

**SOUTHSIDE PLANNING DISTRICT COMMISSION**  
**Regular Quarterly Meeting**  
**July 28, 2022**

A regular quarterly meeting of the Southside Planning District Commission (SPDC) was held on July 28, 2022 at the Commission's Conference Room, 200 South Mecklenburg Avenue, South Hill, Virginia. Chair Glanzy Spain called the meeting to order at Noon for those wishing to attend in person and virtually utilizing Zoom technology. This meeting was held in person and by electronic communications, via the Zoom electronic platform. The required public notice and receipt of public comments was provided as outlined in the requirements of electronic meetings. This meeting was recorded as required by FOIA for electronic meetings.

Director Gosney called the roll. With a total of 12 Commissioners being present in person, a quorum was met for this meeting.

The Roll Call is as follows:

| <b>BRUNSWICK COUNTY</b>       | <b>Present</b> | <b>Virtual</b> | <b>Absent</b> |
|-------------------------------|----------------|----------------|---------------|
| Bernard Jones, Sr.            | X              |                |               |
| Leslie Weddington – Treasurer | X              |                |               |
| John Zubrod                   | X              |                |               |
| <b>HALIFAX COUNTY</b>         |                |                |               |
| Stanley Brandon               |                |                | X             |
| William Claiborne             |                |                | X             |
| Jerry Lovelace                | X              |                |               |
| Garland Ricketts              | X              |                |               |
| Scott Simpson                 |                |                | X             |
| <b>MECKLENBURG COUNTY</b>     |                |                |               |
| M. J. Colgate                 | X              |                |               |
| Charles Jones                 | X              |                |               |
| Charlie Simmons               | X              |                |               |
| Glanzy Spain - Chair          | X              |                |               |
| Tom Tanner                    |                |                | X             |
| <b>SOUTH BOSTON</b>           |                |                |               |
| Joseph Chandler               | X              |                |               |
| George Leonard – Vice Chair   | X              |                |               |
| <b>SOUTH HILL</b>             |                |                |               |
| Kim Callis                    | X              |                |               |
| Lillie Feggins-Boone          |                |                | X             |
| <b>TOTAL</b>                  | <b>12</b>      | <b>0</b>       | <b>5</b>      |

Staff in Attendance:

Deborah Gosney, Executive Director  
Andy Wells, GIS & Cartography Manager  
Ashleigh Zincone, Senior Community Planner  
Chad Neese, Senior Planner/GIS Specialist  
Erika Tanner, Community Planner I  
Julie Gill, Administrative Assistant  
Stephanie Creedle, Finance Director/HR

Guests in Attendance:

Tom Raab, South Boston Town Manager (virtual)  
Dusty Forbes, Chase City Town Manager (virtual)  
Carl Espy, Halifax Town Manager (virtual)

**PUBLIC COMMENT PERIOD**

Chairman Spain asked for public comments. Hearing none, the public comment period was closed.

**APPROVAL OF THE AGENDA**

UPON MOTION BY JOHN ZUBROD, SECONDED BY KIM CALLIS, THE AGENDA WAS UNANIMOUSLY APPROVED AS PRESENTED.

**EXECUTIVE COMMITTEE REPORT**

Chairman Spain reported that the Executive Committee met immediately prior to this meeting and discussed the Executive Director's annual performance evaluation.

UPON MOTION BY GARLAND RICKETTS, SECONDED BY JOSEPH CHANDLER, THE EXECUTIVE COMMITTEE REPORT WAS UNANIMOUSLY ACCEPTED AS PRESENTED.

**APPROVAL OF MINUTES**

The May 12, 2022 minutes were previously dispensed to members for review.

UPON MOTION BY JOHN ZUBROD, SECONDED BY BERNARD JONES, SR., THE MAY 12, 2022 MINUTES WERE UNANIMOUSLY APPROVED.

**TREASURER'S REPORT**

Treasurer Weddington presented the financial report as of May 31, 2022 as follows: Assets, \$1,411,538.60; Liabilities, \$1,198,674.55; Retained Earnings, \$190,910.23; and Net Balance, \$21,953.82. Expenditures to date totaled \$959,469.72, which is 81.96 percent of the annual budget. The expenditures are on target for FY22.

UPON MOTION BY GEORGE LEONARD, SECONDED BY BERNARD JONES, SR., THE MAY 31, 2022 TREASURER'S REPORT WAS UNANIMOUSLY ACCEPTED.

## **REGIONAL GIS SERVICES**

The PDC has renewed GIS contracts with all three Counties for FY23. SPDC Staff Andy Wells, GIS & Cartography Manager, provided an update on the GIS services that the PDC will be providing as follows:

- Brunswick County Sheriff's Office – To provide certain GIS services and technical assistance to the County's 9-1-1 Center;
- Halifax County – To provide Halifax County with various GIS technical services and parcel mapping services; and
- Mecklenburg County – To provide Mecklenburg County with various GIS technical services for the County's 9-1-1 Center.

## **VDOT SMART SCALE RESOLUTION**

In an effort to demonstrate regional support for all Smart Scale grant applications being pursued by the jurisdictions within our District, the Commission adopted the following resolution of support:

### ***RESOLUTION OF SUPPORT SMART SCALE APPLICATIONS***

***WHEREAS***, in the 2014 legislative session in the Virginia General Assembly passed House Bill 2, now known as Smart Scale, which provided for the development of a prioritization process for projects funded by the Commonwealth Transportation Board; and

***WHEREAS***, the projects submitted by localities within the Southside Planning District address specific needs identified in VTrans, Virginia's multimodal transportation plan; and

***WHEREAS***, all projects are specifically identified in regional plans, such as the Southside Planning District's 2045 Rural Long-Range Transportation Plan, the SPDC's Community Economic Development Strategies project list, and/or VDOT's U.S. 58 Arterial Preservation Plan for the Counties of Brunswick and Mecklenburg; and

***NOW, THEREFORE, BE IT RESOLVED***, that the Southside Planning Commission endorses the following projects located within its jurisdiction as candidates for the Commonwealth Transportation Board's Smart Scale project prioritization process:

- Brunswick County – US 58/Freemans Cross Rd/Reedy Creek Rd Intersection Improvements (RCUT)
- Brunswick County – US 58/Brooks Crossing/Old Stage Rd Intersection Improvements (RCUT)
- Halifax County – Sinai Rd from Westside Dr to Greens Folly Rd Pedestrian Improvements
- Halifax County – Town of Halifax Pedestrian Improvements
- Halifax County – US 501/Sunshine Dr Intersection and Pedestrian Improvements
- Halifax County – Bethel Rd/Cowford Rd Intersection Improvements (Roundabout)
- Mecklenburg County – US 58 BUS/US 15/VA 49 Intersection Improvements (Roundabout)

- *Mecklenburg County – US 58/Cherry Hill Church Rd Intersection Improvements*
- *Town of South Hill – US 58/Old Highway 58/Wells St Roundabout and Connector Road from Cycle Lane to Old Highway 58/High St*
- *SPDC – US 58/Piney Grove Rd Intersection Improvements*

JOHN ZUBROD MADE A MOTION TO APPROVE THE VDOT SMART SCALE RESOLUTION AS PRESENTED. THE MOTION WAS SECONDED BY BERNARD JONES, SR. AND UNANIMOUSLY APPROVED, CONTINGENT UPON LOCAL GOVERNMENT APPROVAL.

### **CEDS RESILIENCY PLAN UPDATE**

SPDC Staff Chad Neese, Senior Planner/GIS Specialist, provided a brief overview of the CEDS Resiliency Plan that is underway, which will be included as an Appendix to the current 2020 – 2025 CEDS. The Resiliency Plan is now a requirement of EDA due to the COVID-19 Pandemic. As directed by EDA, “The CEDS provides a critical mechanism to help identify regional vulnerabilities and prevent and/or respond to economic disruptions. Therefore, embracing economic resilience must be a key component of the CEDS document.” The CEDS Resiliency Plan is targeted for completion by December 31, 2022 and will be presented for adoption at the January 2023 Commission Meeting.

### **REGIONAL AFFORDABLE HOUSING PROGRAM UPDATE**

SPDC Staff Ashleigh Zincone, Senior Community Planner, provided an update on the Regional Affordable Housing Program. The Southside Planning District Commission received a grant award in the amount of \$1,000,000 from the Virginia Housing PDC Affordable Housing Development Program on June 30, 2021. The SPDC will partner with Southside Outreach Group on two housing development initiatives to be completed by June 2024. The first initiative currently underway is to utilize \$250,000 of the grant to provide gap funding for necessary construction costs for the Town of South Boston’s Poplar Creek Affordable Homes Project. Once completed, the Poplar Creek community will include 16 new affordable duplexes totaling 32 one, two, and three-bedroom units. All units will be sold or rented to low-to-moderate income individuals and families whose income is 40%, 50%, and 60% of the area median income.

The second initiative, currently under development, will provide three (3) new affordable homes for first-time homebuyers that are at or below 80% of the area median income and will have a listed sales price at or below the Virginia Housing sales and income limits. One home will be constructed in each county within the SPDC Region (Brunswick, Halifax, and Mecklenburg). First-time homebuyers that are interested in participating in the Program will enroll in housing counseling through the Southside Outreach Group. Following the successful sale of the home, the income obtained from the sale will be placed in the SPDC Housing Assistance Fund and administered by Lake Country Development Corporation. The SPDC Housing Assistance Fund will provide sliding-scale assistance for home improvements to low-income homeowners in the SPDC Region.

## **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Gosney reported on the following:

- Southeast Crescent Regional Commission (SCRC) –The SCRC was established in 2008 to make direct federal investment in the Southeastern United States to have an impact on systemic, persistent poverty in the region; however, the SCRC was never put into operation. In 2019, the SCRC regional network was organized to mobilize regional support and interest in successfully standing up the SCRC. The SCRC's preliminary work had identified over 400 distressed localities in the south, including seven in Virginia. Brunswick and Mecklenburg Counties are two of the seven localities selected. A call was scheduled with Dr. Reed on Tuesday, July 19<sup>th</sup> to chat about the work of the SCRC and particularly the focus on these distressed communities in Virginia.
- Active Projects List – The Active Projects List and "Year in Review" were emailed to Commissioners in advance of the meeting. The Active Projects List details all active projects by County including the updated status of each project. PDC staff assistance was provided in applying for and/or administering these projects. The project pipeline consists of 50 active projects totaling \$99,102,731 in grant dollars received for the three-county region. Of the 50 active projects, a total of 22 grant awards were received in FY22 totaling \$77,453,503.
- Meetings and Conferences – The Executive Director and Staff attended the VAPDC Summer Conference in Staunton, Virginia; the GO Virginia All Hands Meeting at The Prizery in South Boston, Virginia; and the SERDI Annual Training Conference held in Annapolis, Maryland.
- Next PDC Meeting – The next PDC meeting will be the Annual Dinner Meeting, hosted by Brunswick County, on October 27, 2022 at the Brunswick County Conference Center. The speaker will be Renee Haltom, Vice President and Regional Executive at the Federal Reserve Bank of Richmond. We are excited that Brunswick County will be hosting this year and look forward to hearing from County leadership.

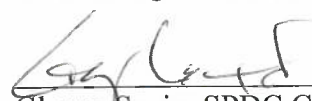

**COMMISSIONER ROUNDTABLE** – Director Gosney announced that the Commissioner Roundtable will be added to the agenda for all future meetings to encourage open discussion of various projects/initiatives across the region that could prove to be beneficial to all.

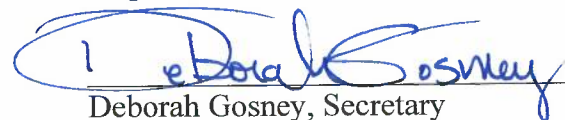
## **OTHER BUSINESS**

There was no Other Business.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 1:10 p.m.

  
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Glanzy Spain, SPDC Chair  
  
George Leathers, Vice

  
\_\_\_\_\_  
Deborah Gosney, Secretary