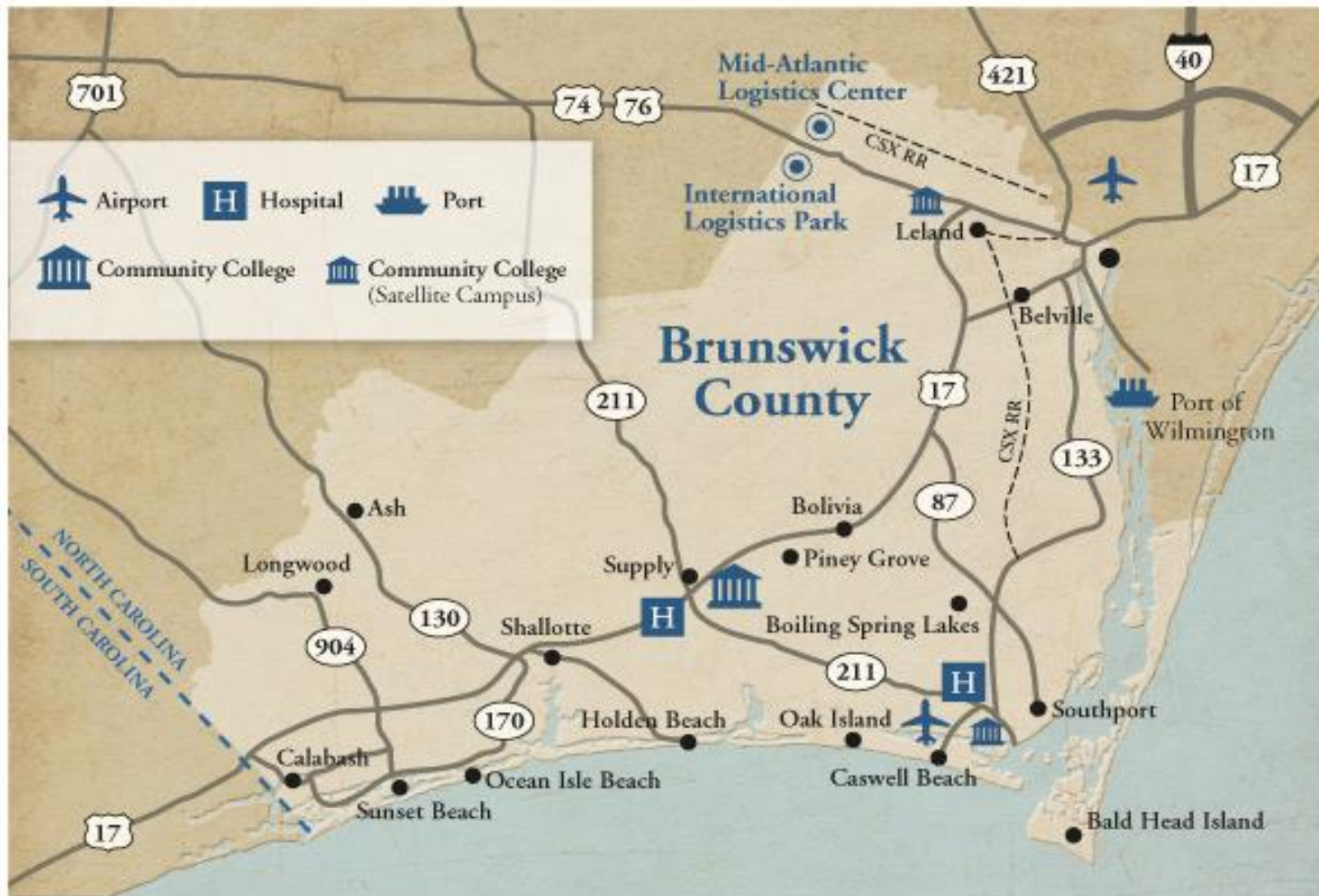


# BRUNSWICK COUNTY

## Economic Development & Planning

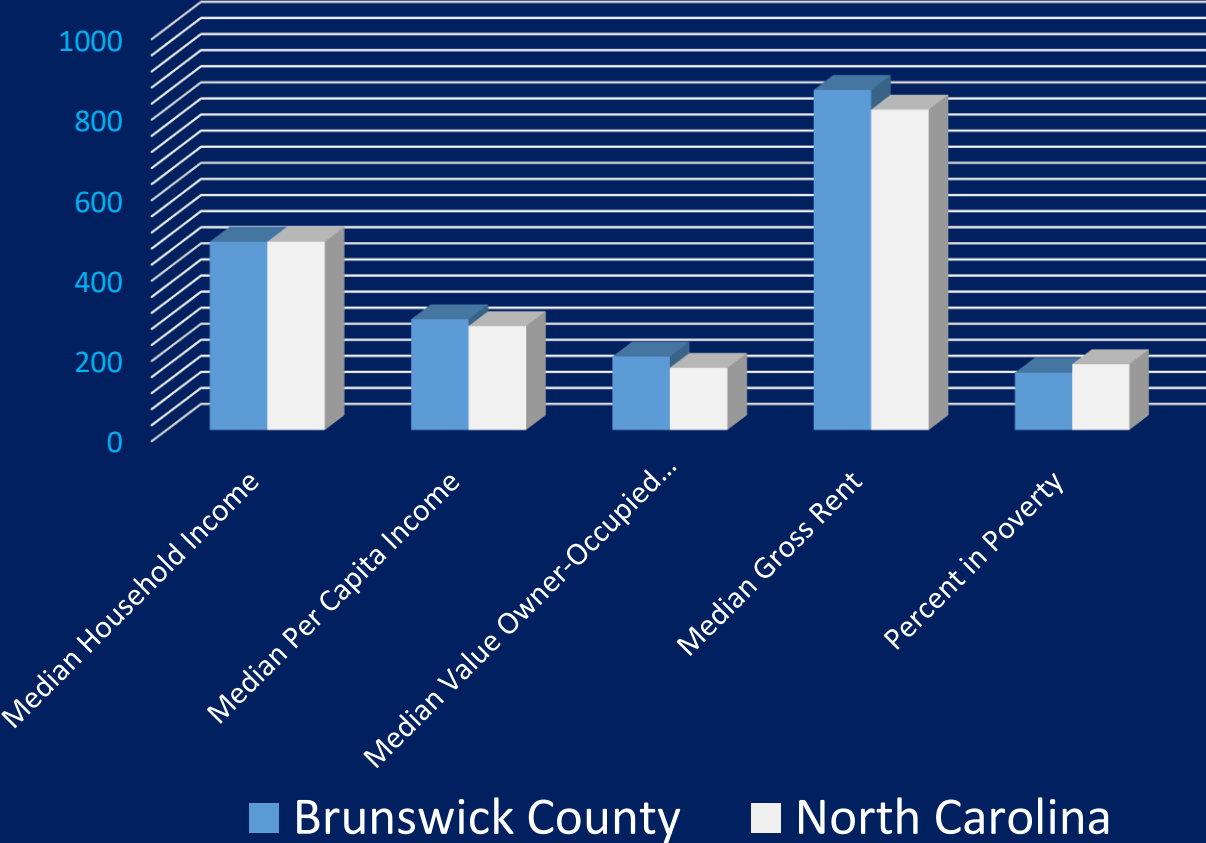






# Key Indicators

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



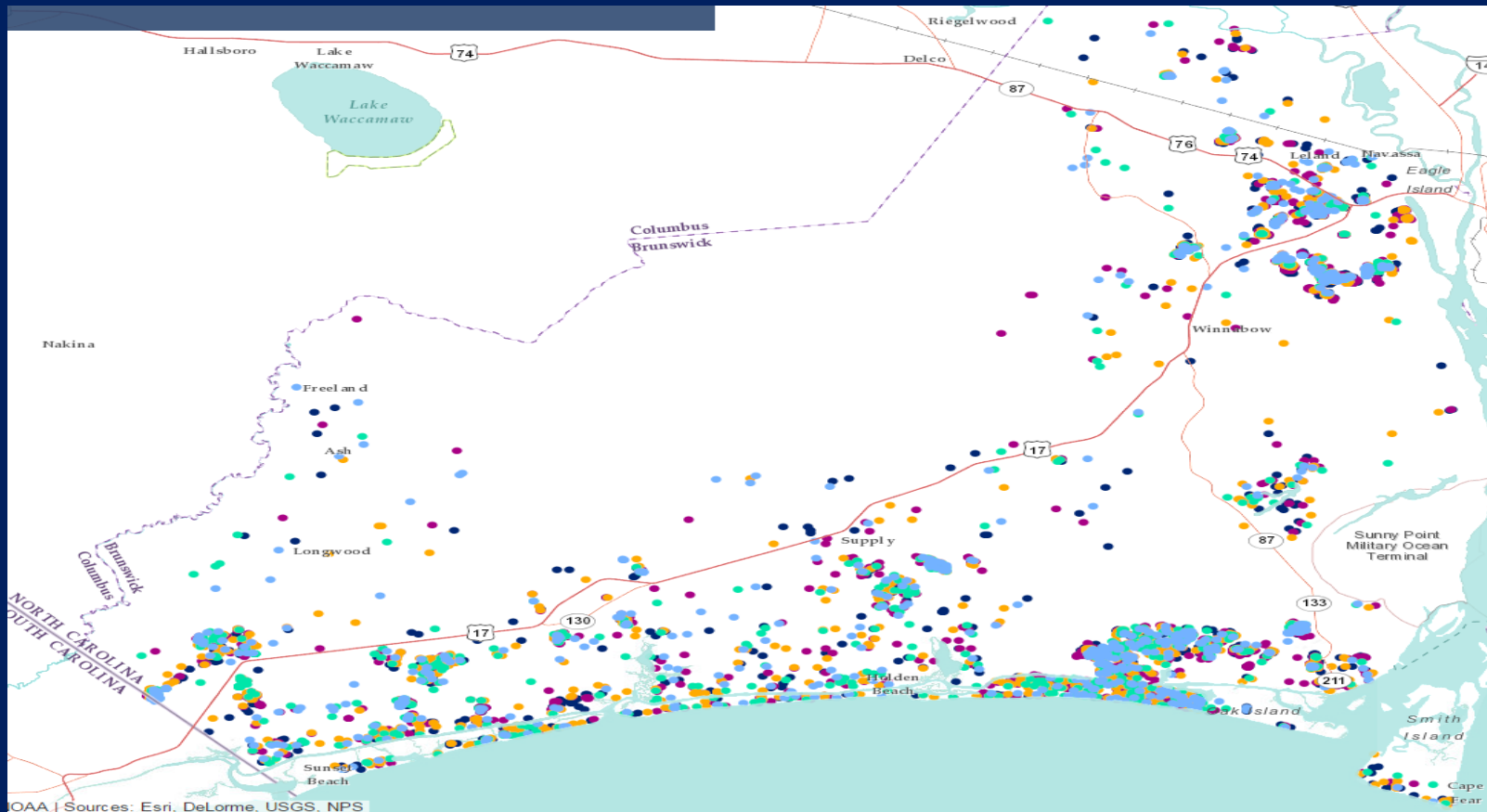
Significant, steady growth for five decades

Trend expected to continue thru 2030

# Statewide Rankings

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

Ranked 2<sup>nd</sup> for incoming investment 2015 & 2016 (*SmartAsset*)



# Economic Development Assets

Premiere sites, abundant land

Utilities & transportation systems in place

Workforce & training programs available

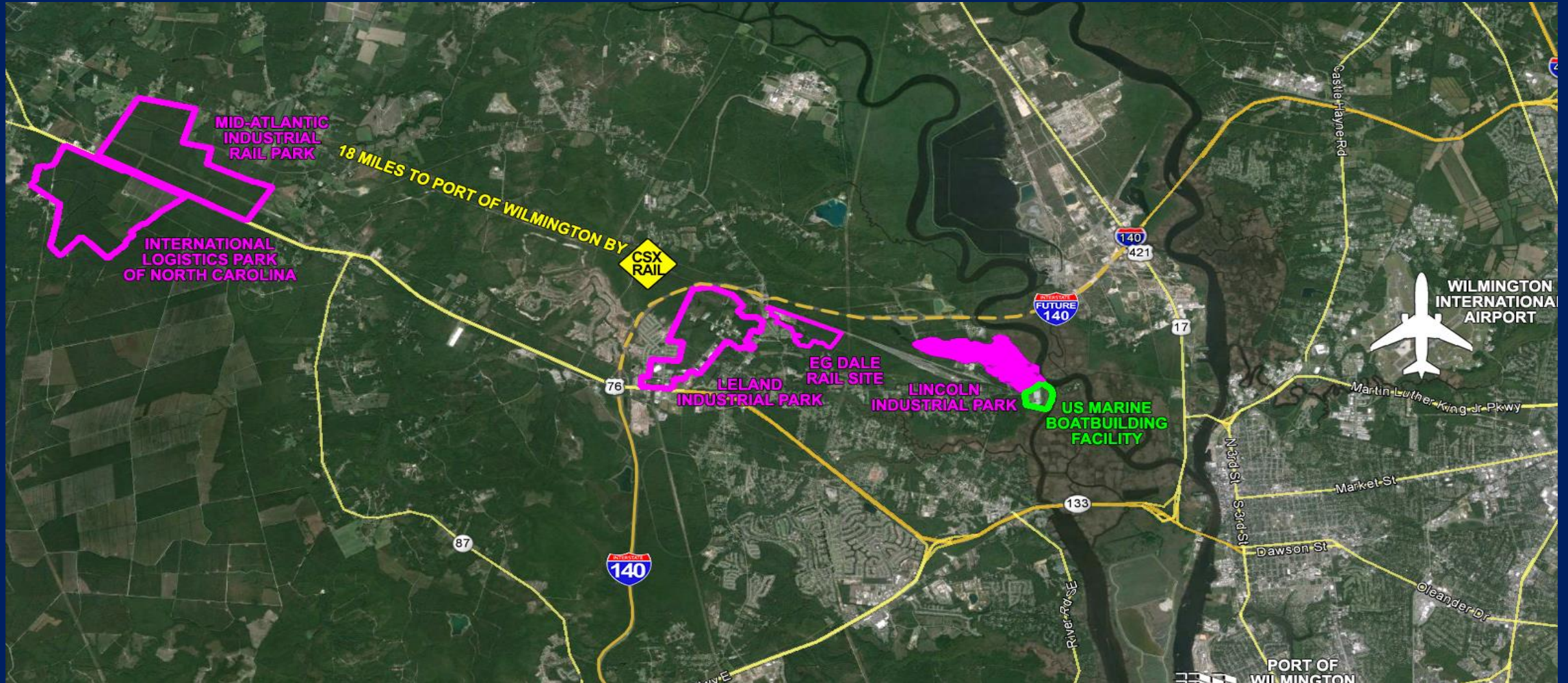
Collaborative team, responsive approval process

**Residential very active, commercial/services increasing**

**Receiving RFI's weekly on average**



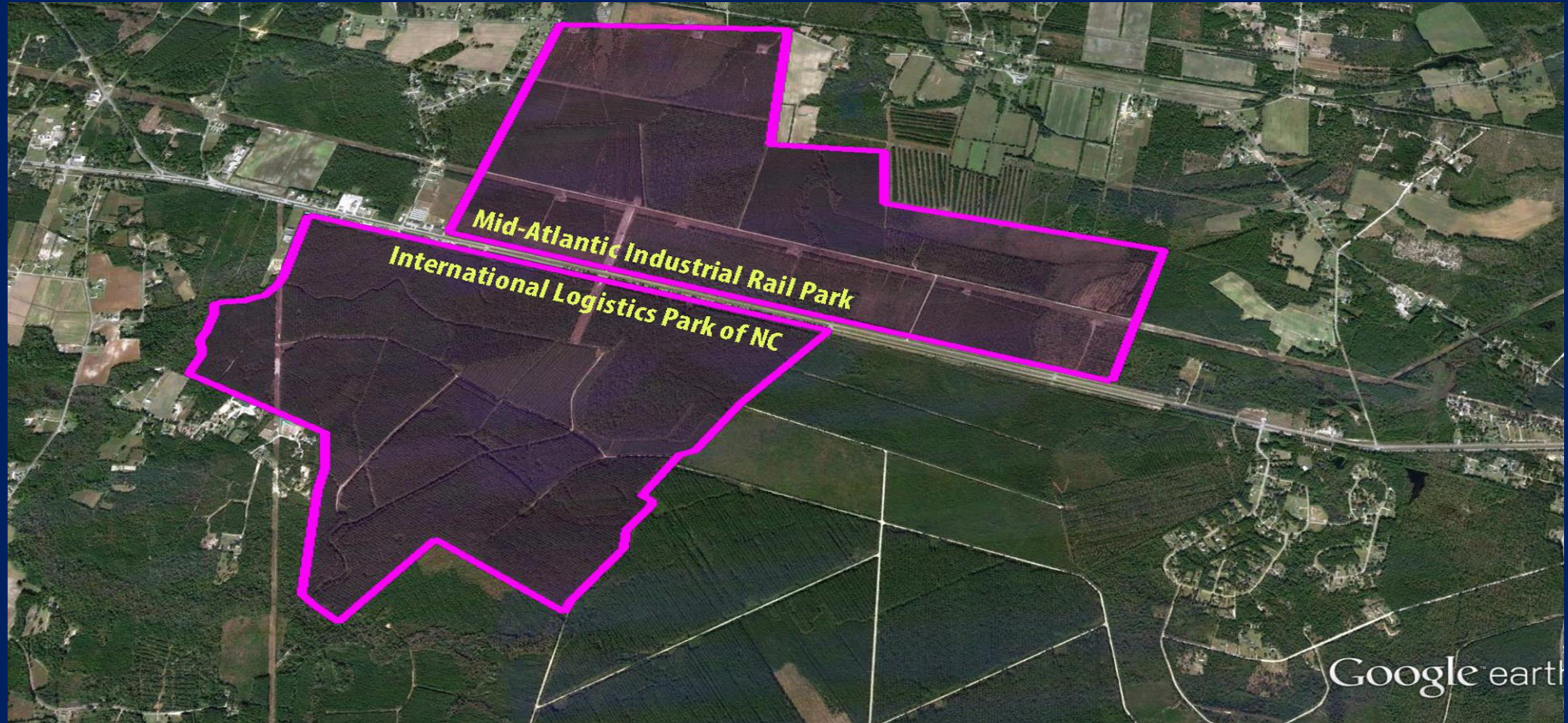
# US Hwy 74 Corridor





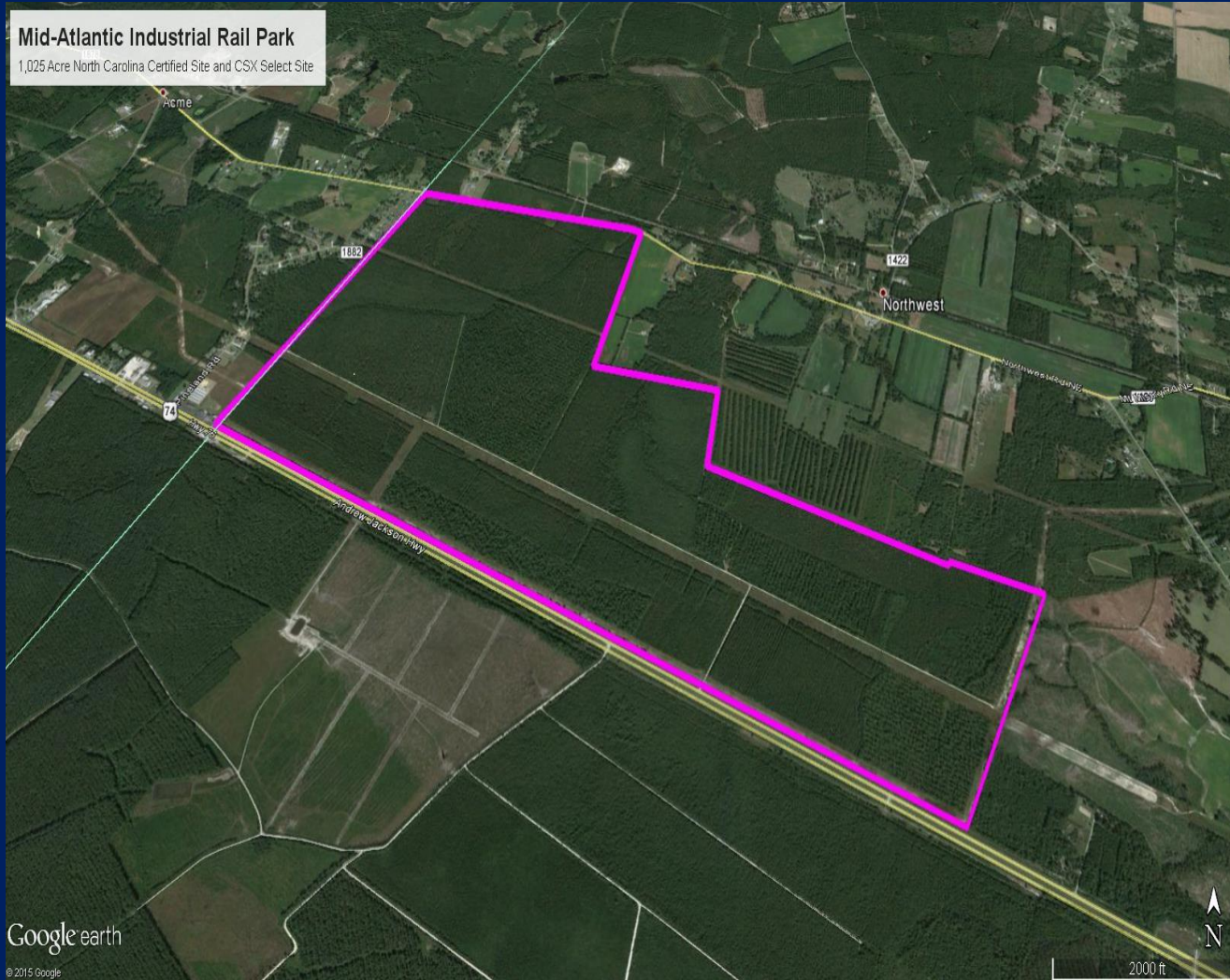
# Mid-Atlantic Rail & International Logistics Sites

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**

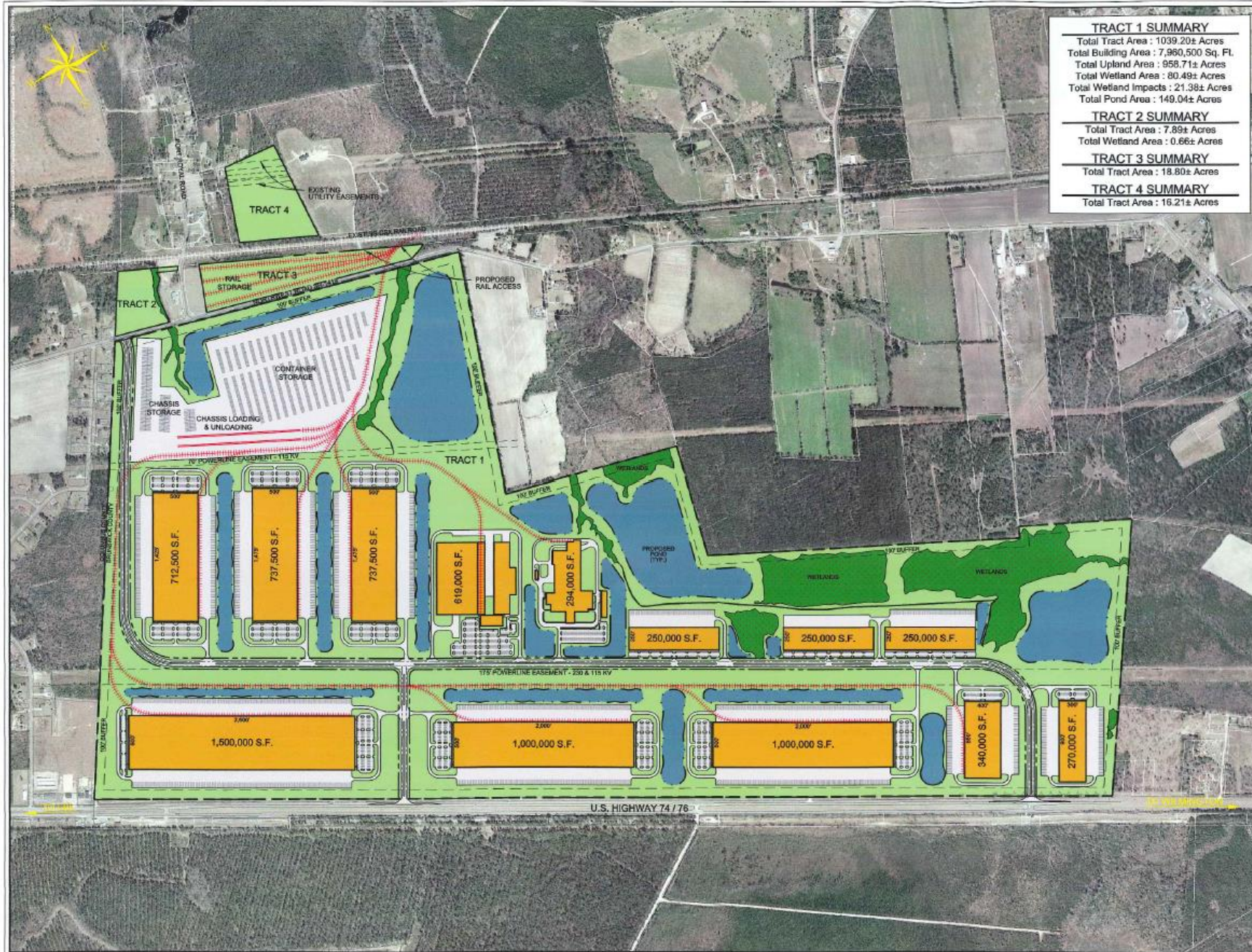
Industrially Zoned

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

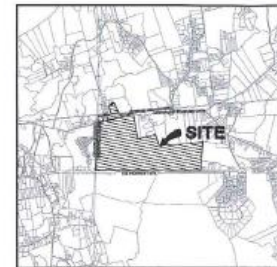
Total Tract Area : 7.89± Acres  
 Total Wetland Area : 0.66± Acres

#### 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  
 CHARLESTON AND MYRTLE BEACH, SOUTH CAROLINA  
 SAVANNAH AND BRUNSWICK, GEORGIA  
[www.thomas-hutton.com](http://www.thomas-hutton.com)

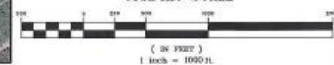
July 26, 2009

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

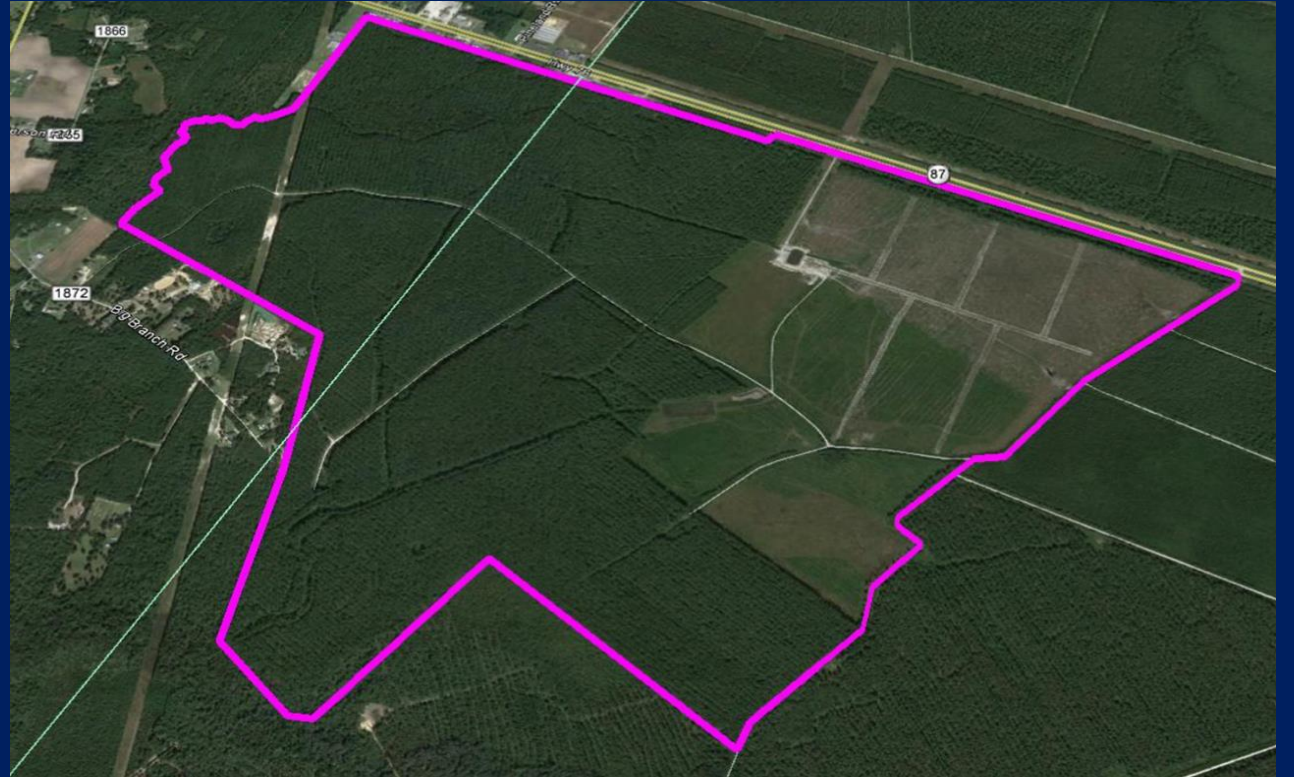
1,029 Acre Site

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 IS (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 40A 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

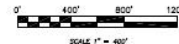
## LEGEND

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



## LOCATION MAP

(NOT TO SCALE)



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

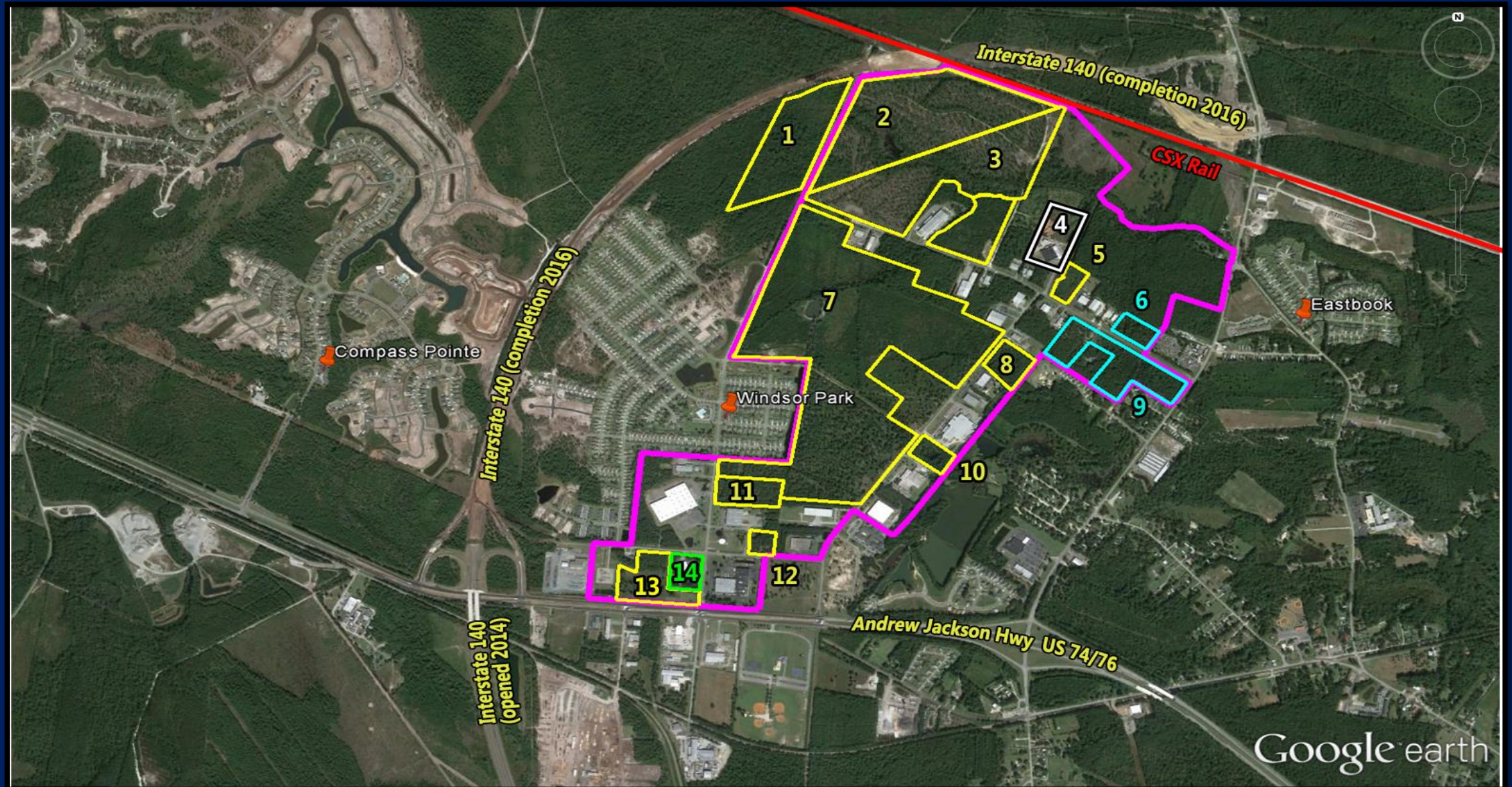








# LELAND INDUSTRIAL PARK





# US Marine Facility



100 Quality Drive  
Navassa, NC

# DAK – Maco Complex



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

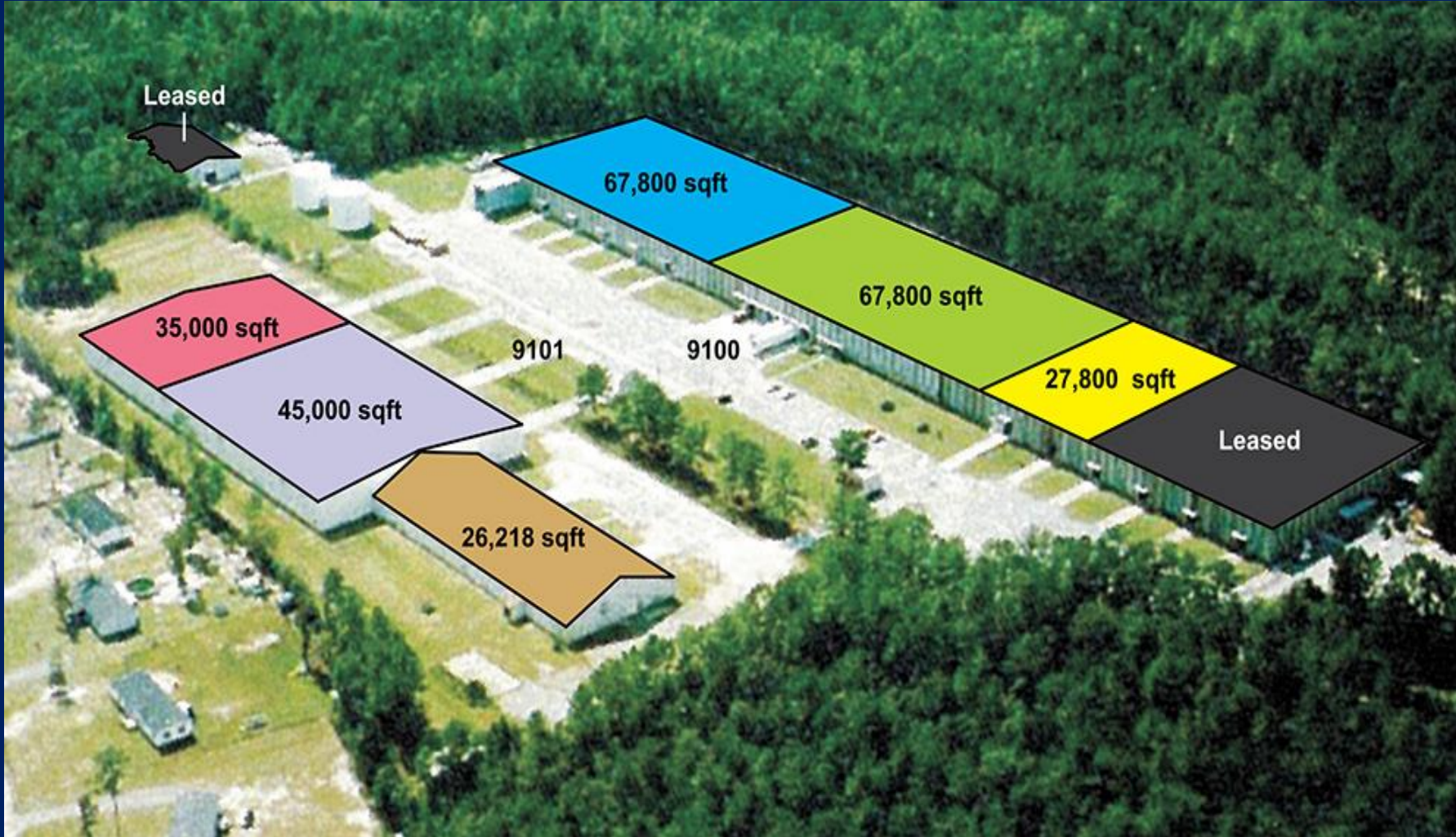
Property 28+ acres

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

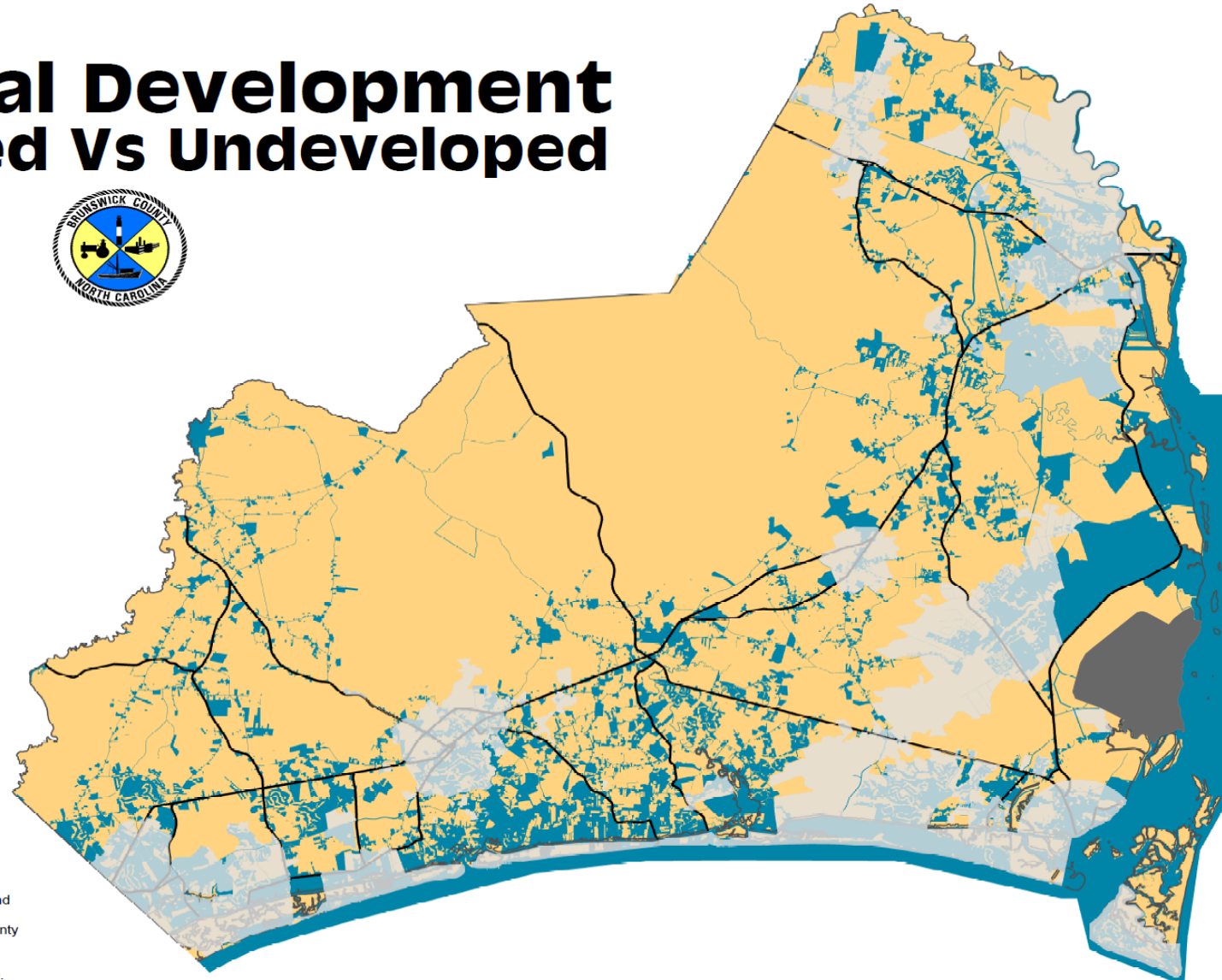


# Potential Development Developed Vs Undeveloped



## 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
<b>Total</b>	<b>11,836</b>	<b>79,971</b>

\* Includes fabricated metal, chemical and miscellaneous manufacturing

\*\*Brunswick, Columbus, New Hanover and Pender Counties



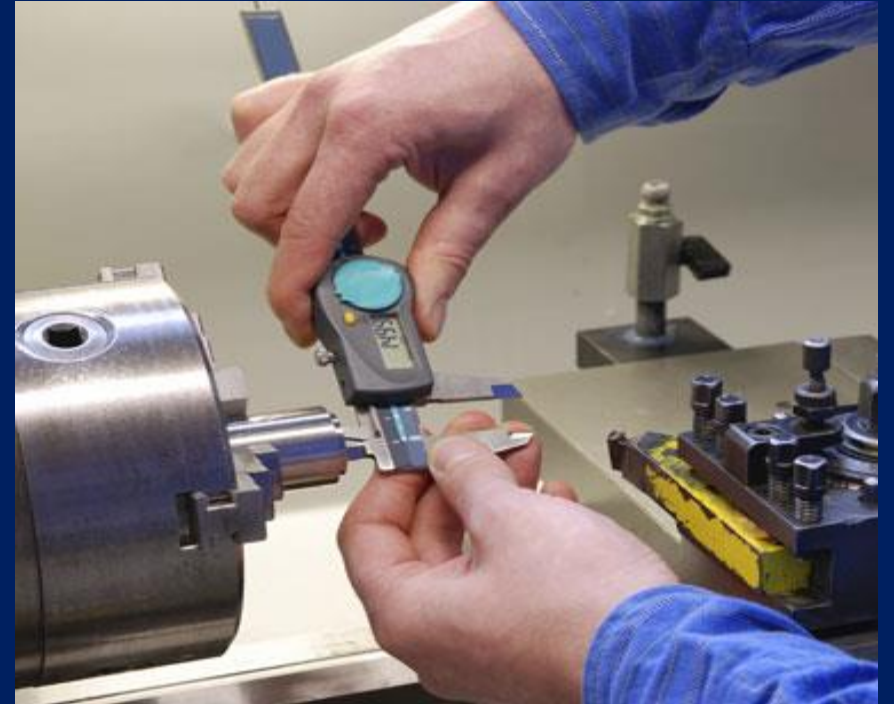
# Labor Force Training

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



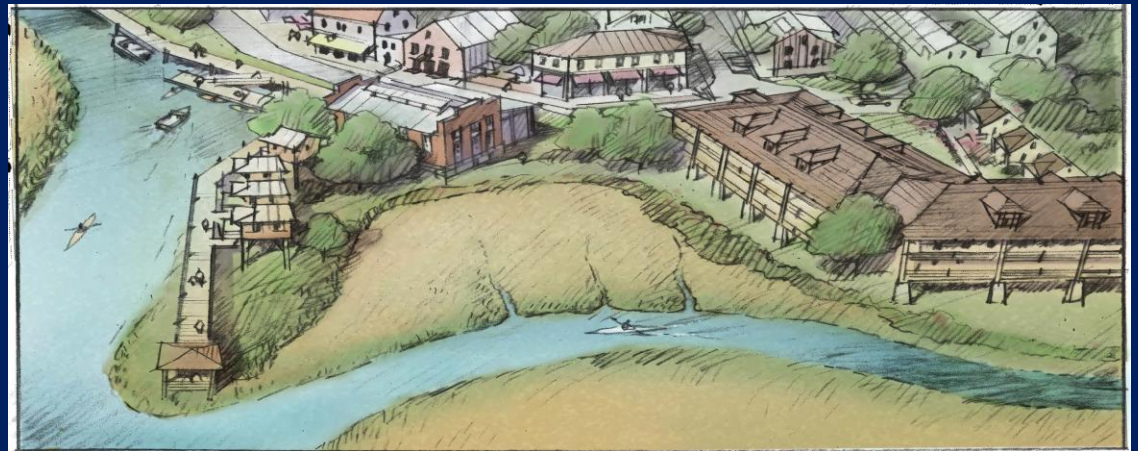
Planned Communities



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 11<sup>th</sup> 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





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

# Fully Automated Permitting

[illegible]



# Site Locator App

The screenshot displays the Site Locator App interface. The main map area shows a circular selection area with a dashed orange border. Inside this area, several green square markers are visible. A white box with the text "Selecting..." is positioned over one of the markers. The map includes labels for various roads: GALLOWAY RD NE, OCEAN HWY, ZIMS TR NE, RANDOLPHVILLE RD NE, ALLEYFIELD RD NE, RANDOLPHVILLE RD NE, EVANS RD, and SAN HWY. A search bar at the top right of the map area 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 zoom in, a minus sign for zoom out, and a home icon.

The sidebar on the right contains the following sections:

- Get Started**
- Search Options**
- Results**
  - ParcelID: 13800014**  
PIN: 214103140790  
Acres: 29.457  
Zoning: CLD  
☒ [Tax Property Card](#)
  - ParcelID: 13800016**  
PIN: 214103003688  
Acres: 70.539  
Zoning: R75  
☒ [Tax Property Card](#)
  - ParcelID: 13800009**  
PIN: 213100747977  
Acres: 166.834  
Zoning: RR  
☒ [Tax Property Card](#)
  - ParcelID: 12300001**  
PIN: 213100962448  
Acres: 34.06  
Zoning: RR  
☒ [Tax Property Card](#)
- Legend**
- Map Settings**

# Department Structure: Economic Development

Mike Hargett, Director of Economic Development & Planning

John Allen, Economic Development Manager

Kim Gamlin, Marketing Specialist



# Department Structure: Planning

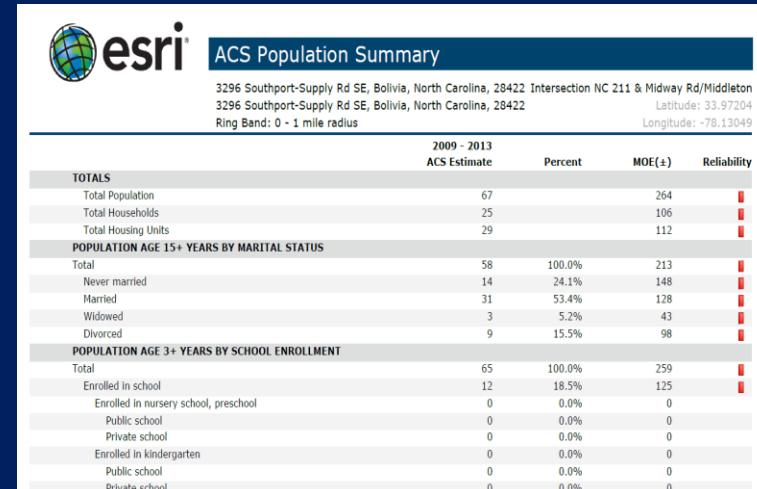
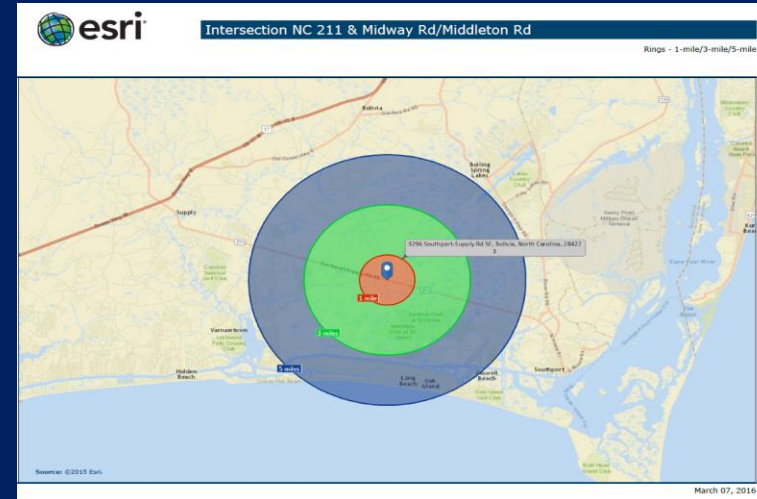
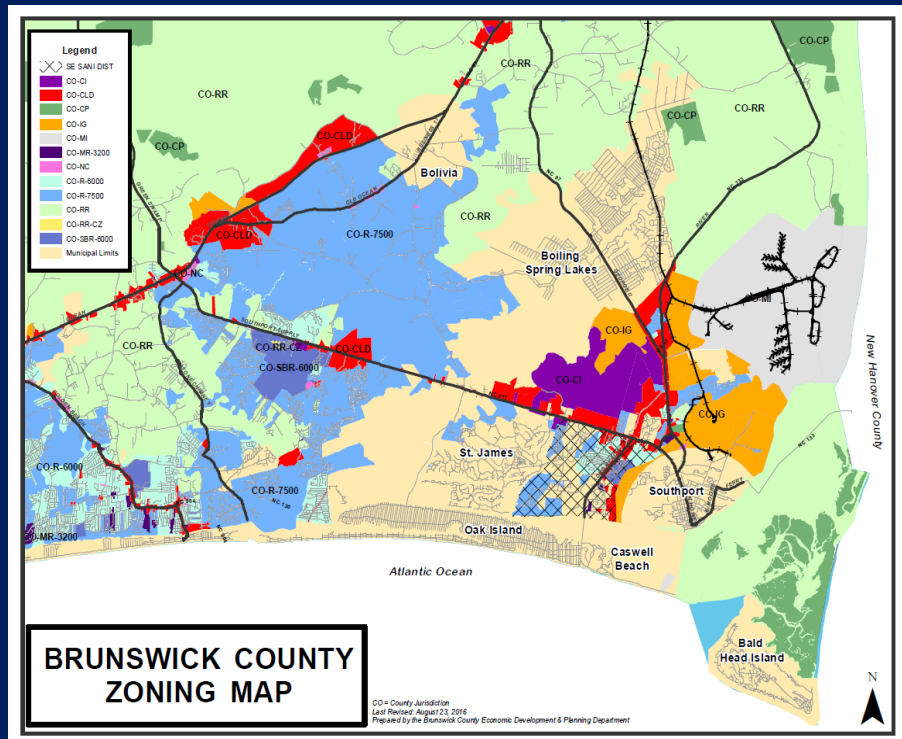
Planning staff – experienced and knowledgeable

Development management and approval

Special plans, studies and projects

Research, demographics, GIS/mapping

# Technical Assistance: Research and Mapping





# More THAN A Trail

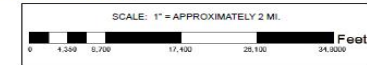
Brunswick County  
Greenway, Bikeway, & Paddle Trail Network  
[www.brunswickcountync.gov](http://www.brunswickcountync.gov)

LEGEND	PARKLANDS & PRESERVES WITH WILDLIFE TOOLS
Municipalities	Vaccinium Park
Trails	Ocean Isle Beach Park
Paddle Trail Access	Shawnee District Park
Parks	Mudbury Park
Bro Island	Green Swamp Preserve
Sunny Point Military Terminal	Lockwood Folly District Park
Major Roads	Cedar Grove Park
Waterways	Oak Island Nature Center
Southport/Fort Fisher Ferry	William S. Bell Junior Park
Bathrooms	Summit District Park
Boat Ramp	Low White Memorial Park
Old Brunswick Town	Boiling Spring Lakes Nature Trail & Community Center
Ferry Routes	UNCW Eisenhower Nature Preserve
	Yonkers Creek District Park
	Brunswick Nature Park
	Heritage Nature Center
	Brunswick Riverwalk at Beville
	Southwest District Park
	Navassa Community Park
	Navassa Park

PADDLE ACCESS SITES
1. Pinesy Wildlife Boat Ramp
2. Sunset Beach Marina
3. Ocean Isle Beach Ferry Landing Park
4. Broading Wildlife Boat Ramp
5. Pinesy Park
6. Holden Beach Wildlife Boat Ramp
7. Holden Beach Marina
8. Veterans Park
9. 67th Place West Access Park (Marina)
10. Sunset Harbor Wildlife Boat Ramp
11. 23rd Street Canal/Kayak Ramp
12. Tobacco Creek Dock
13. 65th Street Launch Ramp
14. William S. Bell Junior Park
15. Fort Fisher Wildlife Boat Ramp
16. Southport Marina
17. Village of Back Head Creek Access
18. Spring Lake Park
19. Alter Lemon Park
20. Rice Creek Wildlife Boat Ramp
21. Brunswick Nature Park
22. Brunswick Riverwalk at Beville
23. Sugar Creek Park
24. Davis Creek Estuarine Water Access

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



11 NAVASSA

12 BELVILLE

New Hanover County

11 LELAND

10 BOILING SPRING LAKES

South Carolina

1 CALABASH

2 SUNSET BEACH

3 OCEAN ISLE BEACH

4 SHALLOTTE

5 HOLDEN BEACH

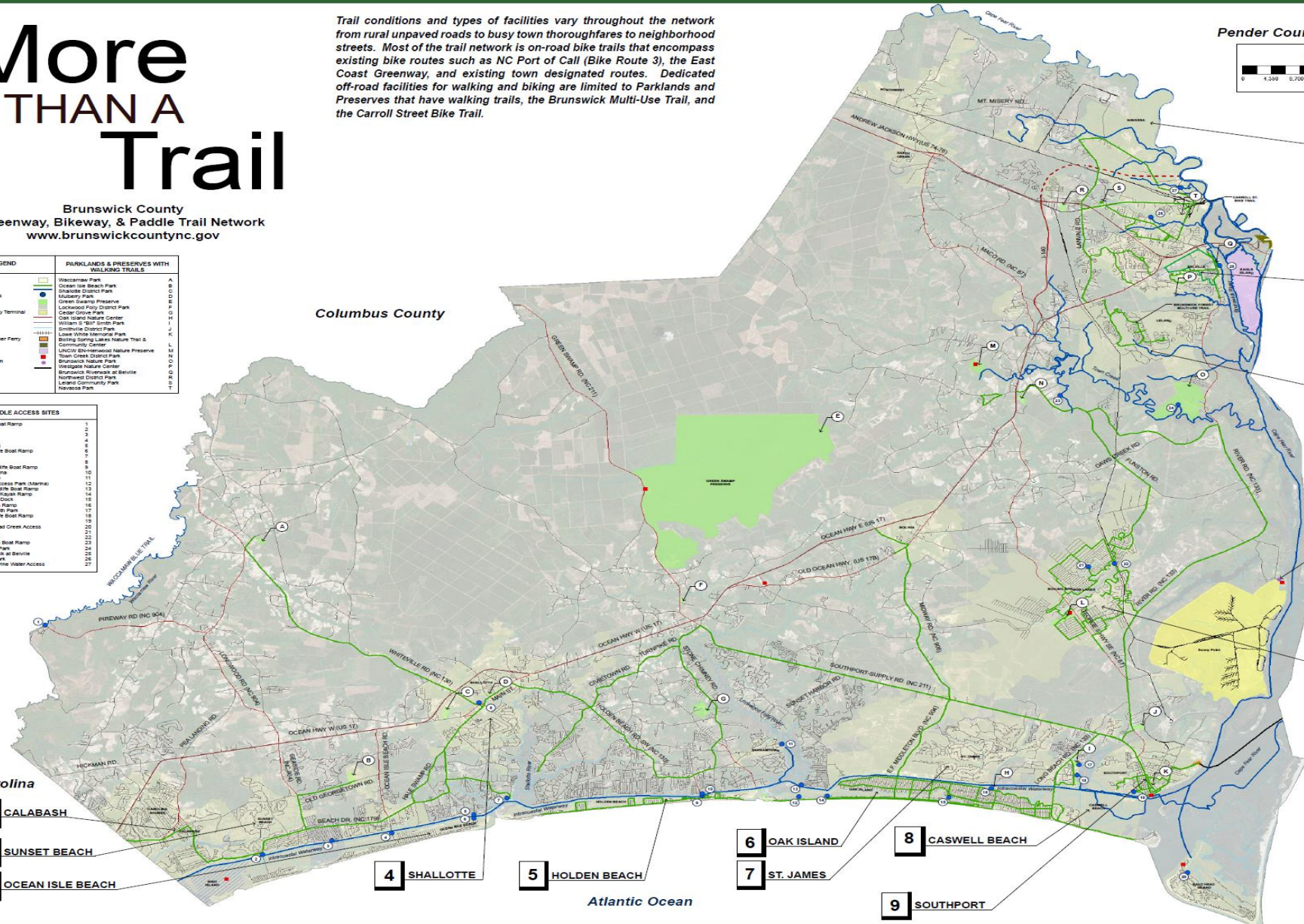
6 OAK ISLAND

7 ST. JAMES

8 CASWELL BEACH

9 SOUTHPORT

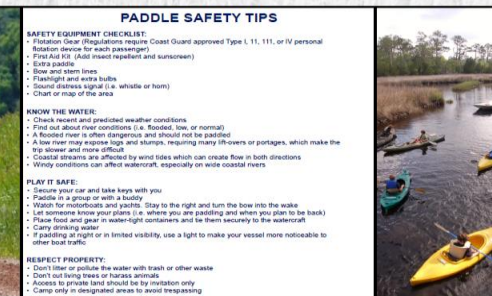
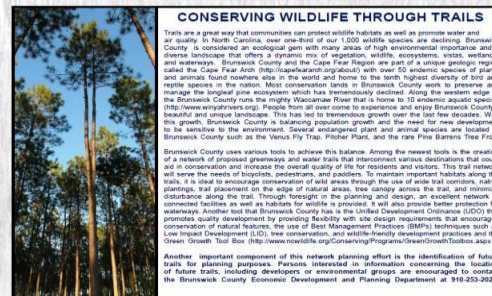
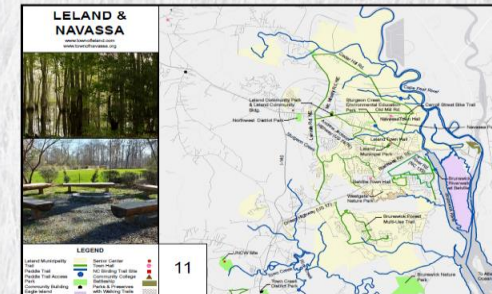
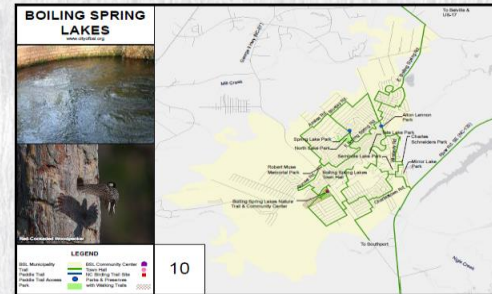
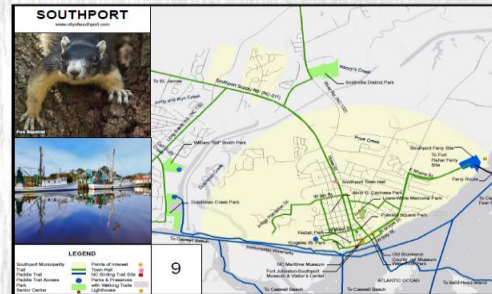
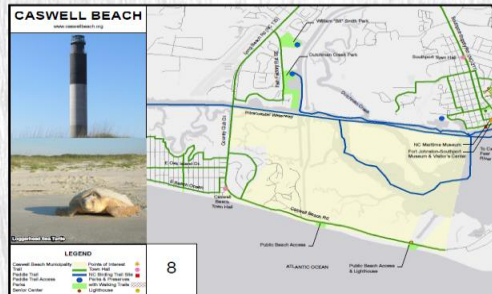
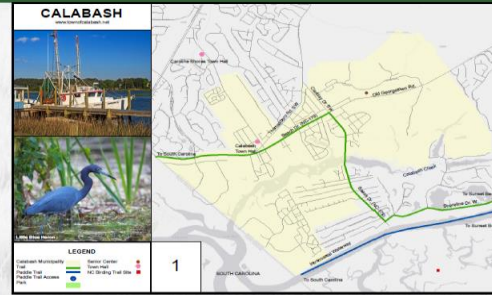
Atlantic Ocean





# More THAN A Trail

Brunswick County  
Greenway, Bikeway, & Paddle Trail Network



## CONSERVING WILDLIFE THROUGH TRAILS

Trails are a great way that communities can protect wildlife habitat as well as promote water and air quality in North Carolina, over one-third of our 1,000 wildlife species are declining. Brunswick County is considered an ecological gem with many areas of high environmental importance and a diverse landscape that offers a dynamic mix of vegetation, wildlife, ecosystems, vistas, wetlands, and waterways. Brunswick County and the Cape Fear region are part of a unique genetic region called the Cape Fear Arch (http://capefeararch.org/) with over 50 endemic species of plants and animals found nowhere else in the world and home to the north highest diversity of bird and reptile species in the nation. Most conservation lands in Brunswick County work to preserve and manage the original pine ecosystem which has increasingly declined. Along the western edge of the Brunswick County runs the mighty Waccamaw River that is home to 10 endemic aquatic species (http://www.enr.com/2013/05/01/conservation/). People from all over come to experience and enjoy Brunswick County's beautiful and unique landscape. This has led to tremendous growth over the last few decades. With this growth, Brunswick County is balancing population growth and the need for new development to be sensitive to the environment. Several endangered plant and animal species are located in Brunswick County such as the Venus Fly Trap, Pindar Plant, and the Cape Fear Broomrape. The Frog.

Brunswick County uses various tools to achieve this balance. Among the newest tools is the creation of a network of greenways and water trails that interconnect various destinations that could lead to conservation and increase the overall quality of life for residents and visitors. This trail network will serve the needs of bicyclists, pedestrians, and paddlers. To maintain important habitats along the trails, it is vital to encourage conservation of wild areas through the use of wide trail corridors, native plantings, trail placement on the edge of natural areas, tree canopy across the trail, and minimize disturbance along the trail. Through foresight in the planning and design, an excellent network of connected facilities as well as habitats for wildlife is being created. This network also provides better protection for waterways. Another tool that Brunswick County has is the Unified Development Ordinance (UDO) that promotes quality development by providing flexibility with site design requirements that encourages conservation of natural features, the use of Best Management Practices (BMPs) techniques such as Low Impact Development (LID), tree conservation, and wildlife-friendly development practices and the Green Growth Tool Box (http://www.brunswickcountync.gov/conserving/programs/greengrowthtoolbox.aspx).

Another important component of this network planning effort is the identification of future trails for planning purposes. Persons interested in information concerning the location of future trails, including developers or environmental groups are encouraged to contact the Brunswick County Economic Development and Planning Department at 910-253-2925.

## BICYCLE LAWS OF NORTH CAROLINA

In North Carolina, the bicyclist has the legal status of a vehicle. This means that bicyclists have full rights and responsibilities on the road and are subject to the law and regulations governing the operation of a motor vehicle.

### NORTH CAROLINA TRAFFIC LAWS REQUIRE BICYCLISTS TO:

- Ride on the right, in the same direction as other traffic.
- Obey all traffic signs and signals.
- Use hand signals to communicate intended movements.
- Equip their bicycles with a front lamp visible from 300 feet and a rear reflector that is visible from a distance of 200 feet when riding at night.

### IN ADDITION THE CHILD BICYCLE SAFETY ACT OF 2001 REQUIRES THAT:

- All bicycle operators under 16 years of age wear a bicycle helmet on public roads, public paths, and public right-of-ways.
- All child passengers under 40 pounds or 40 inches must be seated and secured in a child seat or a bicycle trailer.

## PADDLE SAFETY TIPS

### SAFETY EQUIPMENT CHECKLIST:

- Paddler Gear (Regulations require Coast Guard approved Type I, II, III, or IV personal flotation device for each passenger)
- First Aid Kit (Add insect repellent and sunscreen)
- Cell phone
- Bow and stern lines
- Flashlight and extra bulbs
- Sound distress signal (i.e. whistle or horn)
- Chart or map of the area

### KNOW THE WATER:

- Check recent and predicted weather conditions
- First out about river conditions (i.e. flooded, low, or normal)
- A flooded river is often dangerous and should not be paddled
- Know your route and the location of bridges, dams, and obstructions, which make the river more difficult to navigate
- Coastal streams are affected by wind tides which can create flow in both directions
- Windy conditions can affect watercraft, especially on wide coastal rivers

### PLAY IT SAFE:

- Secure your car and take keys with you
- Paddle in a group or with a buddy
- Watch for motorboats and paddle. Stay to the right and turn the bow into the wake
- Let someone know your plans (i.e. where you are paddling and when you plan to be back)
- Place food and gear in water-tight containers and be them securely to the exterior
- Carry drinking water
- If paddling at night or in limited visibility, use a light to make your vessel more noticeable to other boat traffic

### RESPECT PROPERTY:

- Don't litter or pollute the water with trash or other waste
- Don't cut living trees or harass animals
- Access to private land should be by invitation only
- Camp only in designated areas to avoid trespassing







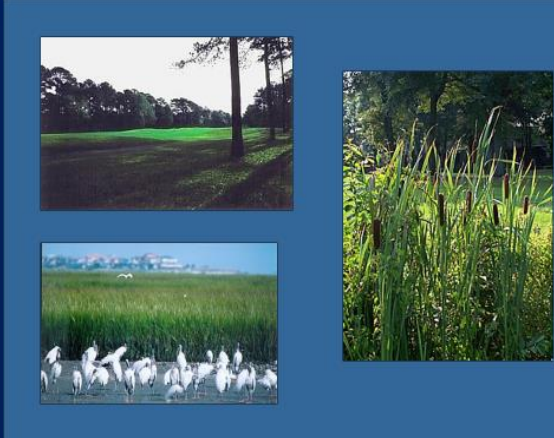
**Brunswick County, NC**  
Unified Development Ordinance



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

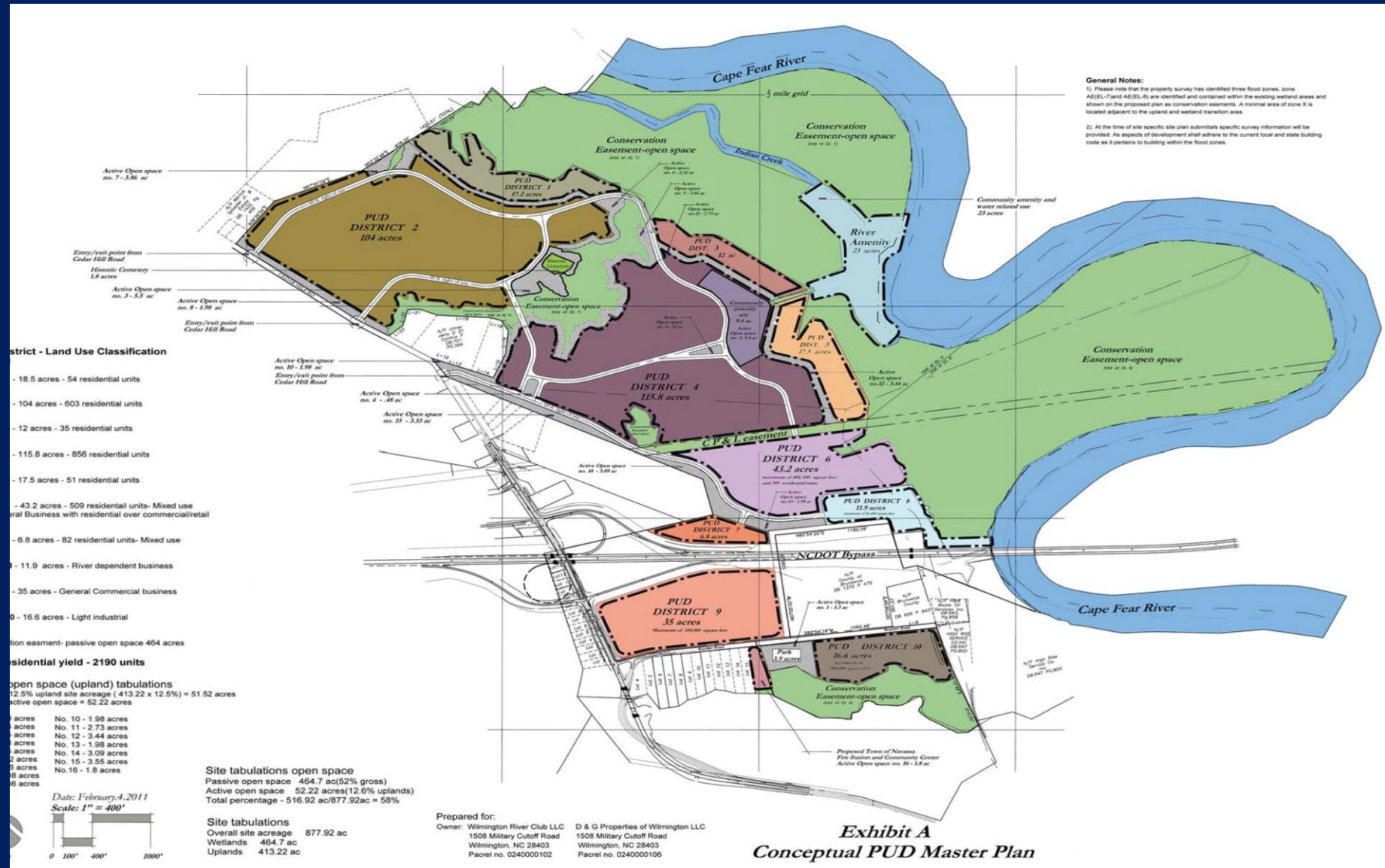




# Pine Forest - Hwy 211



# River Bend - Navassa





# Brunswick County Economic Development

Premier sites, abundant land

Transportation and infrastructure available

Collaborative team and partners

Responsive approval process

*Thank you, come see us!*

