

# 2015 Achievement Awards Virginia Association of Counties

## APPLICATION FORM

All applications must include the following information. Separate applications must be submitted for each eligible program. **Deadline: June 1, 2015.** Please include this application form with electronic entry.


### PROGRAM INFORMATION

Locality: Henry County, VA  
Program Title: Philpott Marina  
Program Category: Parks and Recreation

### CONTACT INFORMATION

Name: Roger Adams  
Title: Director  
Department: Parks and Recreation  
Complete Mailing Address: PO Box 7, Collinsville, VA  
Telephone # (276) 634-4640 Fax # (276) 634-4637  
E-mail: radams@co.henry.va.us

### SIGNATURE OF COUNTY ADMINISTRATOR OR CHIEF ADMINISTRATIVE OFFICER

Name: Tim Hall  
Title: County Administrator  
Signature: 



PO Box 7  
Collinsville, VA 24078  
P (276) 634-4640  
F (276) 634-4637  
E [radams@co.henry.va.us](mailto:radams@co.henry.va.us)

# OVERVIEW PHILPOTT MARINA



VIRGINIA ASSOCIATION OF COUNTIES  
2015 ACHIEVEMENT AWARDS



This project involved the construction of a \$1.3 million dollar marina on Philpott Lake located in northwestern Henry County, VA and the renovation of the group campground located above the marina. The County of Henry partnered with The Harvest Foundation of the Piedmont and the Martinsville-Henry County Economic Development Corporation to obtain sufficient funds to develop this project. We also partnered with the Department of the Army, Corps of Engineers to lease the necessary areas.

The purpose of this new facility was tri-fold. One; to provide a recreational opportunity to our citizens that was not previously available; two, to increase tourism in Henry County; and three, to assist with marketing our area to potential companies that are looking to expand or move operations.

Both facilities opened on March 31, 2014 and have been successful beyond our expectations. All of the boat slips were rented before construction was complete and the group campground has been reserved virtually every weekend during camping season.



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# PROJECT DESCRIPTION PHILPOTT MARINA



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The challenge that faced our county with this project was a demand by citizens and visitors for services on Philpott Lake that included slip rentals, fuel and boating and camping supplies. There was a small private marina on Philpott Lake that burned down almost two decades ago and no one developed any facilities since then.

Philpott Lake is a beautiful lake, with a mostly undeveloped shoreline, that is known for great fishing and enjoyed by recreational boaters due to not being overcrowded. In an effort to encourage private development of a marina, the Henry County Public Service Authority extended a sewer line to the area of Philpott Lake that was identified as the potential site for a marina. After several years of no plans for private development, the US Army Corps of Engineers approached Henry County about leasing the necessary area and constructing and operating a county operated facility.

Our county has been undergoing revitalization and a diversification of economic development efforts since suffering from textile closings in the late 1990's and early 2000's. The construction of this marina and remodeling of the adjunct group campground was viewed as an opportunity to provide a needed service to our citizens while at the same time increasing tourism on Philpott Lake and providing an economic boost to local businesses.

An initial development plan was started in 2011 to assess the site for construction, pursue funding opportunities and begin discussions with the US Army Corps of Engineers for lease agreements. With the site assessment, there were two

challenges to overcome. The first being figuring out how to fit all of the necessary items into a relatively small area. This included space for a 2,000 gallon fuel tank, parking, bridge to the marina, convenience store, boat slips, restrooms and all of the necessary utilities. The second challenge was to design a somewhat novel idea of having a moderate size convenience store and restrooms floating on the lake with all of the utilities in addition to the mostly normal items of the slips and gas pump. We wanted to be able to sell items in the convenience store such as; drinks, ice cream, fishing tackle, boating and camping supplies, bagged ice, sandwiches and other similar items.

Once the commitment was made to proceed with the project, we started working concurrently on engineering plans, securing funding and signing a lease agreement with the US Army Corps of Engineers. The Henry County Public Service Authority's Engineering Department worked with the design firm on all of the multitude of items needed to complete the plan specifications. The original plans were for Henry County to hire a general contractor for this project. But in order to save much needed dollars, we served as our own general contractor and bid out each phase to a subcontractor.

The final cost of the project was approximately \$1,300,000. We were able to partner with and secure funding from the Harvest Foundation of the Piedmont and the Martinsville – Henry County Economic Development Corporation. Both agencies saw this project as being a benefit to our community in a multitude of ways. All of the funds were secured with Henry County contributing approximately 50%, The Harvest Foundation of the Piedmont 35% and the Martinsville – Henry County Economic Development Corporation 15%.

In addition to the marina, an opportunity arose for Henry County to take over management of the only group campground on Philpott Lake. This campground is adjacent to the marina and was previously managed by the US Army Corps of Engineers. The marina has its own fund in the county budget with the plan being for the marina to be self-sustaining and this campground would provide an opportunity to increase income. As part of the marina project, we remodeled the campground and provided water, sewer and electric connections at each campsite. We also replaced an old, outdated shower/restroom facility with a new one.

Henry County and the Henry County Public Service Authority used its own staff to oversee all aspects of construction as well as providing some of the labor. The Henry County Parks and Recreation Department manages all aspects of the day to day operations of both the marina and campground. The parks and recreation director is the manager of the marina store and part-time staff operate the store. The parks and recreation maintenance staff handle all of the cleaning and maintenance needs for both facilities.

The Philpott Marina and Group Campground opened on March 31, 2014 to success beyond our expectations. All 42 slips were rented before construction was complete and there were approximately 35 people on a waiting list. We expect all of the slips to be rented for years to come and may consider expanding at some point. The group campground has been a welcome addition with most every weekend rented during camping season as well as a number of weekdays. All of the startup costs have been covered and the marina fund should start building a reserve this upcoming fiscal year.



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# BRIEF SUMMARY PHILPOTT MARINA



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After almost two decades of not having a marina on Philpott Lake, the US Army Corps of Engineers approached Henry County about building and operating a public marina to meet the needs of residents and visitors. Henry County spent several years working on development plans, considering various options for a public marina and finalizing plans to build a first-class marina that would be sustainable for years to come. Time was also spent on securing funding partners and working on lease agreements with the US Army Corps of Engineers for the necessary space.

Henry County partnered with the Harvest Foundation of the Piedmont and the Martinsville – Henry County Economic Development Corporation to secure sufficient funds for the project. Henry County also partnered with the US Army Corps of Engineers to obtain a lease agreement for their property where the marina was going to be built.

Philpott Marina and Group Campground opened on March 31, 2014 to much fanfare and success. All 42 of the boat slips were rented before construction was completed and a significant waiting list is in place. The group campground has been rented virtually every available weekend during camping season and many weekdays. Philpott Lake seen an increase in visitors with people from many states and some foreign countries visiting the marina.



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# PICTURES PHILPOTT MARINA



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# BEFORE





AFTER















