



# The ECONOMIC ENGINE

Caroline County Economic Development & Tourism Newsletter

Summer/Fall 2015

## Notable Quotes

## In this Issue of The Engine

Harris Teeter Rezoning Approved

Walmart Coming to Ladysmith

CVS Pharmacy Opens

Medical Arts Building Opening

2015 Business Recruitment:

*Largest Ever in Caroline*

“Walmart is thrilled to bring a new Supercenter to Caroline County,” said Brooke Mueller, Director of Governmental Affairs for Walmart.

“The store will create approximately 300 jobs (and) represent a \$25 Million investment.”

“Walmart and Blackwood expressed appreciation for the welcoming and professional attitude of the Caroline County Board of Supervisors, Economic Development office, and Planning Department.”



Medical Arts Building in Carmel Church

## Medical Arts Opening *In Carmel Church*

According to developer, Donn Hart, The new medical arts building will be opening for business in November of this year. The Carmel Church facility will host medical practices, a dental practice, and space for Germanna Community college to conduct classes. The facility will be the first of its kind in Caroline. The thirty acre site can also host other retail and service industries.

The Hart development received special attention from Mattaponi District Supervisor, Floyd Thomas who held a number of public meetings with the developer and district residents.



P+R ARCHITECTS	September 23 2015	Ladysmith VA #7190-00 - New Store	Perspective	3
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### Conceptual Drawing of the Ladysmith Walmart

## Walmart Ladysmith 2017

Walmart announced its intention to build a Superstore in Ladysmith on Rt. 639 and Green Road next to Exxon in a September 24 press release. The Walmart store will be 158,000 square feet and hire about 300 employees.

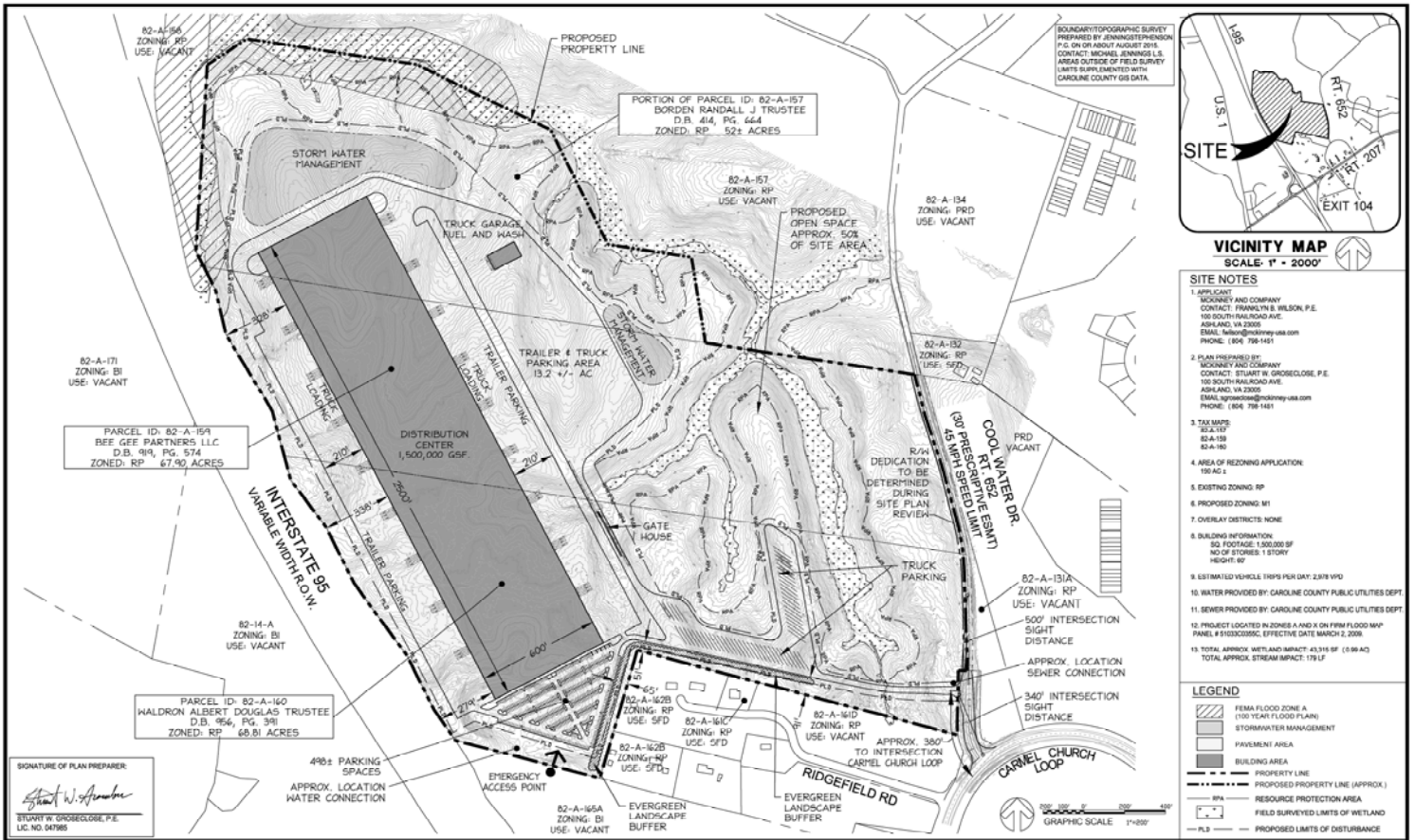
The Walmart will be the anchor store for a larger retail complex being developed by Richmond based Blackwood Capital. The site will host an additional eight outparcels for other retailers to be announced. Approximately another 200 jobs could result from the eight commercial investments at the shopping development, making 500 jobs in all. The Walmart project, therefore, will be financially positive for the County, will hire many citizens, and will provide a shopping opportunity for Caroline residents unique in the County.

Chairman of the Board of Supervisors, Calvin Taylor commented, "Walmart's Supercenter in Caroline County will provide our citizens, who are already Walmart shoppers, the retail variety and convenience they have come to expect without leaving our community. Caroline County looks forward to many years of cooperation with Walmart, and the accompanying retail development. The impact of hundreds of jobs for our citizen's, and more revenue for important community services will greatly enhance our citizen's quality of life."

Blackwood Development will be investing another \$20 Million in the site to add to Walmart's \$25 Million investment. Collectively, the two projects will create about 250,000 square feet of commercial space for a \$45 Million investment.

Recognizing the need to make the impact of the new development convenient for residents, Madison District Supervisor, Wayne Acors, stated, "The Walmart announcement is the result of the ongoing work to bring more and better businesses to Caroline County and the Madison District. Walmart is an outstanding win in our successful and continuous retail and industry recruitment campaign. At the same time, the Board of Supervisors is working on plans to upgrade Rt. 639 to make shopping at Walmart, and the many other new stores, convenient."

Blackwood Capital will be seeking a rezoning for their 41 acres in October. If approved, construction is expected to begin in 2016 with a grand opening in 2017.



**MCKINNEY & COMPANY**  
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 SEPTEMBER 2, 2015  
 SEPTEMBER 10, 2015  
 SEPTEMBER 11, 2015

**GENERAL DEVELOPMENT PLAN**  
**COOL WATER DRIVE DISTRIBUTION CENTER**  
 CAROLINE COUNTY, VA

**Harris Teeter Site Plan**

# Harris Teeter Rezoning Approved

The Caroline County Board of Supervisors approved the rezoning of 190 acres to allow for a 1.5 million square foot Harris Teeter distribution center at the October 12th Board meeting. The industrial investment is one of the largest in Virginia history. The facility will ultimately hire over 500 employees at an average salary of \$38,000 annually. Taxes and payroll will add over \$17,000,000 to the local economy each year. When completely built out, the value of the Harris Teeter project will likely exceed \$200,000,000. This is the largest industrial project in the region, and there have been few distribution center announcements larger in the Commonwealth.

Assuming no unforeseen glitches, the Harris Teeter distribution facility will be located on Cool Water Drive at the North end of the Loop Road in Carmel Church. The building will occupy land parallel to Interstate 95 and should be visible from that road. As the site provides a very large set back, the facility should not be visible from Cool Water Drive.

The County investment in the Harris Teeter project has been five years and \$3.4 Million for which the project will provide a significant positive cash flow for the County (See Story Next page). In comparison to other mega deals in the Commonwealth, Caroline's recruitment represents a large economic development win based on a comparatively modest investment. Harris Teeter, however, wins with the County's low taxes, excellent labor supply, and an ideal location for product distribution.

## 2015 Largest Recruitment Year Ever

Recent headlines, including those in this newsletter, have focused on the two large projects coming to Caroline, the Walmart Shopping Center and the Harris Teeter distribution center. With good reason: combined the two projects are valued at approximately *one quarter of a billion dollars* and will create roughly 1000 jobs. Yet, there is more...

2015 is also the year Caroline County Economic Development cut a ribbon for a new CVS pharmacy in Ladysmith; cut another ribbon for a Taco Bell in Carmel Church; cut yet another ribbon for the 32,000 sf. John Rock Saw Mill in Sparta; and facilitated the development of a new natural gas line to Milford resulting in the expansion of Hoover Treated Wood.

County Tourism also had a banner year by hosting Historic Garden Week; developing a critically acclaimed program for the John Wilkes Booth Capture sesquicentennial; and helping to make possible the filming of a major motion picture in Bowling Green.

No single year in Caroline County history has had as large investments in retail and industry, or been as varied in the types of businesses recruited. The Department of Economic Development & Tourism, however, is still working to recruit more jobs and revenue. There is more to be accomplished, and the County is already working on the future.



CVS Pharmacy Opens in Ladysmith, Cutting the Ribbon, Madison District Supervisor, Wayne Acors, Chairman of the Board of Supervisors, Calvin Taylor, Western Caroline District Supervisor, Jeff Black and CVS District Manager, Lester Dillow

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### CVS Opens in Ladysmith

CVS/pharmacy cut the ribbon on its official opening on August 24<sup>th</sup> adding yet another business to the growing Ladysmith area of Caroline County. Lester Dillow, District Manager of CVS/pharmacy welcomed the gathering of dignitaries and well-wishers to the ribbon cutting of the "first CVS/pharmacy" in Ladysmith.

Board of Supervisors Chairman, Calvin Taylor, who represents the Port Royal District, welcomed CVS and spoke of the importance of the services CVS will provide for the community. He also spoke of the County's commitment to CVS and the business community as a whole. "Caroline not only recruits businesses, we work to maintain them as well."

Madison District Supervisor, Wayne Acors, welcomed the new business and expressed particular pride in another new national firm coming to Ladysmith "As a life-long resident of Ladysmith," said Mr. Acors, "I am particularly proud of our business growth that is bringing jobs, revenue and convenience to our citizens."

Mr. Jeff Black, Western Caroline District Supervisor, also welcomed CVS and emphasized the convenience of Caroline citizens to shop and have prescriptions filled on weekends and evenings.