

# Sandy Point

## Edenton, North Carolina



Location: Edenton, North Carolina  
Type: Greenfield Village  
Year Design: 2003  
Status: Permitted  
Size: 930 acres  
Contact: Sam Young, President  
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The Sandy Point land plan and the development vision were enabled by the North Carolina General Assembly in 2004 as a "New Urban Waterfront" on Albemarle Sound. That singular designation enabled the development of a new coastal village that otherwise could not be permitted under extant suburban development codes. The North Carolina Division of Coastal Management and the U.S. Army Corps of Engineers have since permitted (fully entitled) the development of Sandy Point as envisioned at the Charrette in October 2003.



Located eight miles east of the historic Town of Edenton and at the northern terminus of the only bridge over Albemarle Sound, Sandy Point can be identified on any map of North Carolina, is an hour's drive from Nags Head and the North Carolina Outer Banks, is approximately two hours from Richmond, Virginia, and Raleigh/Durham, North Carolina, and is four hours from Washington, DC. Those who do not drive to Sandy Point can fly into Norfolk International Airport, seventy miles away or into the local municipal airport, which is only three miles away and has a 6,000-foot paved runway serving private jet aircraft. The developer was recruited to eastern North Carolina by regional economic development interests and invited to build Sandy Point as a traditional, integrated community as opposed to a conventional, isolated suburban enclave.



The 930-acre farmstead is divided into two tracts by State Route 32 and the Albemarle Sound Bridge. The West Side of Sandy Point will boast a 41-acre upland harbor and will host the new community's retail and commercial center along its Main Street and harbor Wharf. The harbor will accommodate a 268-slip marina plus 143 waterfront homes, each with a private boat dock. The remainder of the 1,100 West Side dwelling units will be a mix of single- and multi-family residences. Other West Side amenities include a Wellness Center operated by an affiliate of the East Carolina Medical School, an equestrian center, swimming pools and beaches and tennis courts. The commercial downtown plan anticipates incremental growth in population and intelligent development over time.



The East Side of Sandy Point will have a more rural settlement character. A second, 10-acre upland yacht harbor and an 18-acre lake have been permitted. There are 500 relatively large, single-family lots. Space has been set aside for a destination resort or other commercial venue. And land has been preserved for local-serving agriculture. Residents of Sandy Point will feast on fruits and vegetables from village fields, orchards and vineyards, meat and dairy from village livestock and seafood from the Sound on which the new village is situated.