

Sandy Point

Chowan County, North Carolina

- Location:** Chowan County, North Carolina, eight miles east of the historic Town of Edenton, at the northern terminus of the Albemarle Sound Bridge
- Size:** 939 acres bifurcated by State Route 32, which passes over the Albemarle Sound Bridge
- Type:** New Urban Waterfront Village with Downtown Retail and 1,100 Dwelling Units – West of the Albemarle Sound Bridge; Agrarian Settlement with Sustainable Farming and 500 Dwelling Units – East of the Albemarle Sound Bridge
- Designer:** Duany Plater-Zyberk & Company, Miami, Florida
- Status:** Fully entitled by federal, state and local authorities
- Contact:** Sam Young, President
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The Sandy Point land plan was enabled by the North Carolina General Assembly in 2004 as a “New Urban Waterfront.” That singular designation authorized the creation of a new coastal village in North Carolina for the first time in a hundred years. The state’s Division of Coastal Management and the U.S. Army Corps of Engineers subsequently permitted the development of Sandy Point as envisioned by its developer and designer, Duany Plater-Zyberk & Co. Entitlements – federal, state and local – have been extended to December 31, 2013.

Situated eight miles east of the historic Town of Edenton, the colonial capital of North Carolina, and at the northern terminus of the only bridge over Albemarle Sound, Sandy Point can be readily located on any map. The site is an hour’s drive from Nags Head and the North Carolina Outer Banks, approximately two hours from the state capital in Raleigh and from Richmond, Virginia, and four hours from Washington, DC. Those who do not drive to Sandy Point can fly into Norfolk International Airport, seventy miles away, or into Edenton Municipal Airport, which has a 6,000-foot paved runway and an Instrument Landing System. The local Country Club’s golf course separates Sandy Point from the nearby municipal airport.

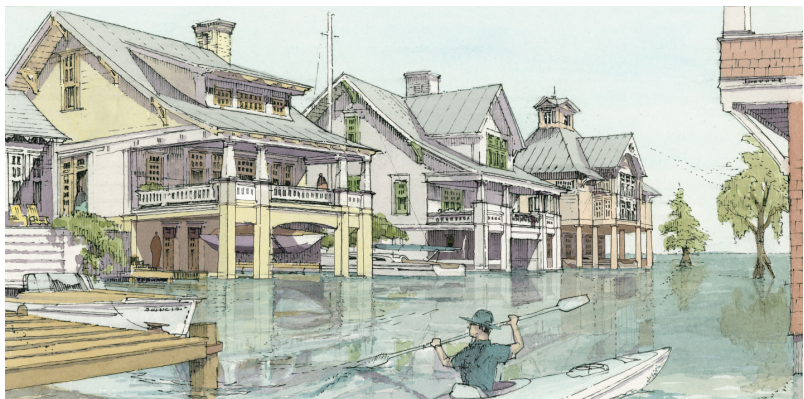


The 939-acre Sandy Point farm is divided in half by State Route 32 and the Albemarle Sound Bridge. The West Side will boast a 41-acre upland yacht harbor and will host the community’s retail and commercial center at the intersection of the Main Street and the harbor’s Wharf. The harbor will have a full-service marina for



268 vessels. In addition, 143 harbor-front homes will have covered porches (with boat slips beneath) that extend twenty

feet out over the harbor. The remainder of the 1,100 West Side dwelling units will be a mix of multi-family and, predominantly, single-family residences. West Side amenities will include a Wellness Center operated by an affiliate of the Medical School at East Carolina University, field sports facilities, an equestrian center, playing fields, swimming pools, tennis courts and Sound-front sandy beaches.



The East Side of Sandy Point will have an agrarian character, the highlight of which will be food security assured by a local-serving, sustainable farm that includes



orchards, vineyards and a creamery. Seafood will be provided by watermen returning from Albemarle Sound with blue crab, flounder and stripe bass to the East Side’s 10-acre upland harbor or by residents fishing the stocked East Side lake. There are 500 single-family lots spread across the East Side, and space on the East Side of Sandy Point has been reserved for a destination resort or other appropriate commercial use.

The Sandy Point development plan anticipates incremental growth in population, amenities and commercial facilities over fifteen to twenty years.