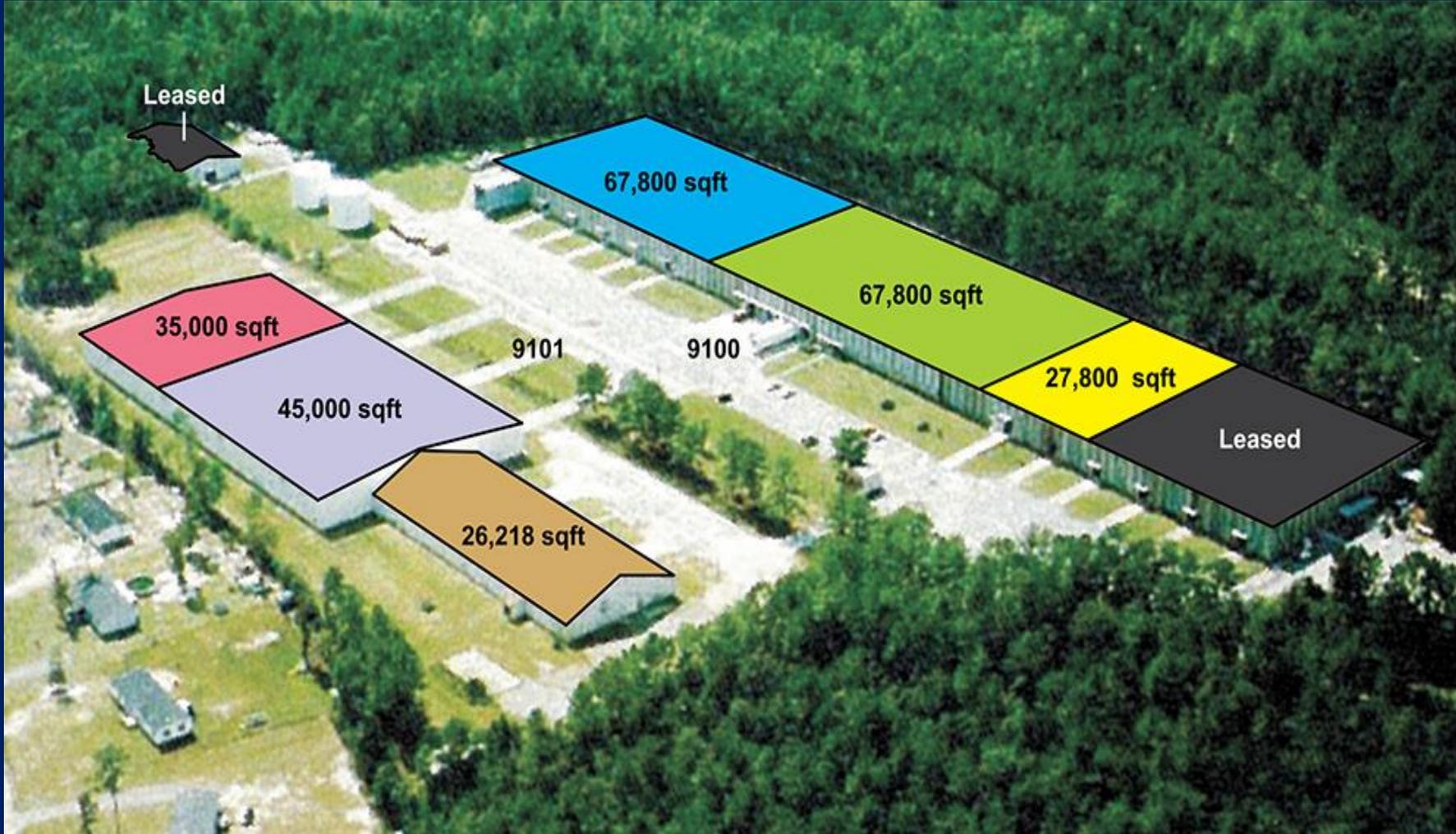
500,000 SF (five bays 100,000 SF each)

Property 28+ acres

Adjacent to US Hwy 74

Near I-140

Brunswick Industrial Warehouse



135,600 SF

Near Highway 74 and
I-140

9101 Lackey Road NE
Leland, NC

Shallotte Business

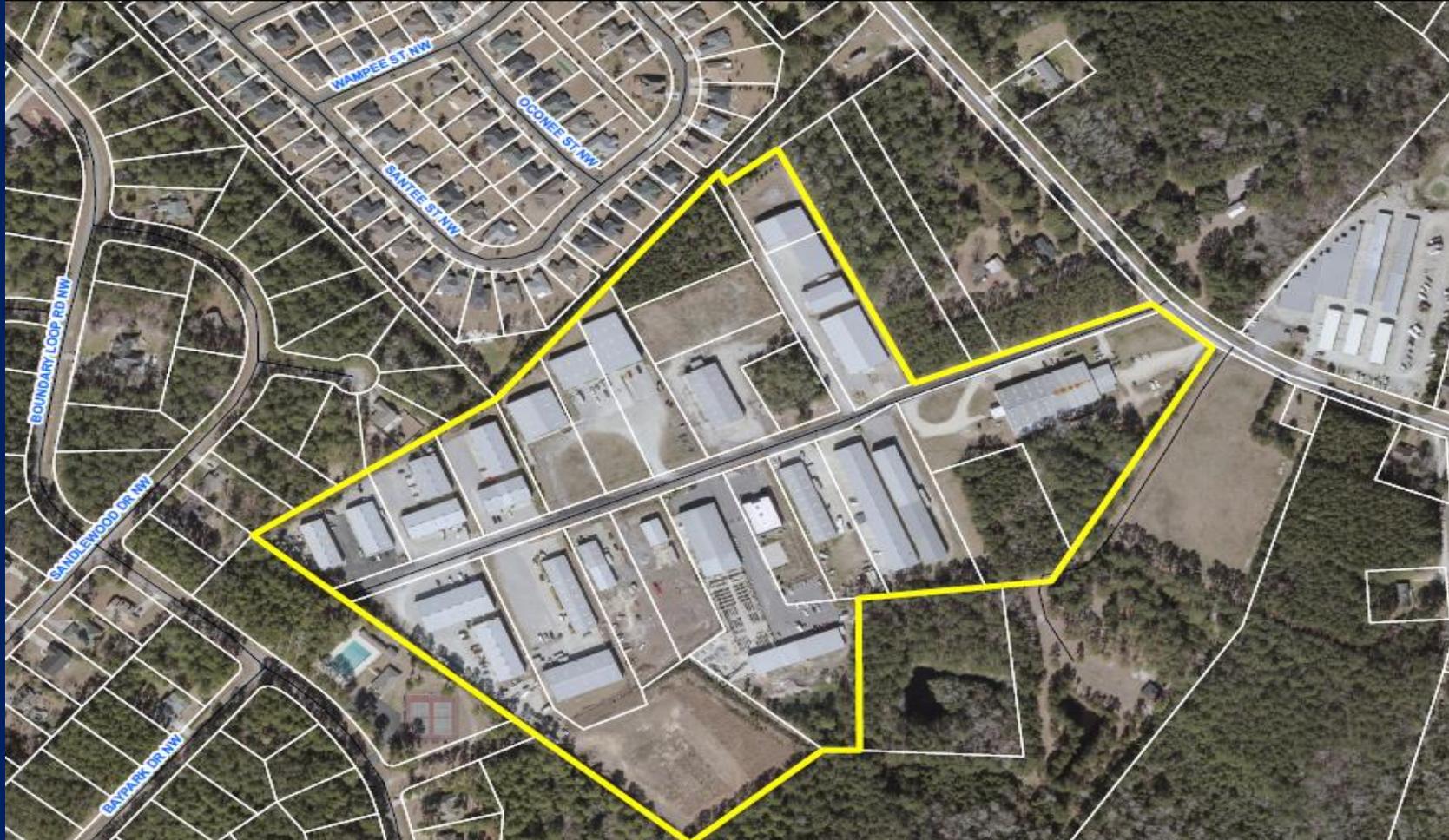


20,000 SF

Centrally located with room for expansion

Just off Highway 17

Calabash Road Industrial Park

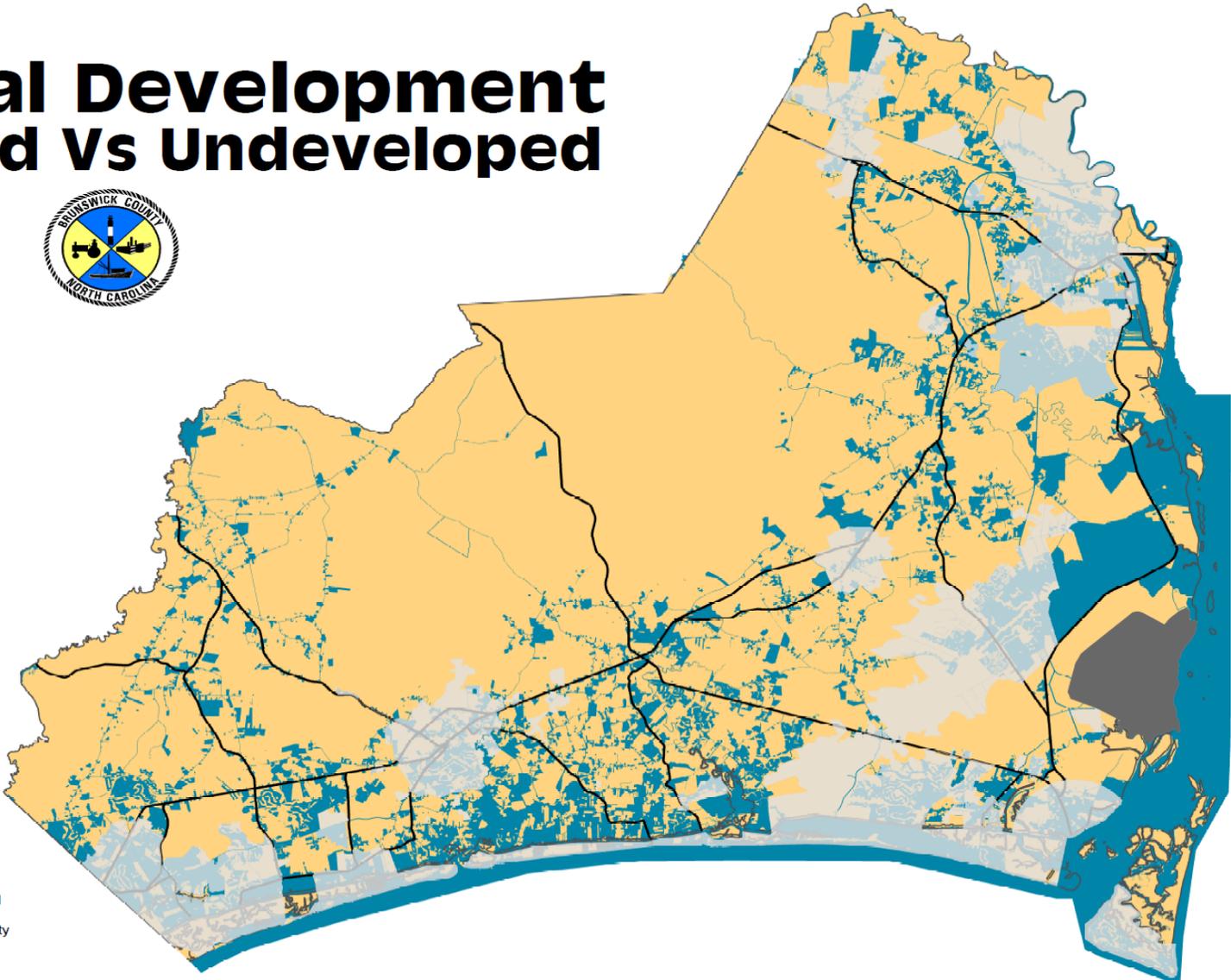


Potential Development Developed Vs Undeveloped



Legend

-  Sunny Point
-  Municipal Limits
-  Major Roadways
-  Undeveloped Area
-  Developed Areas



For the purposes of this map, parcels were classified as undeveloped or developed based upon their tax value and their overall size. Therefore, parcels that were over 2 acres in size and had a Brunswick County Tax Value in 2016 of under \$100,000 were classified undeveloped. Parcels that had a Brunswick County Tax Value in 2016 of more than \$100,000 and/or is less than 2 acres in size were classified as developed. This map does not depict or assume that any of the land are available for purchase.

Labor Force

Employment by Sector

Industry Sector	Brunswick County	Region**
Manufacturing *	2,504	18,772
Wholesale Trade	1,070	10,206
Trans & Warehouse	1,252	7,987
Construction	3,788	17,876
Professional & Tech.	2,546	18,180
Information	676	6,950
Total	11,836	79,971

* Includes fabricated metal, chemical and miscellaneous manufacturing

**Brunswick, Columbus, New Hanover and Pender Counties

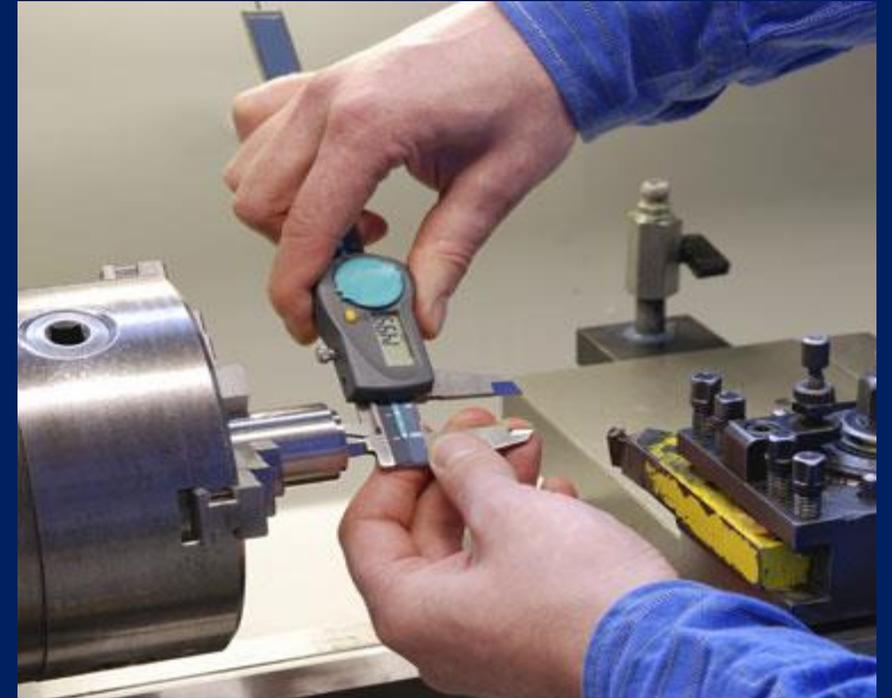
Labor Force Training

Customized work force training provided by Brunswick Community College

Currently 33 students in Machine Technology with CNC

Career Technical Education offered to public school system students as pathway to BCC

Regional workforce served by Cape Fear, Southeastern and other Community Colleges in the area



Livability: Diverse housing types

Waterfront homes



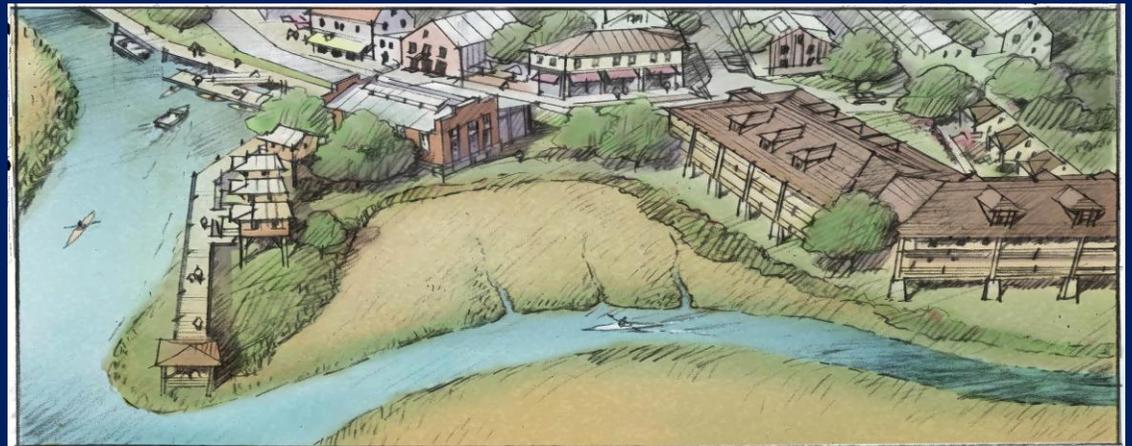
Planned Communities



Historic Homes



Urban Mixed Use



Livability: Leisure & Recreation

Six Beach Communities



Livability: Leisure & Recreation

Nature Trails and Blueways



Livability: Leisure & Recreation

Parks & Recreation



Livability: Leisure & Recreation

Agritourism & Ecotourism



Livability: Leisure and Recreation

Wilmington & Myrtle Beach nearby



Livability: Education



Brunswick Community College
Cape Fear Community College
UNCW
Mt. Olive College



Livability: Brunswick County Public Schools

Total students: 12,500

Total teachers & staff: 2,584

Grade level proficient grades 3-8: 54.7% (*State 56.3%*)

ACT proficiency 11th grade: 61.9% (*State 59.7%*)

\$152 million bond issue approved



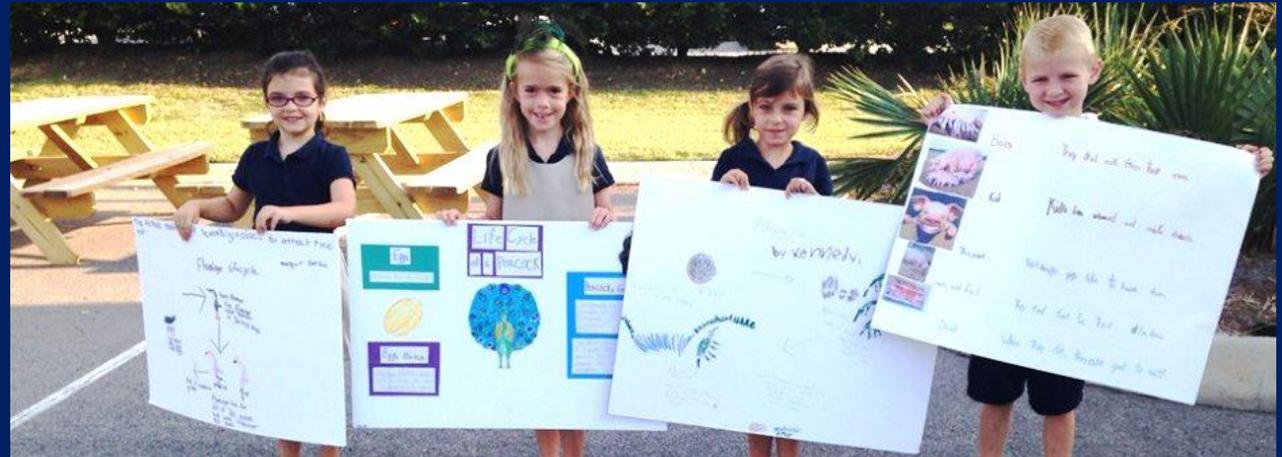
Livability: Charter & Private Schools

Twelve schools located throughout Brunswick County

Two charter schools: K-8 and K-4

Six religion-based schools: K-8 and high school

Four independent schools: K-11 available



Livability: Community Characteristics

Seasonal variations, mild climate year-round

Favorable tax rate (*0.4850/\$100 value*)

Two hospitals and numerous offices/medical centers

Rural feel, urban amenities



Diverse Existing Industries

Advanced manufacturing

Global customer base

Expanding operations



BRADFORD | PRODUCTS.

The leader in the design and fabrication of high quality and **custom stainless steel pools**, hot tubs, SwimSpas[®], water features, thermal rooms, therapy and other custom specialty products.





Manufacturing Methods

Fabrication and assembly facility that performs a wide variety of advanced manufacturing products.





Archer Daniels Midland recently completed an upgrade to increase production and packaging capabilities for its proprietary CitriStim feed additive



Brunswick Nuclear Plant is located approximately two miles north of Southport, N.C., and houses two boiling water nuclear reactors. This was the first nuclear power plant built in North Carolina



The **Brunswick** Team

Economic Development is a key priority

Focused on meeting customer needs

Partner with customers and external team members

The Brunswick Team

Board of Commissioners



County Manager



Brunswick Team

Cohesive Leadership Team of seasoned professionals

Work collaboratively with local, regional and state partners

Results oriented; partner with clients through entire process

Site Locator App

The screenshot displays a web-based site locator application. The main map area shows a street grid with a large, semi-transparent orange circle indicating a selected search area. A white box with the text "Selecting..." is positioned over the center of this circle. Several green shield-shaped markers are scattered within the circle, representing individual sites. The map includes street names such as GALLOWAY RD NE, RANDOLPHVILLE RD NE, OCEAN HWY, ZIMS TR NE, ALLEYFIELD RD NE, RANDOLPHVILLE RD NE, EVANS RD, and GALLOWAY RD NE. A search bar at the top right contains the text "Search Address or Parcel ID" and a magnifying glass icon. On the left side of the map, there are navigation controls: a plus sign for zooming in, a minus sign for zooming out, and a house icon for home. The right sidebar contains a menu with "Get Started", "Search Options", "Results", "Legend", and "Map Settings". The "Results" section lists four parcels with their respective details:

ParcelID	PIN	Acres	Zoning	Tax Property Card
13800014	214103140790	29.457	CLD	<input checked="" type="checkbox"/>
13800016	214103003688	70.539	R75	<input checked="" type="checkbox"/>
13800009	213100747977	166.834	RR	<input checked="" type="checkbox"/>
12300001	213100962448	34.06	RR	<input checked="" type="checkbox"/>

Department Structure: Economic Development

Mike Hargett, Director of Economic Development & Planning

John Allen, Economic Development Manager

Kim Gamlin, Marketing Specialist

Department Structure: Planning

Planning staff – experienced and knowledgeable

Development management and approval

Special plans, studies and projects

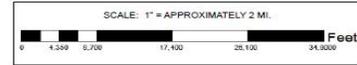
Research, demographics, GIS/mapping

More THAN A Trail

Brunswick County
Greenway, Bikeway, & Paddle Trail Network
www.brunswickcountync.gov

Trail conditions and types of facilities vary throughout the network from rural unpaved roads to busy town thoroughfares to neighborhood streets. Most of the trail network is on-road bike trails that encompass existing bike routes such as NC Port of Call (Bike Route 3), the East Coast Greenway, and existing town designated routes. Dedicated off-road facilities for walking and biking are limited to Parklands and Preserves that have walking trails, the Brunswick Multi-Use Trail, and the Carroll Street Bike Trail.

Pender County



LEGEND	PARKLANDS & PRESERVES WITH WALKING TRAILS
Municipalities	Waccamaw Park
Trails	Ocean Isle Beach Park
Paddle Trail Access	Shalotte District Park
Parks	Hubery Park
Blue Islands	Green Swamp Preserve
Sunny Point Military Terminal	Lockwood Fairy Ground Park
Waterways	Cedar Grove Park
Southport/Fort Fisher Ferry	Oak Island Nature Center
Batteries	Wright's Hill Sports Park
Beaches	Smithville District Park
Islands	Low's Woods Memorial Park
Old Brunswick Town	Boiling Spring Lakes Nature Trail & Community Center
Ferry Routes	UNCW Silverwood Nature Preserve
	Down Creek District Park
	Brunswick Nature Park
	Wrightsville Nature Center
	Brunswick Riverwalk at Beville
	Southwest District Park
	Leland Community Park
	Navassa Park

PADDLE ACCESS SITES	
Fireway Wildlife Boat Ramp	1
Sunset Beach	2
Marina	3
Ocean Isle Beach	4
Ferry Landing Park	5
Brookland Wildlife Boat Ramp	6
Old Fort	7
Riverbank Park	8
Holden Beach Wildlife Boat Ramp	9
Holden Beach Marina	10
Vanderbank Park	11
67th Place West Access Park (Marina)	12
Sunset Harbor Wildlife Boat Ramp	13
23th Street Canal/Kayak Ramp	14
Tobacco Creek Dock	15
65th Street Launch Ramp	16
Wright's Hill Launch Ramp	17
Southport Marina	18
Wright's Hill Launch Ramp	19
Spring Lake Park	20
Wright's Hill Launch Ramp	21
Wright's Hill Launch Ramp	22
Rice Creek Wildlife Boat Ramp	23
Brunswick Nature Park	24
Brunswick Riverwalk at Beville	25
Beville Creek Park	26
Devil's Creek Estuarine Water Access	27

South Carolina

1 CALABASH

2 SUNSET BEACH

3 OCEAN ISLE BEACH

4 SHALLOTTE

5 HOLDEN BEACH

6 OAK ISLAND

7 ST. JAMES

8 CASWELL BEACH

9 SOUTHPORT

11 NAVASSA

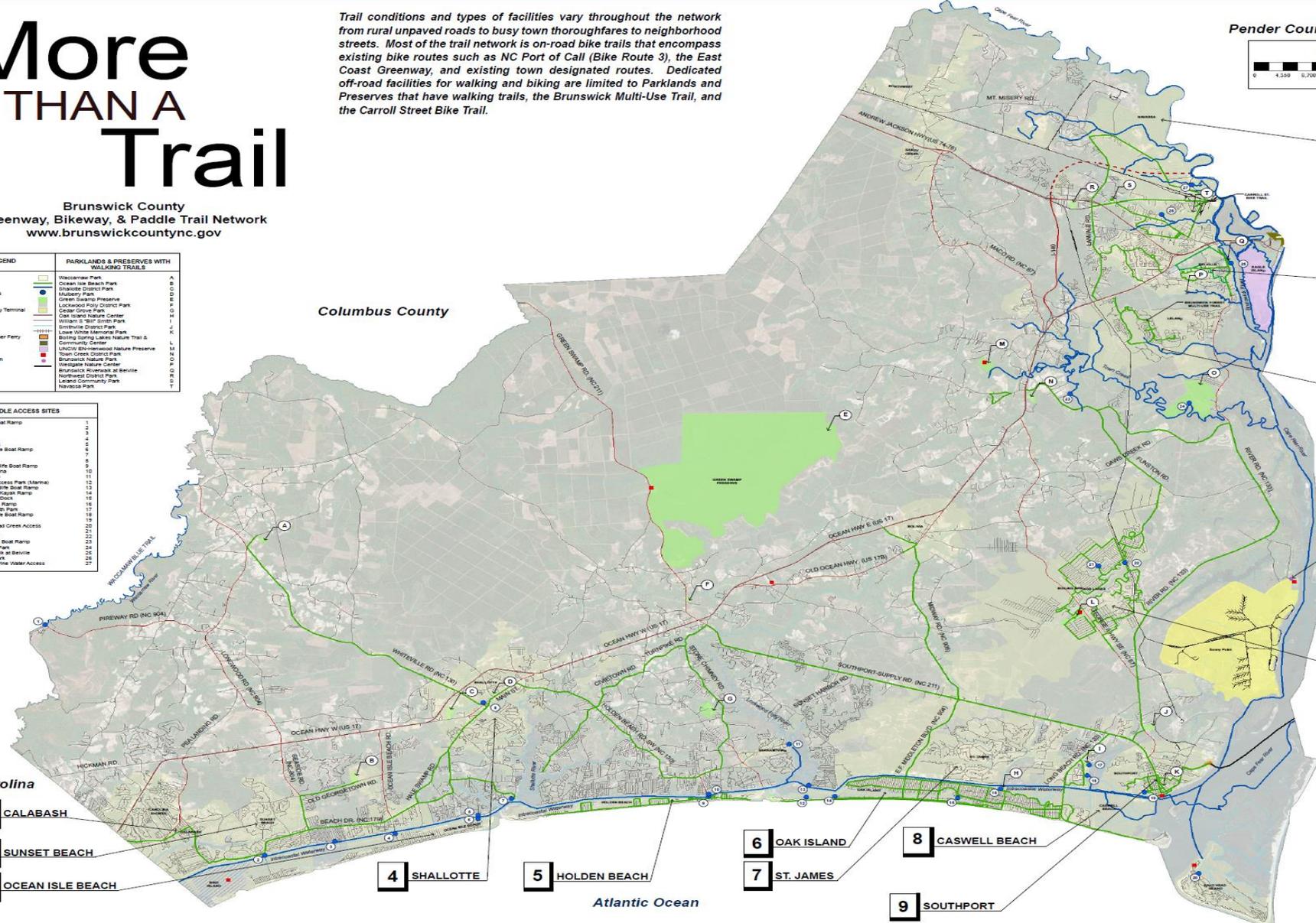
12 BELVILLE

New Hanover County

11 LELAND

10 BOILING SPRING LAKES

Atlantic Ocean





Brunswick County, NC
Unified Development Ordinance



Revised and Readopted
March 16, 2015

Guiding Principles

Sustain and Enhance the Quality of Life



Promote Economic Development



General Approach

Provide **flexibility** in order to:

Promote quality development that incorporates exceptional design.
Accommodate the varying needs of individual projects.



Demarest Company Landscape Architects, Copyright 2015, Used By Permission, All rights Reserved.
Scott D. Stewart RLA ASLA

Responsive Approval Process

Approval flexibility: conceptual and final

Planned Development: 20% non-residential

Project Planning Session: non-binding exchange

Streamlined approval – typically 45 days

Ongoing refinements – Business Parks



Brunswick County Economic Development

Premier sites, abundant land

Transportation and infrastructure available

Collaborative team and partners

Responsive approval process

Thank you, come see us!

