

# **NORTHAMPTON COUNTY ECONOMIC DEVELOPMENT PROPOSED NORTHAMPTON COUNTY CONFERENCE CENTER PROJECT SUMMARY**



## **Executive Summary**

As part of the strategic plan as set forth by the Northampton Board of County Commissioners, this property will be developed for the purpose of giving citizens in the western part of Northampton County reasonable access to County-sponsored recreation and wellness programs. The project will also offer a satellite-site for local law enforcement officers to reduce response times and provide a high level of service to citizens.

## **Fact Sheet-Edwards Beach Property**

- This property is located at 625 Edwards Beach Road in Henrico, NC.
- The property will consist of at least six (6) acres.

## **General Intent of the Project**

- The general intent is two-fold. The primary objective is to develop a Wellness Center/Multi-purpose facility for all local county residents. The facility will potentially be used for recreation, as well as provide a satellite for law enforcement in the western part of the Northampton County.
- The project will also promote tourism by providing public access to Lake Gaston so that local residents and visitors can enjoy water activities.
- The project will be operated by Northampton County Recreation Department.

# **Proposed Northampton County Conference Center Lake Gaston, NC**



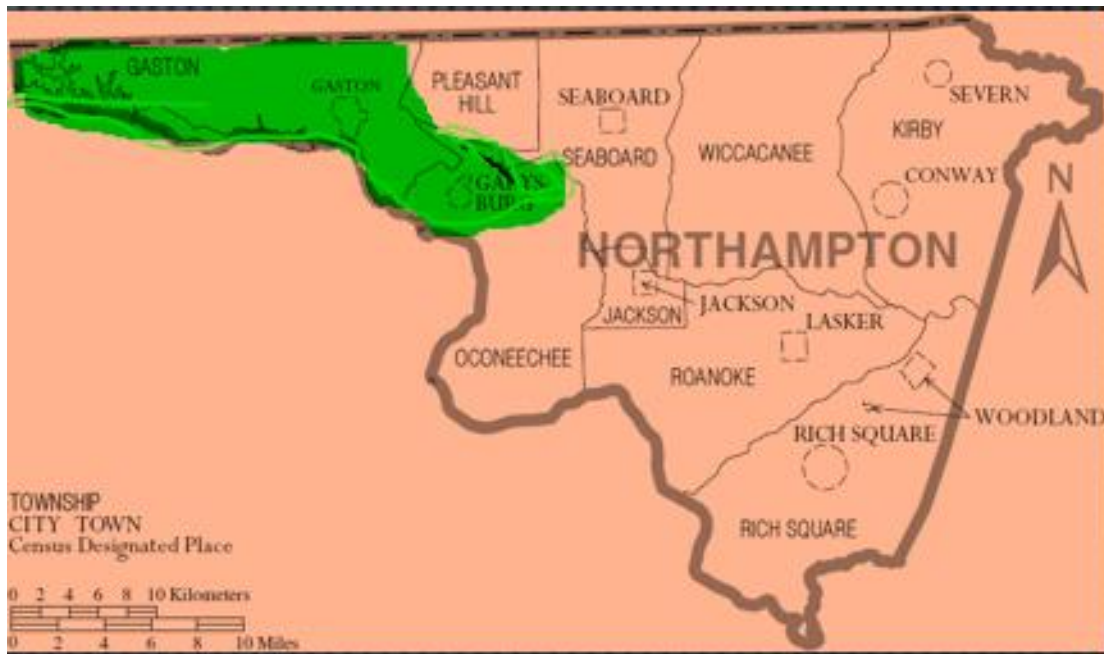
**Northampton County Economic Development**



**Proposed Project Will address three major priorities**

- A. Need for economic growth and job development
- B. Need for critical health services in the Lake Gaston area
- C. Need for county sponsored recreational services in the Lake Gaston area





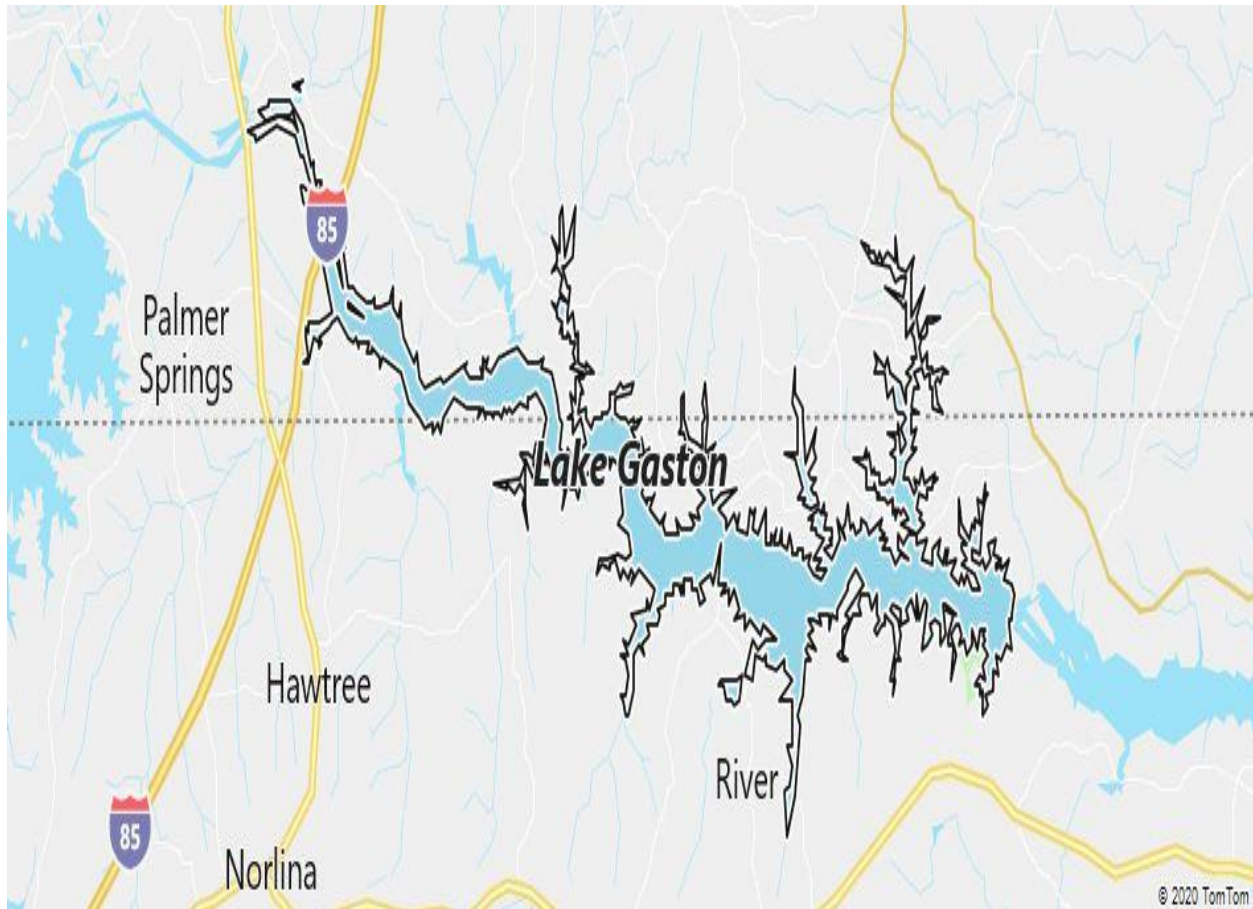
**The western Corner of Northampton County is the proposed service area**

- Lake Gaston is a hydroelectric reservoir in the eastern United States. Part of the lake is in the North Carolina counties of Halifax, Northampton and Warren.
- The part extending into Virginia lies in Brunswick and Mecklenburg counties. Lake Gaston is roughly 35 miles (56 km) long and covers over 20,000 acres (81 km<sup>2</sup>), with 350 miles (560 km) of shoreline.
- The area surrounding the lake is home to more than 150,000 residents.



### **Lake Gaston is Northampton County's most underutilized resource**

- Data presented by NC department of commerce estimates development of this area can bring millions of dollars in additional tax revenue.
- Project will draw additional business entities to this area of the County.
- Jobs and revenues will have an immediate positive impact towards Northampton County's fiscal position.



### **Service Areas impacted by the proposed project**

**The Proposed Service Area will cover:**

- **Part of Halifax County - 1287**
- **Town of Littleton – pop. – 1800**
- **Town of Henrico – pop – 1366**
- **Brunswick County – pop- 16,366**
- **Warren County – pop. – 19,807**
- **Gaston/Garysburg – pop - 1655**





## **Site Usage Statistics**

The proposed building site is extremely popular due to the location.

Visitor usage for the past 5 years

- 2016 – 9,755
- 2017 – 12,755
- 2018 – 11,965
- 2019 – 13,566
- 2020 – 8,755



### **Provision of Quality Health Care**

- Data shows that Northampton County is in the high risk zone in the area of health disparities.
- There is no public transportation available to the residents of this area of the County.
- Lake Gaston is high risk due to the lack of access to immediate medical care. There currently are limited health care and health department resources in this area of the County.
- The proposed project will help address the need for quality health care to residents of this area.





**The proposed site is the ideal location to provide health services due to proximity.**

- Citizens who live in the western end of the County must travel 55 miles or more to receive health care service, social services, and social security assistance.
- The proposed site will be less than 15 miles proximity for citizens within the service area.
- The new facility will aid in cutting response times for law enforcement and first responder services, which helps to save lives.



**The proposed project will provide county sponsored wellness and recreation for citizens in the lake Gaston area.**

# PROGRAM LEGEND

- ASSEMBLY
- CORE
- GENERAL
- PATIO

## GROUND FLOOR SCHEMATIC PLAN

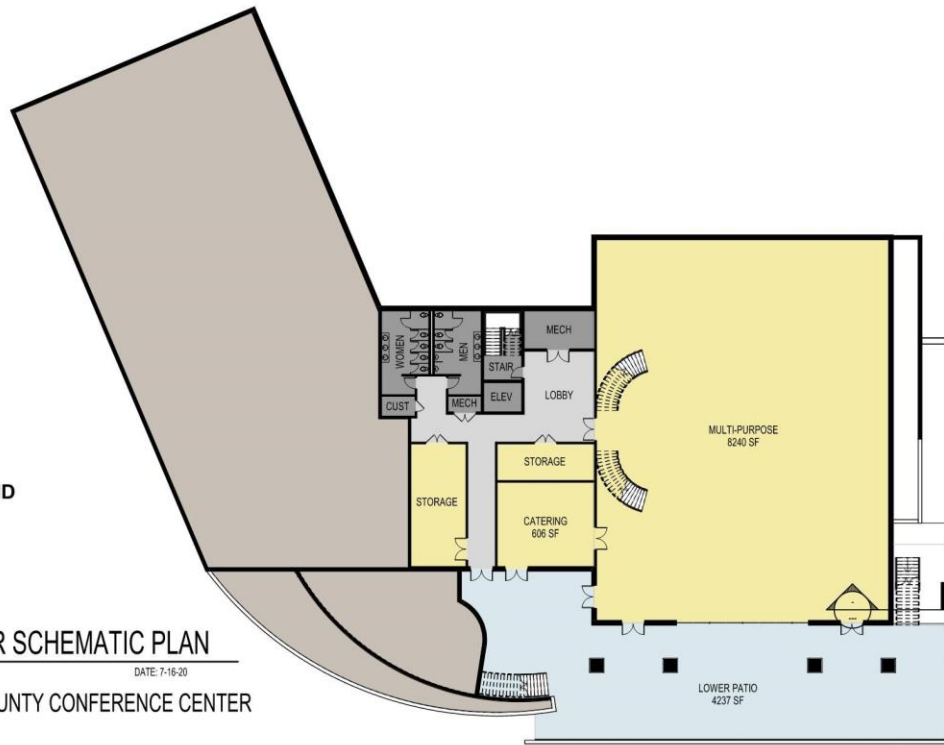
1" = 20'-0"

DATE: 7-16-20

### NORTHAMPTON COUNTY CONFERENCE CENTER

FIRST FLOOR AREA = 13,958 SF  
 GROUND FLOOR AREA = 12,530 SF  
 TOTAL BUILDING AREA = 26,488 SF

PATIO AREA = 7,270 SF



OCA OAKLEY COLLIER ARCHITECTS

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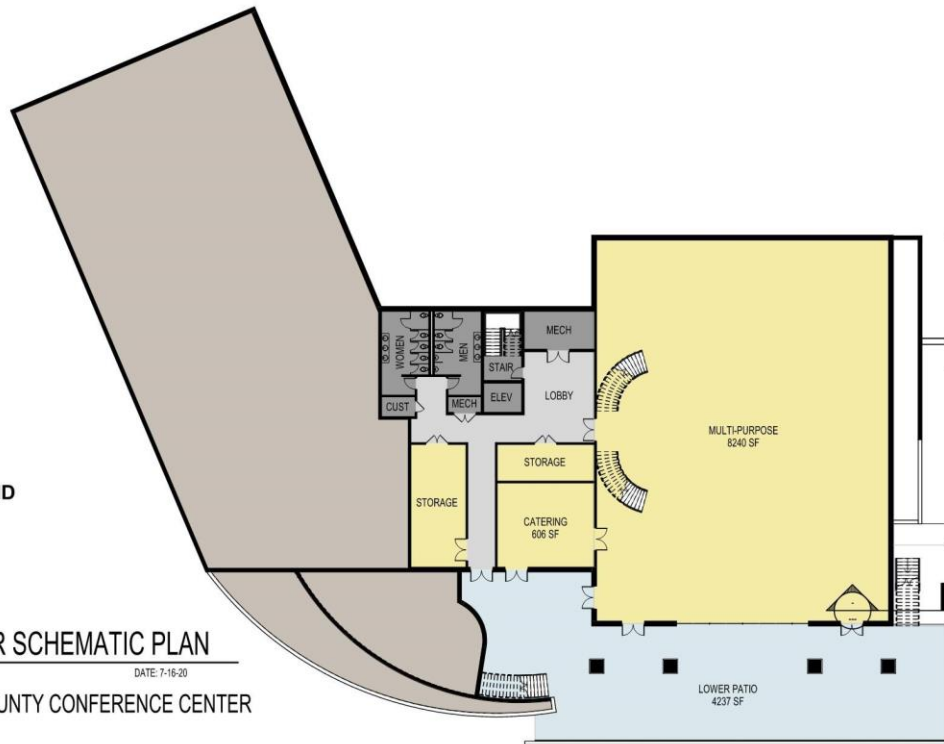
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Help Us Make This Project A Reality!!!



### **Frequently Asked Questions**

1. What is the property zoned for now? If there was a zoning change, when was the meeting and how was it advertised?

The property in question is zoned Agricultural Residential II. There has been no zoning change to the property and there is no anticipation at this stage for it needing to be rezoned as both indoor recreational facilities and conference centers/retreats are allowed as conditional uses in Agricultural Residential II zoning districts under the County's Zoning Ordinance.

2. Has there been an environmental impact study, wetlands or traffic study? Was there any public input into the study?

There have been no such formal studies to date as this project is in its beginning stages. Any development will properly consider and be compliant with all applicable environmental regulations.

3. Will this devalue surrounding property?

The Board anticipates this project will positively impact neighboring property values.

4. The newspaper reporting has been inconsistent on the County's proposed use of the property. What is the current plan?

As part of the strategic plan as set forth by the Northampton Board of County Commissioners, this property will be developed for the purpose of giving citizens in the western part of Northampton County reasonable access to County-sponsored recreation and wellness programs. The project will also offer a satellite-site for local law enforcement officers to reduce response times and provide a high level of service to citizens.

The general intent of the project is two-fold. The primary objective is to develop a Wellness Center/Multi-purpose facility for all local county residents. The facility will potentially be used for recreation, as well as provide a satellite for law enforcement in the western part of the Northampton County.

The project will also promote tourism by providing public access to Lake Gaston so that local residents and visitors can enjoy water activities.

The project will be operated by Northampton County Recreation Department.

5. Where there any federal funds or grants used in the purchase?

Not to date, though such funding and grant options are currently being explored in the development of this project.

6. How was the property purchased? How was the money appropriated for the purchase?

The source of funding for the property acquired to date has been general fund of Northampton County.

7. What will the impact on commerce be?

- Data presented by NC Department of Commerce estimates development of this area can bring millions of dollars in additional tax revenue.
- Project will draw additional business entities to this area of the County.
- Jobs and revenues will have an immediate positive impact towards Northampton County fiscal position.
- Data shows that Northampton County is in the high risk zone in the area of health disparities.
- There is no public transportation available to the residents of this area of the County.
- Lake Gaston is high risk due to the lack of access to medical care, with limited health care and health department resources in this area.
- The proposed project will address the need for quality health care to residents of this area.

8. Will adjoining property owners be assessed for this project now or in the future? Are property owner going to be charged fees for environmental studies, special taxes now or in the future?

No special assessments or fees against adjoining property owners or the citizens of Northampton County are anticipated.

9. What is the impact to present tax rate?

No tax increase.

10. Is the proposed property zoned for such use? Mr. Flynn said that there was no rezoning request being made.

Yes. The property in question is zoned Agricultural Residential II. There has been no zoning change to the property and there is no anticipation at this stage for it needing to be rezoned as both indoor recreational facilities and conference centers/retreats are allowed as conditional uses in Agricultural Residential II zoning districts under the County's Zoning Ordinance

11. Will any property be condemned?

No.

12. What kind of environmental study has been made for this project? How will affect the lake?

There has been no formal environmental study performed to date. Again, any development will properly consider and be in compliance with all applicable environmental regulations.

13. Is Dominion Power aware of and/or on board with this project?

Yes.



14. What is potential car count and what will this project do to values of existing properties?

The Board anticipates this project will positively impact neighboring property values. In addition, the development planning will take into account any parking and potential traffic concerns as it progresses.

15. How will property owners get replies to their questions? Some of us do not belong to the Facebook and are unable to watch Board meetings.

Questions may be submitted at any time to the Clerk to the Board and a member of County staff will respond as soon as possible. The Clerk's contact information is:

Tanya T. Smallwood-Chanda  
P.O. Box 808  
9467 NC-305 Hwy  
Jackson, NC 27845  
Phone: 252-534-2501  
Fax: 252-534-1166  
Email: tanya.smallwood@nhcnc.net

16. What safety measures will be in place for adjoining property owners? Lately when there has been festivities at Edward Beach, there have been spill overs to adjoining properties.

The proposed development will include a staffed satellite office for the Northampton County Sheriff's Department.

17. Will Edward beach continue to operate as is?

The property acquired by the County will be developed for the specified project.

18. What is the timeline for the proposed project?

The proposed development is in its infancy stages, as has been stated on multiple occasions by the Board. There is no formal timeline at present.

19. Is this original building the first of many more in the future?

The Board is presently focusing on the development on the building presented, but other projects may be pursued or result depending on the success of the project.

20. Is there any surface run off on the property?

All development shall take surface run off into account and will be compliance with applicable state and federal regulations.

21. Will sewers be made available to the houses on Heshbon?

No, this is not anticipated at this time.

22. Will Heshbon Drive be required to be paved? If so, how far? If not required to be paved, why?

The paving of Heshbon Drive is not anticipated at this time as it is outside of the scope of this project.

23. Will adjoining property owners be made to hook into sewer needed for this project?

No.

24. Has the sale of the Edwards Beach Property been completed?

On December 20, 2019, the County acquired six (6) acres at the Edwards Beach site by deed recorded in Book 1055, Page 574, Northampton County Registry. The property in question is more particularly described in the map recorded in Plat Book 46, Page 126, Northampton County Registry.

In addition, the County presently has an option to purchase an additional three (3) acres on the site directly south of the six (6) acres acquired.

25. What other locations and properties were considered for this project?

The Board of Commissioners generally considered all available lake property located within the County.

26. Why was this location and property chosen?

The Board considered this location to be best suited for its intended development and it was able to arrive at agreeable sale terms with the former owner.

27. What was the price per acre of the Edwards Beach property sale compared to the other properties considered?

For the six (6) acres purchased, the total purchase price was \$300,000, or \$50,000 per acre. For the additional three (3) acres under the option the purchase, should the County elect to exercise its option, the total purchase price will be \$240,000, or \$80,000 per acre. A sale price comparison with other properties is not available because sale negotiations with alternate sites were not pursued.

28. What is the expected impact of this project on current Edwards Beach residents in regards to Property Value and Traffic?

The proposed development project is in its infancy stages, as has been stated on multiple occasions by the Board. There has been no formal impact study performed to date. The Board, however, anticipates this project will positively impact neighboring property values. In addition, the development planning will take into account any parking and potential traffic concerns as it progresses.

29. How does rezoning the Edwards Beach Property for this project align to the county planning boards approved comprehensive plan?

The County is the process of developing and approving a new comprehensive land use plan. The property in question (zoned Agricultural Residential II) will not require rezoning as both indoor recreational facilities and conference centers/retreats are allowed as conditional uses in these zoning districts under the County's Zoning Ordinance.

30. Did the other properties considered for this project require rezoning?

Unknown. Since sale negotiations with alternate sites were not pursued, potential zoning concerns were not considered.

32. Was there any condemnation?

No.

33. I have not been able to see where bids were submitted to the public for property needed for this project. Please advise.

Bids are not required to be submitted to the public under North Carolina law to acquire the property in question. Rather, on September 16, 2019, a public hearing was held in accordance with Section 158-7.1 of the North Carolina General Statutes prior to the Board's acquisition of the property interests acquired to date for this project.