



2022-2023 | ANNUAL REPORT



Deborah Gosney
Executive Director



Tom Tanner
Chair

OUR MISSION

The mission of the Southside Planning District Commission is to promote the orderly and efficient development of the physical, social, and economic elements of its region by assisting local governmental units in developing policies, programs, and projects which serve their individual needs and collective interests.

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 region's future well-being and development.

COMMISSION MEMBERS

**Counties of
Brunswick, Halifax,
and Mecklenburg
Towns of South Boston
and South Hill**

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

ABOUT OUR STAFF

Deborah Gosney

Executive Director

Andy Wells

Director of Local Services

Leslie Kubasek

Finance & HR Director

Ashleigh Zincone

Senior Community Planner

Sangi Cooper

Senior Community Planner

Chad Neese

*Senior Planner/
GIS Specialist*

Erika Tanner

Community Planner I

Magen Long

Administrative Assistant

Ann Taylor Wright

CTW Consulting LLC



Stephanie Creedle, Finance & HR Director receiving
SPDC Retirement Resolution



Past Chair Kim Callis
receiving VAPDC President Award

CEDS COMMITTEE

MARY JANE ELKINS

Director of Institutional
Advancement
Southside Virginia Community
College Foundation

MARK ESTES

Executive Director
Halifax County
Service Authority

LATONYA SADLER HAMILTON

Director of Tourism
Halifax County

TODD HOWELL

VP of Professional Services
VCU Health Community
Memorial Hospital

LAUREN MATHENA

Director of Economic Development
& Community Engagement
MBC & SOVA Innovation Hub

MITZI MCCORMICK

President & CEO
Halifax County Chamber of Commerce

PAUL NICHOLS

GoTech Board Vice Chair

CHAD PATTON

Dean of Career & Occupational Technology
Southside Virginia Community College

ALFREDA REYNOLDS

Director of Economic Development
Brunswick County

JEREMY SATTERFIELD

Manager of Virginia TechSpark
Microsoft

TOM TANNER

Business Owner & Chair, SPDC

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) 2020-2025

As part of the annual review process the CEDS Committee recommended, and the SPDC adopted, revisions to numerous goals, objectives, actions, and performance measures within the Plan during 2023. The result is a more focused and structured framework from which the next steps are identified, and progress can be tracked on an annual basis.

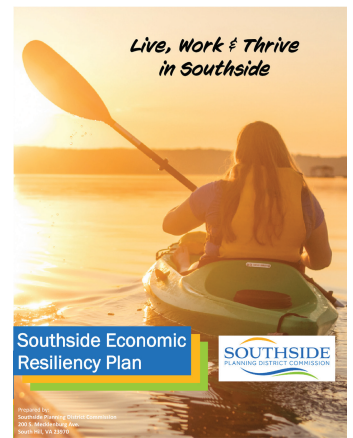
Comprehensive Economic Development Strategy (CEDS)



Brunswick - Halifax - Mecklenburg | 2020-2025

SOUTHSIDE ECONOMIC RESILIENCY PLAN

In response to the disruption created by the COVID-19 pandemic, the CEDS Committee created the Southside Economic Resiliency Plan to help foster a more resilient community moving forward. Implementing the identified actions within the Plan will better position the region and communities to anticipate, withstand, and bounce back from shocks, disruptions, and other stressors that impact our systems.



Southside Economic
Resiliency Plan

SOUTHSIDE
PLANNING DISTRICT COMMISSION

LAKE COUNTRY DEVELOPMENT CORPORATION



was formed in 1981 as a private, non-profit 501(c)(3) corporation responsible for the administration of revolving loan funds to promote job creation in the Southside Planning District Region. Loan funds are provided to qualifying companies locating or expanding in the three-county region.

COVID EMERGENCY LOAN FUND

The Micro-Loan Pool was amended to accommodate the special needs of small businesses during the COVID-19 Pandemic. A total of ten (10) loans were made, and four (4) loans are currently active.

TOTAL JOBS
CREATED

1,858

TOTAL JOBS
RETAINED

144

TOTAL LCDC
FUNDS LOANED

\$10,437,319

MATCHED PRIVATE FUNDS

\$48,430,608



TOBACCO HERITAGE TRAIL MANAGEMENT SERVICES

The Tobacco Heritage Trail - (THT) is a system of primarily off-road multi-use trails built on abandoned railroads. For twenty years, SPDC has been an important, but unofficial partner with Roanoke River Rails-to-Trails, Inc. (RRRT), the non-profit organization that owns and operates the THT system. SPDC has provided grant administrative services, technical assistance, office resources, fieldwork, and GIS mapping for the THT since its inception.

Over the years, the RRRT has mostly self-managed the THT with assistance from SPDC. Beginning July 2022, SPDC entered into an official agreement with RRRT, to provide management services for the THT. Under this agreement, SPDC staff now officially act as the management staff for the THT. Since that time, SPDC has streamlined trail management processes, improved public relations, created a new website, updated the THT Master Plan, recruited volunteer help, planned upgrades and repairs throughout the system, and much more. The agreement was renewed for Fiscal Year 2024 and has been a great partnership.

LAKE GASTON 911 TASK FORCE

Dock Number Assignment Project



For the past several years, SPDC has provided GIS technical assistance to the Lake Gaston 911 Task Force, an organization dedicated to improving emergency response on Lake Gaston. Recently, SPDC entered into an agreement to assign dock numbers to each of the approximately 6,000 docks around Lake Gaston. This multi-year project aims to install number signs on each dock, to help those who are

calling 911 better identify their location.

SPDC created the numbering system and is working with the Task Force as they approach each subdivision along the lake. This includes providing spreadsheets and maps of the dock locations for each subdivision, as well as working with each of the five surrounding 911 PSAPS to ensure they have the correct corresponding data in their dispatch systems. At the time of this report, approximately six months into the project, nearly 600 dock signs have been installed or are in the process of being installed.

PROJECT COORDINATION

During FY23, a total of 20 grant applications were awarded totaling \$18,693,808.82. The project pipeline overall consists of 60 projects actively being managed by SPDC staff totaling \$134,183,281 in grant/loan dollars received for the three-county region.

FY23 APPROVED PROJECTS

PROJECT NAME	APPLICANT	FUNDING AGENCY	GRANT AMOUNT
SPDC EDA Planning Grant	Southside PDC	EDA	\$ 210,000
B Street Neighborhood Project- Phase 1	Chase City	DHCD	\$ 1,500,000
Township Road Housing Rehab Project	Brunswick County	DHCD	\$ 1,250,000
Banister Town Targeted Site Housing Rehab Project	Town of Halifax	DHCD	\$ 798,845
Westside Village MH Redevelopment Planning Project	South Boston	DHCD	\$ 50,000
John Randolph Hotel Redevelopment Project	South Boston IDA	DHCD	\$ 3,000,000
B Street Neighborhood Planning Project - Phase 2	Chase City	DHCD	\$ 15,000
Nicks Lane Neighborhood Planning Project	South Hill	DHCD	\$ 50,000
Regional Housing Market Analysis	Southside PDC	DHCD	\$ 60,000
Brunswick County Produce Project	Brunswick County IDA	TRRC	\$ 500,000
Sledge & Barkley Redevelopment Project	Brunswick County IDA	TRRC	\$ 437,000
SOVA Innovation Hub Campus Project	SOVA Hub	TRRC	\$ 400,000
VGA Regional Site Development Project	Mecklenburg County	TRRC	\$ 602,210
Clarksville Sewer Improvement Project	Clarksville	DEQ	\$ 492,375
Sycamore & Howerton Sanitary Sewer Extension Project	South Hill	DEQ	\$ 492,580
Sledge & Barkley Redevelopment Project	Brunswick County	DHCD	\$ 63,000
Tobacco Heritage Trail Online Web Map	Southside PDC	NPS	\$ 9,100
Sledge & Barkley Redevelopment Project	Brunswick County	VH	\$ 150,000
Regional Fiber Broadband Project Phase 2	Southside PDC	DHCD	\$ 8,556,028.82
Southside Regional Opioid Abatement Assessment Project	Brunswick County	OAA	\$ 57,670

DHCD — Department of Housing and Community Development
 DEQ — Department Environmental Quality
 EDA — Economic Development Administration
 NPS — National Park Service

OAA — Opioid Abatement Authority
 TRRC — Tobacco Region Revitalization Commission
 VH — Virginia Housing

FY23 COMPLETED PROJECTS

PROJECT NAME	APPLICANT	FUNDING AGENCY	GRANT AMOUNT
Brodnax Town Park Improvement Project	Brodnax	DCR-VOF	\$ 25,000
Brunswick County Merchants Assistance Program	Brunswick County IDA	DHCD-BDRG	\$ 88,000
Lawrenceville Downtown Revitalization Project, Phase II	Lawrenceville	TEA-21	\$ 276,002
Brunswick County Sledge and Barkley Brownfield Project	Brunswick County IDA	VEDP-VBAF	\$ 50,000
Halifax County Small Business Recovery Assistance Project	South Boston	DHCD-CDBG-SBRAAF	\$ 660,000
Clarksville Water Treatment Plant Planning Project	Clarksville	RD-SEARCH VH	\$ 30,000
South Hill Facade and Building Up-Fit Incentive Program	South Hill	DHCD-BDRG	\$ 50,000
Chase City Garrett Building Feasibility Study Planning Project	Chase City	DHCD-IRF	\$ 31,500
Mecklenburg County Kinderton Technology Campus Due Diligence	Mecklenburg	TRRC	\$ 28,000
Chase City Lee Building Brownfield Project	Chase City	VEDP-VBAF	\$ 50,000
Chase City Lee Building Community Impact Study	Chase City	VH	\$ 20,000
Chase City Mecca Theatre Preliminary Architectural Report	Chase City	DHCD-IRF	\$ 100,000
Mecklenburg County Housing Rehab Needs Assessment	Mecklenburg	DHCD-CDBG-PG	\$ 20,000
South Hill Welcome Back to Business Initiative	South Hill	DHCD-BDRG	\$ 75,000
SPDC FY-2020 Rural Transportation Planning Work Program	SPDC	VDOT-WP	\$ 72,500
SPDC Regional Flood Resilience Planning Initiative	SPDC	DCR	\$ 135,000

DHCD-BDRG — Department of Housing and Community Development - Business District Resurgence Grant

DHCD-CDBG-PG — Department of Housing and Community Development - Community Development Block Grant-Planning Grant

DCR — Department of Conservation and Recreation

DCR-VOF — Department of Conservation and Recreation - Virginia Outdoors Fund

DHCD-IRF — Department of Housing and Community Development - Industrial Revitalization Fund

DHCD-CDBG-SBRAAF — Department of Housing and Community Development -Community Development Block Grant -Small Business Recovery Assistance Fund

TEA-21 — Department of Transportation - Transportation Equity Act for the 21st Century

TRRC — Tobacco Region Revitalization Commission

RD-SEARCH — US Department of Agriculture, Rural Development - SEARCH Grant

VEDP-VBAF — Virginia Economic Development Partnership - Virginia Brownfields Assistance Fund

VH — Virginia Housing

VDOT-WP — Virginia Department of Transportation-Rural Transportation Planning Work Program

During FY23, a total of
16 grant applications
were completed totaling

\$1,711,002.00

HIGHLIGHTED PROJECTS



Regional Fiber Broadband Project

Southside PDC in partnership with EMPOWER Broadband, Brunswick County, Charlotte County, Halifax County, and Mecklenburg County, is in the second year of implementation of the Phase 1 Southside Regional Fiber Broadband Project; a total of \$69,431,635 of VATI Grant funds were awarded. As of July 2023, one year after contract execution, 244 miles of fiber has been installed, connecting 471 subscribers to broadband internet. All engineering and design for the project are scheduled to be completed by the end of 2023. Project activities are estimated to be complete on 07/22/2025 with a total project cost of \$154,109,190.

Southside PDC, in partnership with EMPOWER Broadband, Brunswick County, Charlotte County, Greenville County, Halifax County, and Mecklenburg County, has been awarded an additional \$8,566,028.84 for Phase 2 of the Regional Fiber Broadband Project. Phase 2 will extend fiber into additional eligible areas within the Phase 1 footprint and also extend fiber in Greenville County. Prior authorization for engineer/design and material orders has been approved, and all contract negotiation activities are complete. It is anticipated that the project will be under contract with DHCD in October 2023. It is proposed that Phase 2 will install 545 miles of fiber, connecting 2,884 customers to fiber broadband, a total project cost of \$30,233,317.00.

Southside PDC Regional Affordable Housing Program

In 2021, Southside PDC was awarded \$1,000,000 from the Virginia Housing PDC Affordable Housing Development Program. Southside PDC has partnered with Southside Outreach Group on two housing development initiatives expected to be complete in June 2024. The first initiative allocated \$250,000 which served as gap funding needed to complete the Poplar Creek Homes Project. The Poplar Creek Homes community includes sixteen (16) new affordable duplexes totaling thirty-two (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's median income. A ribbon cutting and open house for Poplar Creek Homes was held on June 13, 2023.

The second initiative, currently under development, will provide three (3) new affordable homes for first-time homebuyers who 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 Southside PDC region (Brunswick, Halifax, and Mecklenburg). A buyer has been identified, and bids have been accepted to construct a house in South Boston, which will be the first home constructed under the first-time homebuyer program. First-time homebuyer participants and properties are being sought in Brunswick and Mecklenburg Counties. Participating first-time homebuyers will be enrolled in housing counseling offered through Southside Outreach Group. Following the successful sale of the home, the income obtained from the sale will be placed in the Southside PDC Housing Assistance Fund and administered by Lake Country Development Corporation. The Housing Assistance Fund will provide sliding-scale assistance to low-income households throughout the region.



PHASE 1



Photo Credit: SOVA Innovation Hub

SOVA Innovation Hub Project

In 2017, Microsoft Philanthropies selected Mecklenburg, Halifax, Charlotte, Lunenburg, and Brunswick counties to be a part of the new Microsoft TechSpark program designed to support job creation through digital skills and digital transformation. The vision for the SOVA Innovation Hub was created in 2018 by Mid-Atlantic Broadband (MBC) Communities Corporation (MBC) and Microsoft to be a regional connector of people, partners, and programs as Microsoft TechSpark's signature project. Ground was broken and construction of the SOVA Innovation Hub 13,000 square foot building began October 2019 on the site of a former tobacco warehouse in downtown South Boston. Construction was completed December 2020, and the building welcomed its first coworking members in February 2021. The Hub's co-working space includes options for private offices, dedicated desks, monthly flex space or daily flex space. Amenities available include high-speed Wi-Fi, a reception area, a kitchenette, outdoor patio workspace with Wi-Fi, free parking, phone booths, meeting/training space, and wellness/mother's room.

Phase 2 of the SOVA Innovation Hub Project is to redevelop a 13,000 square foot building adjacent to the existing SOVA Innovation Hub building. The renovated space will include four key components: digital maker space, community spaces, coworking offices, and outdoor spaces. Southside PDC staff assisted in the preparation and submission of the EDA ARPA application totaling \$2,948,738 which was submitted on 03/31/22. A companion application was submitted to the Tobacco Commission on 10/20/22 totaling \$400,000 that was approved on 01/06/23. The EDA ARPA application was denied; however, a follow-up application was submitted on 12/15/22 totaling \$1,255,556 to the EDA EAA Public Works Program which was approved on 09/12/23. The project will bolster small business development in the region resulting in the estimated creation/retention of 130 jobs and \$1.1 million in private investment. Entrepreneurship will be fostered through increased access to technology, collaboration among peers, and hands-on training opportunities.

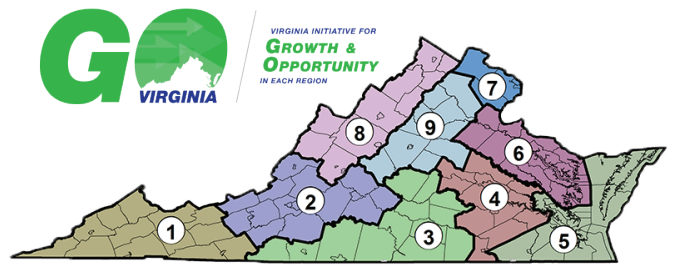
PHASE 2



Photo Credit: SOVA Innovation Hub

Go Virginia Region 3

Growth and Opportunity Virginia (GO Virginia) is an initiative by Virginia's senior business leaders to foster private-sector growth and job creation through state incentives for regional collaboration by business, education and government. Southside PDC serves as the Support Organization and Fiscal Agent for GO Virginia Region 3. Region 3's footprint incorporates the geographic boundaries of three PDC's – West Piedmont PDC, Southside PDC and Commonwealth Regional Council. These three PDC's collectively cover 13 counties (Amelia, Brunswick, Buckingham, Charlotte, Cumberland, Halifax, Henry, Lunenburg, Mecklenburg, Nottoway, Patrick, Pittsylvania and Prince Edward) and two cities (Martinsville and Danville). The GO VA Region 3 website is www.govirginia3.org.



A total of 22 projects have been funded with GO Virginia grant dollars. Of those, 14 projects are being actively managed while 8 projects have been closed out. **A total of five (5) projects were funded in FY23 as follows:**

Commonwealth Regional Council Redo (CRC)

Subgrantee - Commonwealth Regional Council
Grant Awarded \$65,000

The Commonwealth Region Council (CRC) member localities of Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward Counties, and Longwood University have joined together to develop a business plan that includes strategic goals, priorities, focus points and areas of support for the CRC footprint. This will enable the region to better align with current members' goals, reflect changes in the economic development landscape, and launch a Regional Economic Development Organization (REDO) in an effective, sustainable manner.



Photo Credit: GO TEC courtesy of GO VA Region 3.

Great Opportunities in Technology and Engineering Careers (GO TEC®) Virginia 2025

Subgrantee - Institute for Advanced Learning & Research (IALR) - Grant Awarded \$3,474,821

Great Opportunities in Technology and Engineering Careers (GO TEC®) Virginia 2025 is a strategic talent pipeline initiative designed to attract new companies and grow existing businesses in targeted traded sectors across multiple GO Virginia regions based on aligned economic development interests. Within three years, GO TEC Virginia will create up to 3,400 new jobs with average salaries of \$42,500 and a potential for more than \$800 million in new investment in the Commonwealth.

Patrick & Henry Community College Expansion of GO TEC (Welding Instructor)

Subgrantee - Patrick & Henry Community College
Grant Awarded \$118,545

P&HCC seeks to expand current training opportunities in welding to include high school dual enrollment opportunities to grow the pipeline of trained welders. P&HCC plans to enroll and train a total of 27 students in two years. Students participating in the new dual enrollment welding opportunity will have the opportunity to earn a Career Studies Certificate (CSC) in welding if they complete two full years of dual enrollment credit and the opportunity to earn up to three (3) certifications through the American Welding Society (AWS).

Southside Virginia Community College (SVCC) Expansion of GO TEC (Mechatronics Instructor)

Subgrantee - Southside Virginia Community College
Grant Awarded \$137,732

This project will support the GO TEC Pathways program delivery by Southside Virginia Community College (SVCC) on behalf of four (4) school divisions located in Region 3's northern sub region. SVCC is experiencing a positive enrollment trend which will require a full-time salaried instructor at the John H. Daniel Campus in Keysville. This instructor will be responsible for Mechatronics(s) instruction to dual enrollment high school students as part of the GO TEC Pathways program. [*Mechatronics combines mechanics, electronics, robotics, and computer-related subjects.]

Virginia's Growth Alliance (VGA) Site Development Project

Subgrantee - Virginia's Growth Alliance (VGA)
Grant Awarded \$326,225



The objective of this project is to increase the marketability of industrial sites across the region to encourage selection by high value companies. GOVA funding will up-tier four sites shown to have the most potential for selection by prospective business/industry. SPDC staff provided grant writing services for the project.

FY23 ANNUAL DINNER MEETING



Left: Senator Frank Ruff & Right: William Curtis



Left: Angie Kellett & Right: Alfreda Jarrett Reynolds



Chad Neese, Sr. Planner receiving 5-years service award



Left: Keli Reekes & Right: Leslie Weddington



Deborah Gosney Executive Director receiving 35-years service award



Delegate Tommy Wright



Left to Right: Mike Dotty, Tammy Manning & Kim King

SOUTHSIDE PDC STAFF



SPDC Staff Left to Right: Andy Wells, Chad Neese, Ashleigh Zincone, Deborah Gosney, Stephanie Creedle, Sangi Cooper, Erika Tanner



COMMISSION MEMBERS

**SPDC Executive Board*

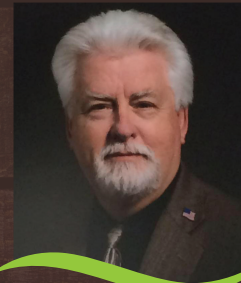
BRUNSWICK COUNTY



Bernard Jones, Sr.



Leslie Weddington*
Treasurer



John Zubrod

HALIFAX COUNTY



Stanley Brandon



William Claiborne



Gerald Lovelace
"Jerry"



Garland Ricketts*



Scott Simpson

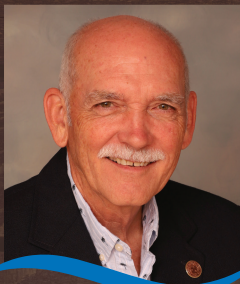
MECKLENBURG COUNTY



Tom Tanner*
Chair



M.J. Colgate



Charles Jones



Charlie Simmons



Claudia Lundy

TOWN OF SOUTH BOSTON



Joseph Chandler, III



George Leonard*
Vice Chair

TOWN OF SOUTH HILL



Lillie Feggins-Boone



Kim Callis*
Past Chair