

17-18 ANNUAL REPORT



SOUTHSIDE PLANNING
DISTRICT COMMISSION

Photo courtesy of Jack Huber

OUR MISSION

The primary objective of the Southside Planning District Commission is to promote the orderly and efficient development of the economic, physical and social fabric of this rural region by assisting local governmental units in developing policies, programs and projects which directly impact the region's economic, physical and social needs.



Gail Moody
Executive Director

Kim Callis
Chairman

The Southside Planning District Commission's staff provides technical and economic development assistance to the local governments and citizens of the Southside Planning District in order to promote the orderly and efficient physical, social, and economic growth of the region. Members of the commission include the Counties of Brunswick, Halifax, and Mecklenburg, the Towns of South Boston and South Hill. The Commission's staff, working in conjunction with local officials, has developed a work program consisting of a wide range of planning activities directed towards identifying and resolving the economic and social deficiencies which seriously affect the District's future well-being and development.





BOTTOM ROW:

Sangi Cooper (Senior Planner)

Gail Moody (Executive Director)

Deborah Gosney (Deputy Director)

MIDDLE ROW:

JoAnne Turner (Planning Technician)

Stephanie Creedle (Finance Director/HR)

Ashleigh Zincone (Senior Planner)

Krystle Connell (Regional Planner)

TOP ROW:

Chad Neese (GIS Planner)

Lisa McGee (Administrative Assistant)

Andy Wells (GIS & Cartography Manager)

SOUTHSIDE PLANNING DISTRICT COMMISSION



The 48th Southside Planning District
Commission Annual Meeting was
held at the Estes Center in Chase
City, VA on October 26, 2017.

ANNUAL MEETING



Plaques were presented to (pictured left to right)

OUTGOING CHAIRMAN BERNARD JONES, SR.

In appreciation for his outstanding leadership and service as Chairman, Vice Chairman and Treasurer.

OUTGOING TREASURER JERRY LOVELACE

In appreciation of his outstanding service and dedication as Treasurer.

DEPUTY DIRECTOR DEBORAH GOSNEY

In recognition of her 30 years employed by the SPDC.

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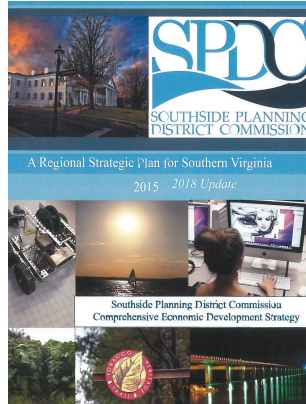
Paul Nichols, Superintendent for Mecklenburg County Public Schools, was the guest speaker. Mr. Nichols spoke on the topic of ever-evolving education and how schools must prepare students for a new workforce to meet the needs of modern employers.



Comprehensive Economic Development Strategy (CEDS)

One of Southside PDC's primary responsibilities as a designated Economic Development District (EDD) by the Economic Development Administration (EDA) is to prepare a CEDS for the region. The CEDS program analyzes a region's economy and serves as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources.

The Southside PDC worked with the CEDS committee and member governments in identifying project priorities – those most needed to fulfill the region's economic development priorities. Public participation opportunities were made available throughout the process of creating the 2018 CEDS update, which included a 30-day public comment period. The 2018 CEDS update was adopted on June 28, 2018.



Floodplain Management Workshop

The Southside PDC hosted a one-day Floodplain Management Workshop in January 2018 in conjunction with the Virginia Department of Conservation (DCR) and Recreation Floodplain Management Program. The goal of the workshop was to introduce local officials involved in floodplain management to the DCR Floodplain Management staff and provide updated training on floodplain management requirements.



Go Virginia Region 3



In August 2017, the GO Virginia Region 3 Council completed its Economic Growth and Diversification Plan, a pre-requisite to receive GO Virginia funds from the State. Region 3's plan identified three critical opportunities for the Southern Virginia region – workforce talent development and recruitment, sectoral development in four target sectors (business services and IT data centers, advanced manufacturing and materials, high-value natural resource products, and health care) and cyber security.

Following the completion of the Plan, the Region 3 Council began receiving proposals to be funded with its approximately \$757,000 GO Virginia per capita allocation. One project was approved for funding in FY18 – the GO TEC Training Program. The project will expand curriculum offered by six higher education partners in Southern Virginia, build a regional training system of scale for careers in IT and focused areas in advanced manufacturing, and develop a pipeline beginning in middle school to increase the number of students entering areas of need – Precision Machining, Welding, IT/Cyber Security, Robotics, Automation & Mechatronics and Advanced Materials.

GO Virginia is a business-led, Commonwealth-supported initiative formed in 2016 to generate private sector growth and job opportunities by encouraging strategic, job-focused collaboration among business education, and local government.

The Southside PDC serves as the Support Organization and Fiscal Agent for the GO Virginia Region 3 Council.

GRANT WRITING

Economic Development Administration (EDA)

South Hill Northeast Sewer Collection Project –

Funds will be used for wastewater system improvements in the northeast section of the Town of South Hill.

Tobacco Indemnification and Community Revitalization (TICR)

Southern Virginia Food Hub – Funds will be used for the purchase of equipment for the Southern Virginia Food Hub located in downtown South Hill. The Food Hub will partner with local farmers and food entrepreneurs by offering a unique “Farm to Table” marketplace in Southern Virginia and a commercial kitchen. Applications for matching funds to Rural Development (RBEG), DHCD (IRF) and DHCD (Local Innovation), VEDP Brownfield Fund and VDAC Rural Rehab Trust Funds.

Stage Stores Distribution Center Acquisition Project

– Funds will be used to assist with the acquisition of the Stage Stores, Inc. Distribution Center. In September 2017, Stage Stores announced it would close its distribution center in South Hill by the end of January 2018, adversely affecting 100 employees.

United States Department of Agriculture (USDA) Rural Development Program

Halifax County Service Authority Sludge Disposal

Evaluation Study – Funds will be used to evaluate alternative sludge disposal options to replace/augment their current landfilling disposal practices.

Virginia Department of Housing and Community Development (VDHCD)

Chase City Endly Street Community Project – Phase II Planning Grant

La Crosse Pine Street Community Project Planning Grant

Clarksville Shiney Rock Road Project Planning Grant

Virginia Department of Housing and Community Development's Telecommunication Grant Program

Buggs Island Telephone Coop Fiber Project – Funds will be used to extend fiber broadband to Great Creek Landing, a remote rural residential underserved area in southeastern Mecklenburg County.

Virginia Department of Housing and Community Development's Industrial Revitalization Fund (DHCD) (IRF)

John Randolph Hotel Redevelopment Project – Funds will be used to assist with the redevelopment of the former, historic John Randolph Hotel at 327 Main Street into a boutique hotel with 27 rooms, a restaurant, a rooftop bar, and a gift shop. Additional funds received from the Tobacco Indemnification and Community Revitalization Economic Development Pool.

Virginia Department of Transportation TAP Program

Brodnax Depot Renovation Project – Funds will be used to purchase and renovate the vacant railroad Depot located in downtown Brodnax to serve as a Trailhead to support the Tobacco Heritage Trail.

Lawrenceville Heritage Trail Park Trail Head Ramp and Tobacco Heritage Trail Extension – Funds will be used to create a new pedestrian concrete access underneath the Route 46 Bridge, which directly connects the Trail located on South Street to the Tobacco Heritage Trail. Additional funds will be used to purchase 44 acres of land to extend that recently constructed 17 mile Tobacco Heritage Trail in Brunswick County.

Lawrenceville Sharp Street - Funds will be used to rebuild the existing sidewalks located along both sides of Sharp Street and to install underground service to 10 new decorative streetlamps.

Tobacco Heritage Trail (Alberta Segment) – Funds will be used for engineering design of a 5.2 mile segment from Alberta to Danielstown and construction of a 0.6 mile segment from the Alberta Caboose to Alberta School Park located in downtown Alberta.

Halifax Streetscape Extension Project – Funds will be used to extend decorative street lighting, pedestrian crosswalks, signage, and landscaping that will surround the Halifax County War Memorial connecting the northern quadrant of the Halifax Courthouse Square along Mountain Road, Maple Avenue, and North Main Street toward Church Street, including Houston Street.

Halifax County Tobacco Heritage Trail Extension – Funds will be used to assist with the completion of the first phase of a three-phase Tobacco Heritage Trail extension. This phase will include construction of 1.6 miles from the current termini of the THT at Berry Hill Plantation and end at Mirey Creek. This is a continuation of an existing trail in the Town of South Boston/Halifax County.

*Photo Courtesy of
Twin Cedars Images*

PROJECT COORDINATION

- **Boydton Industrial Park Expansion Project** for the purchase of additional acreage to expand the Industrial Park for future development.
- **Boydton Wastewater Improvement Project** to upgrade the Town's wastewater treatment plant due to the expanding Microsoft Data Center, the development of the proposed Heavy Industrial Site at the location of the demolished Virginia Department of Corrections Mecklenburg Maximum Security Facility, and other light industrial growth.
- **Brodnax Water System Improvement Project** to improve the Town's antiquated and inefficient water distribution system benefiting both in-town and out-of-town water customers.
- **Brunswick County Alvis Road Housing Rehabilitation Project** for housing rehabilitation, housing reconstruction, demolition of vacant dilapidated buildings, and neighborhood cleanup.
- **Brunswick County Byways Visitors And Interpretive Center** for the construction of a comprehensive tourist welcome center with interpretive exhibits, maps, brochures and restrooms at a facility on Christanna Highway to serve Virginia Byways 46 and State Route 626/903.
- **Brunswick County Flat Rock Road** for housing rehabilitation, housing reconstruction, demolition of vacant dilapidated buildings, and neighborhood cleanup.
- **Chase City Washington Street Community Improvement Project** for housing rehabilitation, housing reconstruction, demolition of vacant dilapidated buildings and utility improvements.
- **Clarksville Burlington Brownfield Project** to complete Phase I and/or Phase II site assessment on the former Burlington Industries Textile property.
- **Clarksville Planter's Tobacco Warehouse Redevelopment** to redevelop the former Planter's Tobacco Warehouse into a multi-use facility with apartments and a restaurant.
- **Clarksville Southwest Downtown Community Improvement Project, Phase 2** for housing rehabilitation, replacement of sewer lines and laterals and construction of new sidewalks.
- **Halifax County Service Authority Sutphin Interceptor/Cowford Road Sewer Project** to regionalize the sewer service in Halifax County.





- **Highway 49 Skipwith Housing Rehabilitation Project** for housing rehabilitation, substantial reconstruction, demolition of vacant dilapidated structures and neighborhood cleanup.
- **La Crosse Hotel Renovation Project** for the interior renovations of the facility to be utilized as a trailhead facility, visitor information center, transportation museum and as a rail passenger station for the future Southeast High Speed Rail.
- **Lambert Road Housing Rehabilitation Project** in Mecklenburg County for housing rehabilitation, substantial reconstruction, demolition of vacant dilapidated structures and neighborhood clean-up.
- **Lawrenceville Downtown Improvement Project** to assist with façade improvements to downtown buildings, site improvements, acquisition and marketing. Phase II will relocate overhead utilities and install street lighting.
- **Lawrenceville Sidewalk Project** to replace sidewalks along both sides of North Main Street from the Railroad Street Bridge to Hicks Streets through various local and state funding sources.
- **Mecklenburg County Shell Building Project** that includes the construction of an expandable 50,000 SF shell building on a 10-acre site in the Roanoke River Regional Business Park.
- **Microsoft Ridge Road Upgrade Project** for the upgrade of Ridge Road which is currently being used as an alternate entrance into the Boydton Plank Road Industrial Park, home to Microsoft.
- **South Hill Streetscape Project, Phase IV** for the removal of three utility poles and the installation of underground service to 15 new decorative streetlamps with LED fixtures, sidewalk improvements and the installation of curb and gutter.
- **South Hill West Main Street Community Improvement Project** for housing rehabilitation, substantial reconstruction, utility and drainage improvements and the demolition of vacant, dilapidated structures.
- **Virginia's Growth Alliance (VGA) Entrepreneurship Initiative** for the development of an entrepreneurial web portal, educational assistance, micro-lending pool and marketing assistance.

GIS/PLANNING LOCAL TECHNICAL ASSISTANCE



Southside PDC has provided technical assistance to many of our local governments during 2017-18 including:

- Continued to maintain and update the Tobacco Heritage Trail system webmap:
<http://tobaccoheritagetrail.org/plan-your-trip/trail-webmap/>
- Continued to maintain and update the Tobacco Heritage Trail Administrative webmap to assist SPDC/THT staff with Tobacco Heritage Trail operations and grant projects. This webmap includes information such as trail segment ownership, tax parcels, and infrastructure locations.
- Continued to explore online and publicly available GPS data generated by mobile apps to see where people in the region are biking, walking and running in preparation of creating an updated and consolidated bicycle and pedestrian plan for Planning District 13.
- GIS Technical Assistance to Halifax County, Brunswick County and Mecklenburg County.
- Posting 2018 CEDS Update on PDC website and maintained new website dedicated to the CEDS www.sovaeconomy.com.

Opportunity Zones Announced

Governor Northam announced the nomination of 212 Opportunity Zones to the U. S. Department of Treasury. This represents the maximum number of zones the Governor may nominate under the new federal tax tool that targets low-income census tracts.

“Opportunity zones are an important federal tool to spur vitality in economic growth in communities across Virginia and we are committed to using them fully in this administration,” said Governor Northam

Six zones in the Southside PDC region were nominated; one in Brunswick County, three in Halifax County and two in Mecklenburg County.



Lake Country Development Corporation

The Commission assists with the ongoing economic development efforts within the District. Lake Country Development Corporation (LCDC) provides low-interest financing for local economic development needs through 3 revolving loan funds: 1) EDA RLF, 2) USDA Intermediary Relending Program, and 3) LCDC Microlending Program. The Commission's Deputy Director and Senior Planner are responsible for coordinating and disseminating the information and resources necessary to effectively manage this

program. Since 1981, LCDC's EDA RLF has closed 53 EDA loans, 3 IRP loans, and 2 Microloans resulting in the retention of 98 jobs and the creation of 1,659 jobs. Approximately \$9.4 million in EDA revolving loan funds has been leveraged with \$10.6 million in local match or other public funding and \$46 million in private funding or new equity resulting in a leveraging ratio of 5 private dollars to 1 federal dollar. LCDC currently has 7 active loans. One of the 7 active loans is a microloan from LCDC's new Microlending Pool for loan requests under \$40,000.



COMMISSION MEMBERS AND LOCAL GOVERNMENTS

(SERVED FROM JULY 1, 2017 – JUNE 30, 2018)

BRUNSWICK COUNTY

Garland Baird*
Frederick Harrison, Sr.
Bernard Jones, Sr.*
Leslie Weddington, Treasurer*
John Zubrod

HALIFAX COUNTY

Stanley Brandon
William Claiborne
Laurietta Faulkner
James Halasz
Jerry Lovelace
David Martin
Garland Ricketts*
Dennis Witt, Vice Chairman*

TOWN OF SOUTH BOSTON

Michael Byrd
George Leonard*
Coleman Speece*
Ernest Vass

TOWN OF SOUTH HILL

Kim Callis, Chairman*
Lillie Feggins-Boone
Lisa Jordan

MECKLENBURG COUNTY

M. J. Colgate, Jr.
Gregg Gordon*
Andy Hargrove
Landon Hayes, Jr.
Angie Kellett
Charlie Simmons*
Glanzy Spain, Jr.*
Dan Tanner, Jr.

Counties of Brunswick, Halifax and Mecklenburg

Town of South Boston – Town of South Hill

Towns of Alberta, Boydton, Brodnax, Chase City,
Clarksville, Halifax, LaCrosse, Lawrenceville, Scottsburg, and Virgilina

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