



SOUTHSIDE PLANNING
DISTRICT COMMISSION

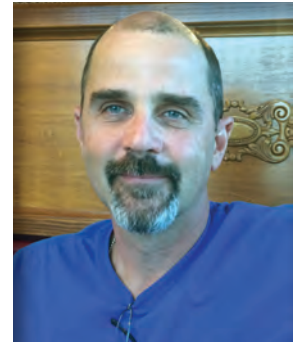
2014 ANNUAL REPORT

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.

From the Chairman

I am proud to present the first published Annual Report of the Southside Planning District Commission. We have highlighted key projects which have contributed greatly to the overall health of the region in the FY2014 Program Year. The PDC continuously strives to provide the highest level of service to our member jurisdictions.



As regional collaborators, the Southside Planning District Commission works hard to represent the interests of all localities, as in matters such as Rural Transportation, Water Quality Planning, Hazardous Mitigation, Housing and Community Development and Economic Development. The Commission continues to succeed in the field of grantsmanship with approximately \$85,000,000 in active projects throughout the region.

Without assistance from the Commission's staff, our member jurisdictions might not be able to pursue projects that enhance the quality of life in their communities. As we move into 2015, the Southside Planning District Commission remains committed to assisting communities in the region with their goals that result in a better quality of life for citizens.

Gregg Gordon, Chairman

From the Executive Director

Looking back over the past year, the Southside Planning District Commission can be proud of its many accomplishments. We are currently closing out several “Stimulus” projects funded in the region through the “Recovery Act”. From the Halifax County Service Authority Wastewater Project to the Tobacco Heritage Trail, these projects are great examples of regional collaboration which will provide long lasting economic opportunities for our communities.



I am proud of our staff and the excellent work they do. In the field of grant preparation, our staff is committed to helping our communities pursue opportunities to strengthen our region’s economic future. Each staff member performs assignments with personal commitment and the desire to assist our communities in achieving their goals for a brighter future.

Several staff members have reached notable milestones at the Commission. Deborah Gosney has been with the Commission for 26 years followed by Ashleigh Zincone and Joanne Turner for 15 years. Andy Wells has been with us for 11 years. Thank you for your continued service!

In FY2015, we will be celebrating 45 years of regional cooperation and planning. We eagerly await the challenges to come and welcome the opportunity to build on the superb foundation laid over our first 45 years of operation.

Gail P. Moody, Executive Director

COMMUNITY DEVELOPMENT/ HOUSING



South Hill Farmers Market Pavilion

The Town of South Hill was awarded a Rural Development grant in April 2014 to construct a third pavilion at the Farmers Market. An additional pavilion will provide a direct marketing opportunity for farmers and vendors to offer fresh produce and specialty goods to the community.

Pine Height Trail Housing Rehabilitation Project

In July 2012, Halifax County received a Community Development Block Grant for the Pine Height Trail Housing Rehabilitation Project. The project was completed in June 2014. Eighteen homes were rehabilitated and three substantially reconstructed, serving 52 LMI persons.

Halifax County Urgent Needs Project

Halifax County experienced two tornado events, the first occurring on April 16, 2011 and the second on April 27, 2011. A total of 38 homes were damaged of which 13 were destroyed and 9 sustained major damages. The National Weather Service (NWS) verified both massive destructive storms as being EF2 tornadoes. The Southside PDC assisted Halifax County with a grant from VDHCD in 2012 in response to these events. The project was completed in March 2014 and served four low- and moderate-income households whose homes were destroyed by the tornadoes.

Rural Development – Active Projects



- Chase City and Clarksville Sewer System Improvement Projects
- Maple Avenue Wastewater Project – Halifax County Service Authority
- South Hill Farmers Market Pavilion



Lawrenceville Turntable Park & Outdoor Center Community Improvement Project

The Southern States Building in Lawrenceville will be renovated in phases with the end result having space for various vendors and a trailhead and restrooms for users of the Tobacco Heritage Trail. The first phase consists of:

- Renovating a section of the existing Southern States Building to include new restrooms.
- Installation of new asphalt shingles on the roof.
- Construction of a handicap ramp.

The SPDC was instrumental in obtaining the funding for this project through the Tobacco Commission and CDBG grants.

Boydton Hull Street Housing Improvement Project

In March 2011, the Town of Boydton received CDBG funding for the Hull Street Housing Improvement Project. The project has been divided into two funding phases.

- **Phase 1** – Completed in July 2013. Served 16 households. Fourteen homes rehabilitated. Two substantially reconstructed.
- **Phase 2** – Scheduled for completion in December 2014. Will serve three households. Two will be substantially reconstructed. One rehabilitated. And, 1,108 LF of gravity sewer will be rehabilitated and 1,046 LF of new gravity line will be installed with manholes, clean-outs and related appurtenances.



VDHCD Community Improvement Grants – Active Projects

- Alberta-Lawrenceville Regional Utility Consolidation Project
- Lawrenceville Downtown Project
- Brunswick County Simmons Drive Comprehensive Project
- Lawrenceville Turntable Park & Outdoor Center Project
- Halifax County Pine Height Trail Housing Project
- Boydton Hull Street Housing Project
- Chase City West Third Street Community Project
- La Crosse High Street Housing Project
- South Hill West Main Street Community Project- Phases I & II
- Mecklenburg County Tiny Road Community Project
- Chase City Washington Street Housing Project
- South Boston Washington-Coleman Neighborhood Project
- Mecklenburg County Lambert Road Housing Project

John Randolph Hotel Redevelopment Project

The Town of South Boston received an Industrial Revitalization Fund (IRF) grant from the Virginia Department of Housing and Community Development to purchase the landmark structure, the John Randolph Hotel, that was in foreclosure with First State Bank. The grant in the amount of \$100,000, combined with a \$100,000 cash match provided by the South Boston IDA, facilitated the purchase of the hotel property for redevelopment and the adjoining corner lot for parking development. The project will result in the stabilization and renovation of the blighted building as a boutique hotel and will improve a contributing structure in the South Boston Historic District.



ECONOMIC DEVELOPMENT



Southside Planning District Regional Comprehensive Economic Development Strategy

Commission staff continued work on the Comprehensive Economic Development Strategy (CEDS) process, a strategy which reflects local economic needs and priorities. Staff worked with the CEDS committee and member governments in identifying project priorities – those most needed to fulfill the region’s mission based on a set of factors that include regional impact, jobs created, private investment, and strategic development. *The 2013 CEDS Update was adopted on January 23, 2014.*

Supply Chain Study

Through the Investing in Manufacturing Partnership (IMCP) initiative, Hickory Ground Solutions was awarded a contract with the Small Business Administration to perform a supply chain study for the Southside Planning District. Staff worked with the Team, led by Hickory Ground Solutions, to map the supply chains of manufacturing in Southside Virginia to better understand the local network and connections between regions, industries and specific businesses. During the process, over 400 organizations, including the largest employers were mapped throughout the region resulting in the identification of four main clusters located in South Boston, Chase City, South Hill and Lawrenceville.

Roanoke River Regional Water Project

This project was originally completed in 2002 and now serves six localities. A new water line from Boydton to Chase City was completed in 2012 and provides the town and future industry with a plentiful water source. Additionally, a ground water storage facility was constructed at the pump station to provide the necessary water infrastructure for Microsoft resulting in a \$499 million initial investment and another \$150 million expansion. Fueled by strong customer demand for its cloud services, Microsoft announced plans to invest an additional \$348 million in February 2013 to expand its latest generation data center in Mecklenburg County. In 2014, the County purchased an additional 181.37 acres to expand the Industrial Park for future development.

Tobacco Indemnification & Community Revitalization – Active Projects

- Boydton Industrial Park Expansion Project
- Brunswick Byways Visitors and Interpretive Project
- Tobacco Heritage Trail Turntable Park and Outdoor Center
- Kinderton Technology Campus – Phase II
- South Hill Industrial Site Readiness Initiative
- Mecklenburg County Shell Building Project
- Mecklenburg County Industrial Site Readiness Initiative



Buggs Island Telephone Broadband Project



BIT received Department of Commerce, National Telecommunications Information Administration (NTIA) and Virginia Tobacco Commission (TICR) funds for a project to deliver “last mile” wireless broadband internet in Southern Virginia for five counties (Amelia, Brunswick, Lunenburg, Mecklenburg and Nottoway Counties). Funds will enable BIT to deploy 4G LTE advanced broadband services to promote economic development growth and to enhance and expand the provision of educational, medical and public safety services to residents in the region. The project is expected to be fully deployed by September of 2014.

South Boston Energy

A CDBG grant, awarded to Halifax County, was utilized to assist with the construction of off-site infrastructure improvements to serve South Boston Energy (SBE), a 49.9 MW biomass-fueled power

plant located on a 100.79 acre brownfield site near South Boston, Virginia. SBE is in the business of generating electric energy for sale to the Northern Virginia Electric Cooperative (NOVEC). A total of 26 new permanent jobs were created, of which 14 or 51% benefited LMI persons.



Lake Country Development Corporation

Since 1981, Lake Country Development Corporation has closed 53 loans resulting in 1,672 jobs created and 98 jobs retained. A total of \$9.4 million in federal dollars have been leveraged with \$48.4 million in private dollars, a leveraging ratio of 5.3 private dollars to one federal dollar, far exceeding the 2:1 required ratio. There are currently 6 active loans in the portfolio that total \$12,398.12 in monthly payments.



GIS/PLANNING & TECHNICAL ASSISTANCE

GIS Mapping

From January 2013 to June 2014, the PDC has completed 157 cartographic maps, in print or electronic versions. Of that amount, 72% were used in grant applications or grant administration functions. Economic development activities required 9% of the maps, and another 9% were various maps requested by localities. Eight percent of the total was used for tourism purposes, primarily the Tobacco Heritage Trail (non-grant maps).





Additional Work Programs & Services

- Natural Hazard Mitigation Plan update
- Halifax County's Enterprise Zone planning and maps
- Tobacco Heritage Trail mapping starting in Lawrenceville and working westward
- Tobacco Heritage Trail maps for print and online use
- Working with the Albemarle-Chowan Watershed Roundtable, the PDC created an interpretive sign
- 43 requests for Census, demographics, and other statistical data
- Lake Country Water Supply Plan, Phases I-III
- Banister River and Winn Creek TMDL Plan

Stormwater Management Grants

SPDC Staff administered stormwater grants for Brunswick and Mecklenburg Counties and the Town of South Hill and assisted these localities with the new stormwater management regulations imposed by the Department of Environmental Quality. The grants were completed in June of 2014.

Halifax Regional Enterprise Zone

In December 2013, a boundary amendment to the Halifax County Enterprise Zone was approved by the VDHCD. The Sinai Industrial Park Satellite Zone was expanded from 97.2 acres to 788.45 acres, resulting in an Enterprise Zone that now totals 3,545.45 acres. The boundary amendment, prepared by SPDC staff, incorporated two existing manufacturers, Sunshine Mills and Huber Engineered Woods. It also incorporated the Halifax Downtown Central Business District, Town of Halifax Courthouse Historic District, the former Burlington Industries site, and the U.S. Highway 501 Southern and Northern Gateway Commercial Corridors.

South Hill Investment Property Study

The Southside PDC applied for a VDHCD Planning Grant for South Hill to conduct a downtown development and revitalization plan focusing on empty spaces.

Halifax County Comprehensive Plan Update

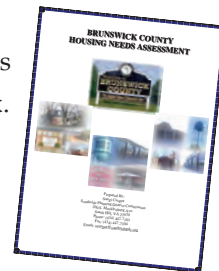
SPDC Staff assisted Halifax County with their latest Comprehensive Plan Update. Staff updated sections of the Plan concerning population, demographics, employment and transportation. Data was compiled from the latest sources available including Census 2010, American Community Survey, Weldon Cooper Center and Virginia Department of Transportation.

South Boston Master Development Plan

On behalf of the Town of South Boston, the Southside PDC applied for a VDHCD Planning Grant and Virginia Tourism funds to conduct a Downtown Master Plan in support of the John Randolph Hotel Project and the development of an arts and entertainment district in downtown South Boston.

Brunswick County Housing Needs Assessment

Brunswick County received a \$15,000 Community Development Block Grant in July 2012 to complete a comprehensive Housing Needs Assessment for rural areas in Brunswick County as well as the Towns of Lawrenceville, Alberta and Brodnax. Completed in September 2013, the assessment will serve as a long-range plan for the localities to address the housing needs of the top selected project areas.



RURAL TRANSPORTATION



Rural Transportation funds are used to improve transportation methods by making them safer and providing alternate modes of transportation. Funding assists with planning, grant writing and administration and mapping.

The Tobacco Heritage Trail

Planning and development of the Tobacco Heritage Trail, a regional long distance non-motorized trail, is underway. It will eventually route through five counties consisting of Mecklenburg, Halifax, Brunswick, Lunenburg and Charlotte and will result in 150+/- miles of trail. Construction of the first phase, located in Mecklenburg and Brunswick Counties, was completed in 2009. Due to the \$6 million ARRA “Stimulus” funds awarded in 2012,

additional miles to this segment were completed in April 2014. This segment resulted in 17 miles of continuous trail, of which 3 are paved from the Town of La Crosse to the Town of Lawrenceville. The Tobacco Heritage Trail also has segments built in the Towns of Victoria and South Boston and each are approximately 2.5 miles long. The newest section is located in the Town of Boydton and will be approximately one mile long. Work began in June of 2014 and is expected to be completed in 4 to 6 months. The Southside PDC staffs a part-time Trail Coordinator with funding through Virginia Tourism.



Brunswick County Byways Visitors & Interpretive Center Project

Brunswick County received a Tobacco Commission grant in October 2010 and a National Scenic Byways Project grant from VDOT in November 2011 to plan and construct a comprehensive tourist welcome center with interpretive displays, maps, brochures and restroom amenities. Brunswick County purchased the once regional office building of the International Paper Company for use as the Brunswick Byways Visitors Center.



Virginia Department of Transportation TEA-21/MAP-21 – Active Projects

- Brodnax Downtown Revitalization Project
- Lawrenceville Downtown/Tobacco Heritage Trail Connection Project
- Lawrenceville Downtown Revitalization Project
- Banister River Gateway Project – Town of Halifax
- Halifax Downtown Revitalization Project
- Clarksville Downtown Revitalization Project
- La Crosse Hotel Renovation Project
- South Hill Downtown Revitalization Project

Southside PDC Celebrates National Recognition for the Tobacco Heritage Trail



Only a year after opening, the South Boston section of the Tobacco Heritage Trail is booming with walkers, cyclists and the occasional horseback rider. The Tobacco Heritage Trail – South Boston has been recognized by the National Park Service as a National Recreation Trail. In September 2013, a presentation of this award was made to officials in South Boston.



Finance Report

Year Ended June 30, 2014

REVENUES — Grants and Appropriations

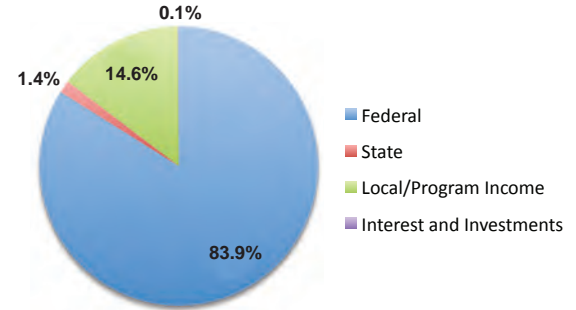
Federal	\$	4,464,687.00
State		75,971.00
Local/Program Income		776,060.00
Interest and Investments		<u>4,924.00</u>
Total	\$	5,321,642.00

EXPENDITURES

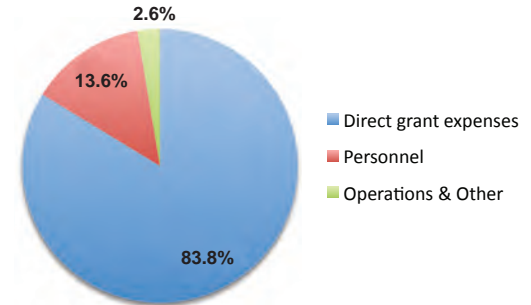
Direct Grant Expenses	\$	4,309,603.00
Personnel		701,462.00
Operations & Other		<u>135,686.00</u>
Total	\$	5,146,751.00

Funds Carried Forward \$ **174,891.00**

REVENUES



EXPENDITURES





*Linda Elms, Administrative Assistant; Gail Moody, Executive Director;
Stephanie Creedle, Office Manager/HR*



Andy Wells, GIS/IT Coordinator; Will Edwards, GIS Technician



*JoAnne Turner, Planning Technician; Stephanie Puryear, Planning Technician II; Deborah Gosney, Chief of Project Development;
Sangi Cooper, Regional Planner II; Ashleigh Zincone, Senior Planner; Robyn Fowler, Regional Planner I*

Commission Staff



COMMISSION MEMBERS AND LOCAL GOVERNMENTS

(Served from July 1, 2013 – June 30, 2014)

HALIFAX COUNTY

Barry Bank
Douglas Bowman*
William Claiborne
Frank Coleman
Lawrence Giordano*
James Halasz
Jerry Lovelace – Treasurer*
Garland Ricketts

BRUNSWICK COUNTY

Garland Baird*
John Cataldo
Bernard Jones, Sr. – Vice Chairman*
Welton Tyler*
Leslie Weddington

TOWN OF SOUTH BOSTON

George Leonard*
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Roger Thaxton, Jr.
Tina Wyatt-Younger

MECKLENBURG COUNTY

Gregg Gordon – Chairman*
Andy Hargrove
Angie Kellett
William Park*
Samuel Piercy, Jr.
Charlie Simmons*
Glanzy Spain, Jr.
Dan Tanner, Jr.

TOWN OF SOUTH HILL

Kim Callis Lillie Feggins-Boone Earl Horne*

**Executive Board*

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*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*