



2025-2026



**ANNUAL
REPORT**

SPDC STAFF



Andy Wells
Executive Director



Ashleigh Zincone
Senior Community Planner



Sangi Cooper
Senior Community Planner



Chad Neese
Senior Planner / GIS Specialist



Leslie Kubasek
Finance/HR Director



Tanya Jessup
Administrative Assistant



Tyler Creedle
Geographic Information
Systems Coordinator



Donna Wall
Community Project
Manager

This annual report reflects on the work accomplished by the Southside Planning District Commission during Fiscal Year 2026, from July 1, 2025, through June 30, 2026. It highlights several of the projects and initiatives underway during the year and provides insight into the wide range of services and responsibilities undertaken by SPDC.

This year brought new opportunities, ongoing projects, and continued collaboration throughout the region. I want to take this opportunity to thank our member localities, Commission members, local leaders, regional partners, and state and federal agencies for their continued support and partnership. The work of the Commission and its staff depends on the willingness of many organizations and individuals to collaborate, address shared challenges, and pursue opportunities that benefit the Southside Planning District.

Most importantly, I want to express my appreciation to the SPDC staff. Our small team manages a tremendous range and quantity of projects, programs, and responsibilities.

Whether managing grant-funded projects for our member localities, developing comprehensive plans, maintaining critical GIS systems for 911 operations, or administering financial and operational needs, each member of our staff plays an important role. Their hard work, dedication, professionalism, and willingness to work together are reflected throughout this annual report.

As we look ahead to Fiscal Year 2027, I am excited about the opportunities before us and the work we will continue to accomplish together. Thank you to everyone who contributed to another productive and successful year for the Southside Planning District Commission.

**MESSAGE
FROM THE
EXECUTIVE
DIRECTOR**

ANDY WELLS
EXECUTIVE
DIRECTOR

SPDC STAFF & COMMISSION FY26 NEWS

Former Executive Director, **Deborah Gosney** retired from SPDC on October 31, 2025, after 38 years of employment. She has recently been named as the next Executive Director for the Foundation for the Advancement of Southern and Southwest Virginia (FASS-VA). Congratulations, Deborah!

Andy Wells, former Deputy Director, was selected as Executive Director effective November 1, 2025.

Tyler Creedle was promoted from GIS Technician to GIS Coordinator.

Donna Wall was hired as Community Project Manager in January.

Ann Taylor Wright was named GO Virginia Region 3 Program Director effective July 1, 2026.

Jerry Lovelace, longtime Halifax County SPDC Commissioner, was named SPDC Vice-Chair in January, succeeding George Leonard (Town of South Boston).

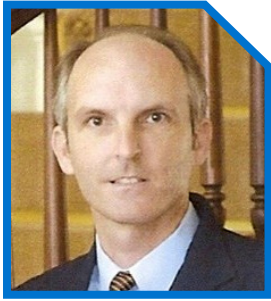
SPDC COMMISSIONERS

*Executive Committee Member

MECKLENBURG COUNTY



Tom Tanner*
Chair



**Joseph "Joe"
Cappaert**



Kirk Gravitt

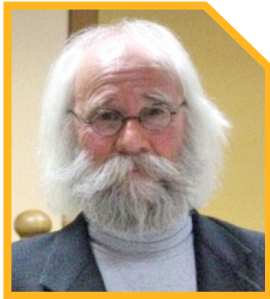


Claudia Lundy



Charlie Simmons

HALIFAX COUNTY



**Gerald "Jerry"
Lovelace*** Vice Chair



Ron Brade



**William Bryant
Claiborne**



Keith McDowell



Larry Roller

BRUNSWICK COUNTY



Leslie Weddington*
Treasurer



**Dr. Barbara
Jarrett Harris**



**Dr. Alfonzo
Seward**

SOUTH BOSTON



**Joseph "Joe"
Chandler, III**



George Leonard*

MISSION STATEMENT

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.

SOUTH HILL



**Lille Feggins-
Boone***



Keli Reekes

OUR SERVICES

The Southside Planning District Commission provides a broad range of services to its member localities. During FY26, SPDC managed 85 projects, programs, and initiatives across the region. These activities are organized into the following primary program areas:



Project Management

SPDC assists localities with publicly funded projects from concept to completion, including project development, grant applications, grant administration, project implementation, regulatory compliance, and closeout. (See page 5.)



Regional and Transportation Planning

SPDC provides technical assistance and regional capacity for a variety of planning and transportation initiatives, helping member localities address shared needs and coordinate on issues that extend beyond individual jurisdictional boundaries. (See page 8.)



Local Government Services

SPDC provides technical assistance to member localities in areas such as GIS, planning and zoning, drone mapping, and other local government needs. (See page 12.)



GO Virginia

As the fiscal agent and support organization for GO Virginia Region 3, SPDC provides staffing and administrative support to the region 3 council and assists with project management and implementation. (See page 13.)



Other Services

SPDC's services extend beyond these core program areas. We work with our member localities to identify needs and explore opportunities where our staff expertise and regional capacity can provide assistance. By sharing resources across Planning District 13, SPDC helps localities access professional capacity and services that may not otherwise be available individually. We welcome the opportunity to discuss how we can work with your locality.

ELIGIBILITY

SPDC primarily provides services to the local governments within the Southside Planning District. Other organizations, such as nonprofit organizations and local authorities, may receive assistance in certain circumstances through close partnership with a member locality. SPDC does not typically provide this assistance directly to businesses or individuals but may provide specific project-related services to both on behalf of state and federal agencies.

Membership

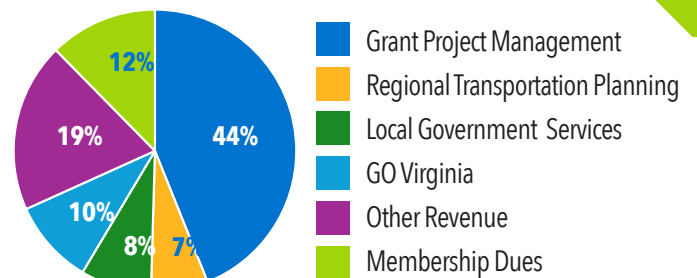
There are five dues-paying members of the Southside Planning District Commission: Brunswick County, Halifax County, Mecklenburg County, the Town of South Boston, and the Town of South Hill.

Membership dues provide essential support for the Commission's administrative and operational capacity and can also be used to help meet matching requirements or provide startup funding for new projects. Most SPDC programs and projects leverage additional local, state, federal, and other funding sources.

Membership also provides local governments with a voice in regional issues and priorities through participation in Commission meetings. Members receive priority for SPDC services and projects when staff capacity or other resources are limited.

Revenue

SPDC is funded by many sources of revenue:



PROJECT MANAGEMENT HIGHLIGHTS



The following pages highlight several grant-funded community development projects that SPDC staff are actively managing. These initiatives require navigating a complex landscape of grant requirements, state and federal regulations, and local needs.

SPDC is typically responsible for nearly every publicly funded stage of these projects: developing and submitting competitive grant applications, securing funding, coordinating procurement in compliance with strict guidelines, overseeing construction and implementation, and ensuring that project goals are met on time and within budget.

Managing grant-funded projects involves extensive administrative responsibilities, which vary depending on the requirements of each funding source. Staff must meet

ongoing reporting standards and ensure compliance with numerous regulations designed to safeguard public funds. This process often requires balancing typical project deadlines and community expectations with the specialized oversight and accountability measures that accompany publicly funded work.

Despite these challenges, SPDC continues to successfully deliver projects that improve infrastructure, strengthen communities, and expand opportunities for residents across the region.

During FY 26, SPDC staff managed over 60 grant projects, including 21 new grant projects that were awarded funding during FY26 and are listed at the end of this section.

Mecklenburg County acquired the former Park View High School in South Hill in June 2023 and began soliciting community input on how to repurpose the property. In March 2024, the Board of Supervisors elected to partner with Edwin Gaskin of Echelon Resources to renovate the school buildings as apartments. The County transferred the adjacent sports fields to the Park View Boosters Club to redevelop and serve as a community sports complex. The school has been rezoned and placed on the National Register of Historic Places.

Mecklenburg County faces a shortage of workforce housing affordable to local employees, and local leadership is excited to partner with Echelon Resources to convert the property into an affordable apartment complex with an on-site fitness center. To date, environmental studies and hazard remediation have been completed and a public sewer line is being installed. The County is awaiting planning grant funding to complete the Preliminary Architectural and Engineering Report and a Feasibility Study. SPDC staff provides assistance with grant management for this project.



PARK VIEW HIGH SCHOOL REDEVELOPMENT PROJECT





Credit: Empower Broadband



Credit: Empower Broadband



Credit: Empower Broadband



PROJECT MANAGEMENT

SOUTHSIDE PDC REGIONAL UNIVERSAL FIBER BROADBAND PROJECT

Since 2021, the Southside Planning District Commission (SPDC), in partnership with EMPOWER Broadband, has worked to expand high-speed fiber broadband access throughout Southside Virginia. Through three Virginia Telecommunication Initiative (VATI) awards, the Regional Universal Fiber Broadband Project has secured more than \$81 million in state funding, leveraged with more than \$109 million in matching funds from EMPOWER Broadband, Dominion Energy, and Brunswick, Charlotte, Greenville, Halifax, and Mecklenburg Counties.

As the VATI grantee, SPDC has provided grant project management, ensuring compliance with Virginia Department of Housing and Community Development (DHCD) requirements and achievement of project goals. EMPOWER Broadband has constructed, owns, and operates the network.

The first and largest of the three VATI projects is now being closed out after meeting its goals. The project has contributed to significant growth in EMPOWER Broadband's customer base, which surpassed 10,000 subscribers as the project was completed. EMPOWER Broadband marked the milestone in August 2026 by doubling the speeds of its two lowest-speed service tiers at no additional cost to customers.

Together, the three VATI projects will expand the network by more than 2,500 miles of fiber and extend high-speed broadband access to more than 23,000 addresses across the region. After years of lagging behind much of Virginia in broadband availability, the region has made substantial progress toward universal high-speed access, strengthening opportunities for residents, businesses, and communities throughout the region.



Credit: Empower Broadband

CELEBRATING

10,000 CUSTOMERS

OUR MOST POPULAR PLANS NOW DELIVER MORE VALUE

SPEED UPGRADE

100

EVERYDAY ONLINE



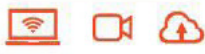
Perfect for everyday browsing, email, social media and light streaming.

\$69.95
month

SPEED UPGRADE

250

HOME OFFICE



Power your productivity with smooth video calls, fast uploads and reliable connections.

\$89.95
month

500

STREAM & PLAY



Stream in 4K, game online and connect all your devices without missing a beat.

\$109.95
month

1 GIG

ALL-IN EXPERIENCE



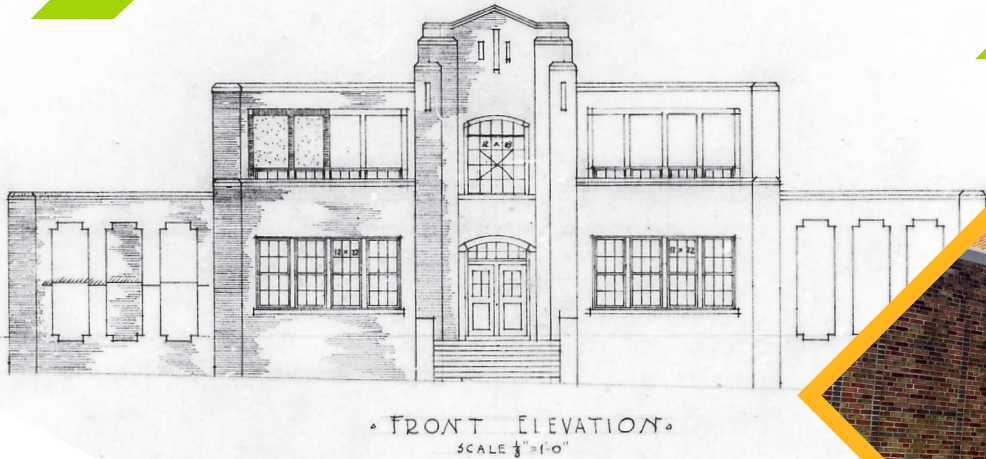
The ultimate experience for heavy users, smart homes and everything connected.

\$129.95
month

UPGRADED SPEEDS. MORE POSSIBILITIES. SAME GREAT PRICE.



PROJECT MANAGEMENT



CHASE CITY LOFTS

In April, a groundbreaking was held for the Chase City Lofts, a project to transform a historic school building into 17 new apartments. SPDC's involvement in this project dates back to 2021 when SPDC staff assisted the Town of Chase City with applying for grants to remove asbestos and to fund a Virginia Housing study on the facility. These foundational steps laid the groundwork for the redevelopment that is currently underway which leverages Tobacco Region Revitalization Commission funding.



BRODNAX DEPOT RENOVATION

Work is nearly complete on the renovation of the former Brodnax Railroad Depot. For many years, SPDC staff have assisted the Town of Brodnax with grant writing and project management, helping transform the once-dilapidated depot into a centerpiece of downtown Brodnax. The renovated depot will provide meeting space and serve as a trailhead for the Tobacco Heritage Trail.

WESTSIDE MOBILE HOME PARK

REDEVELOPMENT PROJECT



Southside PDC continues to assist the Town of South Boston with the Westside Mobile Home Park Redevelopment Project. The Town has partnered with B&B Consultants, Tri-County Community Action Agency, Southside Outreach Group, and Tri-River Habitat for Humanity, to convert a blighted mobile home park into a new residential development with 40 lots for low-to-moderate income households.

This redevelopment project is addressing blight and substandard housing conditions, while creating new opportunities for affordable housing. Infrastructure improvements have been completed. Tri-County Community Action Agency will soon begin constructing thirteen LMI rental units, and Southside Outreach Group will soon begin constructing twelve homes for first-time homebuyers. The tenants currently residing in the mobile park, as well as those who were relocated, will be given the first opportunity to locate in the newly constructed housing.



JOHN RANDOLPH HOTEL

REDEVELOPMENT PROJECT

The South Boston Industrial Development Authority (IDA) acquired the foreclosed John Randolph Hotel in June 2013 with the assistance of a grant from the Virginia Department of

Housing and Community Development. The John Randolph Hotel is located in the Town's central business district directly on the main corridor into downtown. It is a highly visible, deteriorating, four-story, vacant structure that was constructed in 1929. In 2024, the IDA was awarded a \$3 million IRF award to assist with the redevelopment of the property in addition to a \$600,000 grant from the Virginia Tobacco Region Revitalization Commission. The developer, Rook Hotel at South Boston LLC, will convert the hotel into a boutique hotel with at least 30 rooms, a first-class restaurant, conference center, and a rooftop bar. The total project cost is nearly \$13 million, and the anticipated completion date is March 2027. SPDC staff provides assistance with grant management for this project.





PROJECT MANAGEMENT



Credit: Carl Espy

HALIFAX EXXON REDEVELOPMENT PROJECT

The Town of Halifax acquired the shuttered Exxon gas station in December 2021 utilizing Coronavirus Relief Funds. The property is located in the Town of Halifax's central business district, and it is one of the longest standing abandoned downtown businesses. In 2024, the Town was awarded a \$1,000,000 Industrial Revitalization Fund from the Virginia Department of Housing and Community Development and a \$285,729 grant from the Virginia Tobacco Region Revitalization Commission. In 2026, the Town was awarded a \$50,000 Virginia Brownfield Assistance Fund grant from the Virginia Economic Development Partnership and Department of Environmental Quality. The Town has partnered with Halifax Hospitality Group LLC to convert the property into a restaurant, bottle shop, and beer & wine bar. The total project cost is over \$2 million, and the anticipated completion date is spring 2027.



Credit: Ryland Clark



SLEDGE & BARKLEY BUILDING REDEVELOPMENT PROJECT

For over a hundred years, the Sledge & Barkley Hardware store was an integral part of Downtown Lawrenceville. The three-story building, built in 1896, sits directly across from the Brunswick County Courthouse and contributes to the Town of Lawrenceville Historic District. Since the store closed in 2000, the building has been abandoned and decaying.

The goal of this project is to redevelop the building into a mixed-use property with three ground-floor commercial spaces and 24 upper-story loft apartments, while preserving a key community landmark. To date, the project has secured significant funding for stabilization and restoration, including funds from FEMA, the Virginia Tobacco Region Revitalization Commission, Virginia Housing, and the Virginia Department of Housing and Community Development Industrial Revitalization Fund. Much of the interior framing and window replacement is underway at this time, with a targeted completion date of November of 2026.





PROJECT MANAGEMENT

NEW GRANT PROJECTS FUNDING APPROVED DURING FY26

In fiscal year 2026, a total of 21 new grant funding applications were approved totaling \$11,507,048. These funds were awarded to various projects and programs, contributing to the development and improvement of the three-county region.

FY26 GRANT FUNDING APPROVALS

PROJECT NAME	APPLICANT	FUNDING SOURCE	AMOUNT FUNDED
Ginos Redevelopment Planning Project	Town of Clarksville	VH	\$ 40,000
Boswell House Fuel Tank Removal Project	Town of Chase City	VEDP-VBAF	\$ 35,700
South Boston US 501 Pedestrian Improvements	Town of South Boston	VDOT	\$ 50,000
Roanoke River Region 3 Water Supply Plan	SPDC	VDEQ	\$ 11,340
Halifax County Workforce Housing Initiative	Halifax County IDA	SCRC-SEID	\$ 500,000
South Hill Highway One Sewer Expansion Project	Town of South Hill	SCRC-SEID	\$ 57,200
Expanding Southern Virginia Entrepreneurial and Business Support in CEA	IALR	SCRC-SEID	\$ 500,000
Halifax County Workforce Housing Initiative	Halifax County IDA	VH	\$ 1,200,000
Park Street Planning Project, Phase 2	Town of Lawrenceville	DHCD-CDBG	\$ 1,524,121
Memorial Drive Housing Rehabilitation Planning Project	Halifax County	DHCD-CDBG	\$ 959,600
Oak Road/Surface Road Housing Rehabilitation Project	Mecklenburg County	DHCD-CDBG	\$ 1,250,000
Park View High School Redevelopment Project	Mecklenburg County	VEDP-VBAF	\$ 240,420
Park View High School Redevelopment Project	Mecklenburg County	VH	\$ 240,420
Boswell House Stabilization Project	Town of Chase City	VH	\$ 49,875
Chase City Downtown White Space Redevelopment Planning & Assessment Project	Town of Chase City	TRRC	\$ 100,000
Crossing of the Dan Expansion Project	Town of South Boston	VOF-PTF	\$ 80,339
Southside Regional Substance Use Disorder Clinician Initiative	SPDC	OAA	\$ 118,249
South Boston Stormwater Improvement Project	Town of South Boston	CDS	\$ 2,000,000
Highway 58 West Sewer Extension Project	Mecklenburg County	TRRC	\$ 1,503,755
Expanding Southern Virginia Entrepreneurial and Business Support in CEA	IALR	TRRC	\$ 500,000
VIR Water Supply Interconnection Project	Halifax County	TRRC	\$ 546,029

21 FUNDING APPROVALS

\$11,507,048

GRANT PROJECTS COMPLETED

DURING FY26

During fiscal year 2026, thirteen grant funding projects were completed, closing out \$3,325,518 in funding.



GRANT PROJECTS COMPLETED DURING FY26

PROJECT NAME	APPLICANT	FUNDING SOURCE	AMOUNT FUNDED
Lawrenceville Park Street Community Improvement Project, Phase 1 (Planning Grant)	Town of Lawrenceville	DHCD-CDBG-PG	\$ 60,000
Lawrenceville Sledge & Barkley Redevelopment Project	Town of Lawrenceville	TRRC	\$ 437,000
Memorial Drive Housing Rehabilitation Planning Project	Halifax County	DHCD-CDBG-PG	\$ 60,000
Chase City B Street Neighborhood Improvement Project	Town of Chase City	DHCD-CDBG	\$ 1,500,000
Boswell House Fuel Tank Removal Project	Town of Chase City	VEDP-VBAF	\$ 35,700
Chase City Lead Service Line Inventory	Town of Chase City	VDH	\$ 236,500
Clarksville Sewer Improvement Project	Town of Clarksville	USDA-RD	\$ 30,000
Connecting Clarksville & Occoneechee State Park for Active Transportation	Mecklenburg County	VDOT	\$ 60,000
Lee Building Disaster Assistance Project (Chase City Lofts)	Town of Chase City	DHR	\$ 150,000
Oak Road/Surface Road Housing Rehabilitation Project (Planning Grant)	Mecklenburg County	DHCD-CDBG-PG	\$ 50,000
Park View High School Redevelopment Project (Environmental Reviews)	Mecklenburg County	VBAF	\$ 48,648
Planter's Tobacco Warehouse Redevelopment Project	Town of Clarksville	DHCD-IRF	\$ 600,000
Southside Regional Opioid Abatement Assessment	Brunswick County	OAA	\$ 57,670

13 COMPLETED PROJECTS

\$ 3,325,518

Abbreviations:

CDS – Congressional Direct Spending

DHCD-CDBG – Va. Dept. of Housing and Community Development - Community Development Block Grant

DHCD-CDBG-PG – Va. Dept. of Housing and Community Development - Community Development Block Grant – Planning Grant

DHCD-IRF – Va. Dept. of Housing and Community Development - Community Development Block Grant – Industrial Revitalization Fund

SCRC-SEID – Southeast Crescent Regional Commission – State Economic and Infrastructure Development Grant Program

TRRC – Tobacco Region Revitalization Commission

USDA-RD – US Dept. of Agriculture – Rural Development

VDEQ – Va. Dept. of Environmental Quality

VDH – Va. Dept. of Health

VDOT – Va. Dept. of Transportation

VEDP-VBAF – Va. Economic Development Partnership – Va. Brownfields Assistance Fund

VH – Va. Housing

VOF-PTF – Va. Outdoor Fund – Preservation Trust Fund



REGIONAL & TRANSPORTATION PLANNING

SPDC staff are involved in several region-wide planning initiatives and administer the regional transportation program for our District. These projects are typically funded by state or federal funding. Regional planning initiatives over the years have included hazard mitigation planning, water supply planning, updates to the Comprehensive Economic Development Strategy, and trail system development. SPDC staff administer the VDOT Rural Work Program, which provides regional transportation assistance to member localities.

VDOT RURAL TRANSPORTATION PLANNING WORK PROGRAM

The VDOT Rural Transportation Planning Work Program provides funding that supports SPDC's regional transportation planning activities across the region. The work program includes specific initiatives required by VDOT and/or the Federal Highway Administration as well as other projects and studies of local interest that address transportation-related issues.

For regional transportation issues, SPDC staff serve as a liaison between localities and VDOT, helping communities identify transportation needs, navigate the planning process, and coordinate regional transportation priorities and projects.

FY26 PROGRAM AREAS:

- Program Administration
- Grant Preparation
- Regional Bicycle, Pedestrian, & Trails Planning
- 2050 Rural Long-Range Transportation Plan
- Downtown Parking Studies
- Other Technical Assistance & Participation



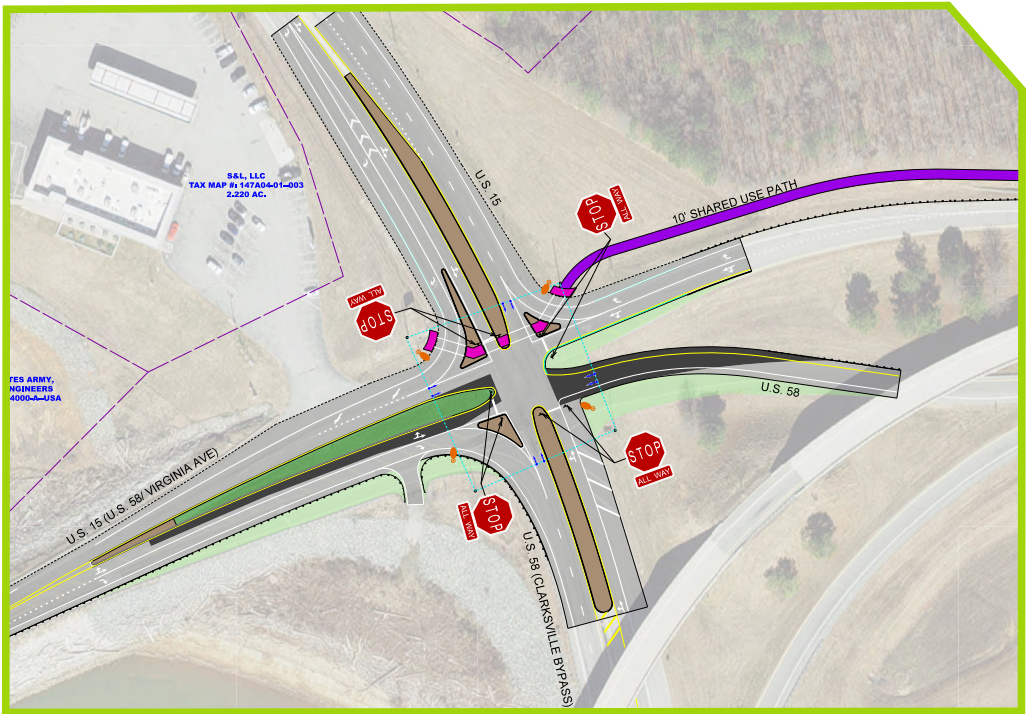
CLARKSVILLE / OCCONEECHEE STATE PARK MULTIMODAL CONNECTIVITY STUDY

Southside PDC planning staff assisted Mecklenburg County and the Town of Clarksville in an application to VDOT's Office of Intermodal Planning and Investment (OIPI) for technical assistance resulting in a study of options to create a safe active transportation connection between Downtown Clarksville and the Occoneechee State Park which is constrained by the bridge and causeway over Buggs Island Lake. SPDC staff, local officials, State Park representatives and OIPI's consultants worked together to identify several options that are outlined in the plan.

US58 / US15 INTERSECTION IN CLARKSVILLE - PROJECT PIPELINE STUDY

After numerous years of unsuccessful attempts to secure funding to improve the US 58/US15 Intersection in Clarksville with a single-lane roundabout, the SPDC and the Town of Clarksville successfully lobbied VDOT to take a fresh look at the intersection and explore other options. This was accomplished through VDOT's Project Pipeline program, a performance-based planning program that identifies cost-effective solutions for transportation projects. A total of seven options were developed and reviewed with an emphasis on improving safety, keeping traffic flowing efficiently, and keeping improvement costs low. Ultimately the design option chosen proposes the following improvements:

- Convert the intersection from a two-way stop to a 4-way stop
- Relocate the existing caution lights from the far side of the intersection to the near side on all approaches to provide advance warning
- Tighten the intersection with additional curbs and medians to better direct traffic
- Improve lighting at the intersection
- Install a crosswalk on the north leg of the intersection to support a future shared-use path connecting Downtown Clarksville with Occoneetchee State Park.



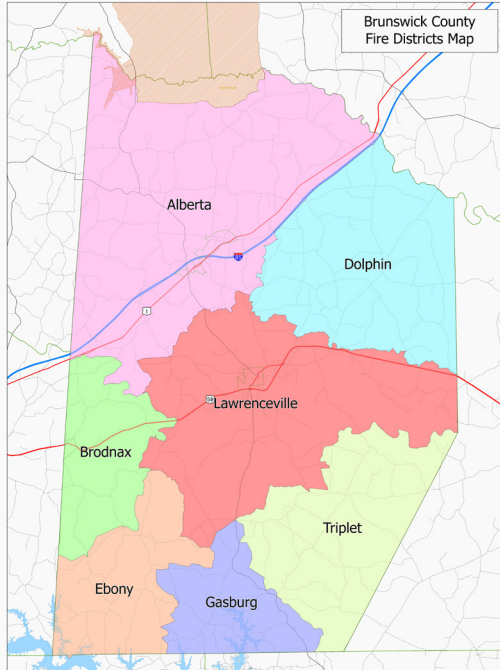
REGIONAL AND TRANSPORTATION PROJECTS UNDERWAY DURING FY26

PROJECT	ASSISTING	FUNDED BY
Connecting Clarksville & Occoneetchee State Park for Active Transportation	Clarksville & Mecklenburg County	VDOT
Regional GIS Technical Assistance	Brunswick, Halifax, & Mecklenburg Counties	Local Funds
Roanoke River 3 Region Water Supply Plan	Southside Planning District	VDEQ
South Central Transportation Authority (Assistance)	Southside Planning District	SPDC
Southside Planning District Hazard Mitigation Plan Update	Southside Planning District	VDEM & FEMA
US58 / US15 Intersection in Clarksville - Project Pipeline Study	Town of Clarksville	VDOT
VDOT Rural Transportation Planning Work Program	Southside Planning District	VDOT



LOCAL GOVERNMENT SERVICES

GIS TECHNICAL ASSISTANCE



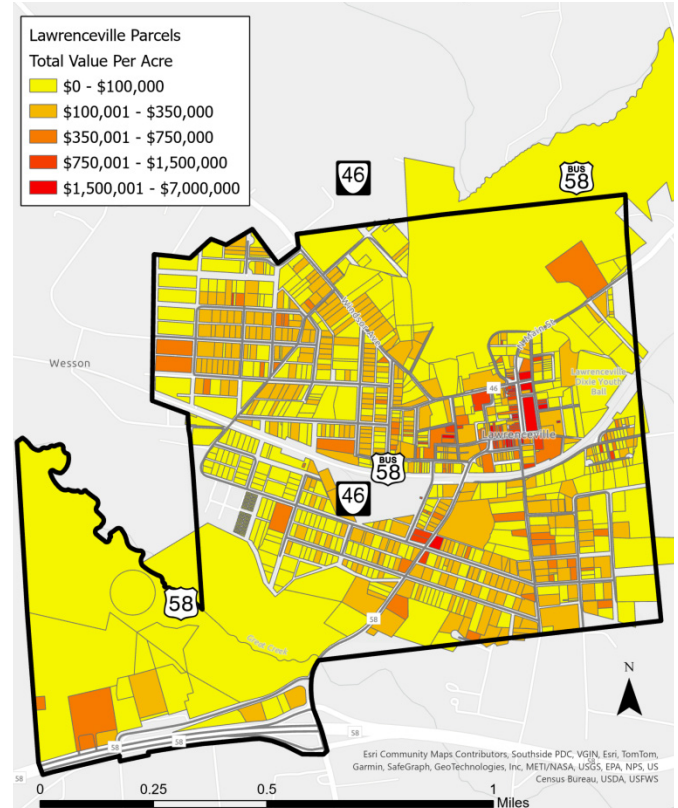
SPDC has provided GIS (Geographic Information Systems) services to Brunswick, Halifax, and Mecklenburg Counties for approximately a decade, delivering GIS support tailored to the needs and capacity of each locality.

Services include 911 mapping system updates, Next Generation 911 compliance, address management and oversight, parcel mapping support for local Commissioners of the Revenue, and the development and maintenance of digital mapping resources. SPDC provides both static and interactive web mapping platforms for County staff, while also maintaining the public GIS mapping sites for all three Counties. General GIS services are also provided through individual contractual agreements with each County.

SPDC's GIS capabilities also support local and regional planning and grant project development, including the preparation of maps, data, and other geographic information needed for grant applications and project implementation.

At the regional level, SPDC supports GIS needs associated with transportation planning, the Tobacco Heritage Trail, and other regional initiatives. By maintaining standardized datasets, shared mapping platforms, and coordinated workflows across the three Counties, SPDC creates economies of scale and provides consistent, cost-effective GIS services while allowing each locality to receive support specific to its needs.

TOTAL LAND VALUE BY ACRE



LAWRENCEVILLE COMPREHENSIVE PLAN UPDATE

During FY26 SPDC continued providing technical assistance to the Town of Lawrenceville as part of their Comprehensive Plan update process. This plan establishes the communities' shared vision for the Town, including goals to strive for and actions to be implemented.

A few of the most pronounced changes in the plan include more graphics and maps, highlighting community success stories, profiling land value per acre to identify the most productive areas/land use types, and the creation of a future land use map to serve as a guide for new development.

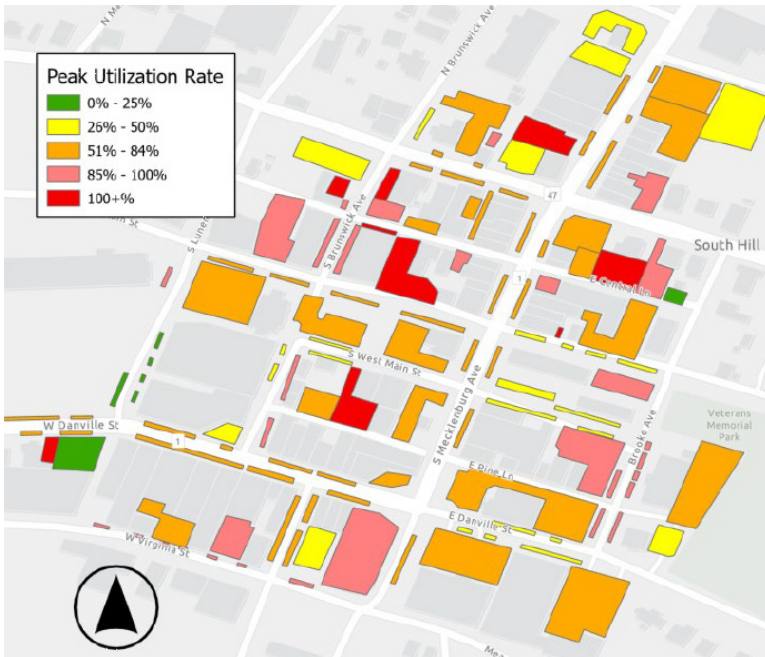
However, the biggest break from the traditional comprehensive plan model was identifying one overarching priority initiative for the community to focus on. In this case, the community rallied around addressing vacant, derelict, and blighted properties. A checklist of methods to address these issues was created that included existing tools the Town already has in place and highlighting several others that could be utilized to help achieve the results they desire.

The final draft of the Town of Lawrenceville Comprehensive Plan is currently under review and should be adopted by the end of the year.

SOUTH HILL DOWNTOWN PARKING STUDY

Using funding from SPDC's VDOT Rural Transportation Planning Work Program, SPDC staff completed the first of several planned downtown parking studies at no cost to the Town of South Hill. The study evaluated parking demand and capacity in downtown South Hill and provided recommendations for improving the efficiency and management of available parking.

A key component of the study was the use of drone technology to capture aerial imagery at regular intervals throughout the study period. In total, 102 flights were made with a total distance of 131 miles. This allowed staff to measure parking utilization and compare conditions at specific locations, days, and times. The findings and recommendations were compiled into a 66-page report and submitted to the Town of South Hill.



SOUTH BOSTON

TOWN COUNCIL RETREAT

In May, Chad Neese was asked by the Town of South Boston to moderate their Town Council Retreat. The purpose of the retreat is to have meaningful discussion among Council members concerning current and upcoming Town projects and initiatives.

SPDC was honored that the Town chose to rely on our staff for such an important responsibility. The request also illustrates the diverse range of services and expertise that SPDC staff can provide for our member localities.





LOCAL GOVERNMENT SERVICES PROJECTS

UNDERWAY DURING FY26

PROJECT	ASSISTING	FUNDED BY
County Online GIS Webmaps	Brunswick & Mecklenburg Counties	Local Funds
Lake Gaston 911 Task Force Sign Management Project	LKG911 Task Force	LKG911
Lawrenceville Comprehensive Plan Update	Town of Lawrenceville	Local Funds
Mecklenburg County Emergency Operations Plan Update	Mecklenburg County	Local Funds
Regional GIS Technical Assistance	Brunswick, Halifax, & Mecklenburg Counties	Local Funds
South Central Transportation Authority (Assistance)	Southside Planning District	SPDC
South Hill Downtown Parking Study	Town of South Hill	VDOT
South Hill Planning & Zoning Technical Assistance	Town of South Hill	Local Funds
Tobacco Heritage Trail Management Services	RRRT	RRRT

SPDC ACTIVE PROJECTS FY26

BRUNSWICK COUNTY

Brodnax Depot Renovation Project
Brodnax Lead Service Line Inventory
Brodnax Townwide Housing Rehabilitation Project
Brunswick County Produce Project
Dromgoole House Disaster Assistance Project
Lawrenceville Comprehensive Plan Update
Park Street Community Improvement Project, Phase I
Park Street Community Improvement Project, Phase II
Park Street Planning Project, Phase II
Sharp Street Streetscape Project
Sledge & Barkley Building Redevelopment Project
Stonewall Site Development Project
Tobacco Heritage Trail Park Ramp Project
Township Road Housing Rehabilitation Project

HALIFAX COUNTY

Banister Town Housing Rehabilitation Project, Phase II
Banister Town Phase I Targeted Site Housing Rehab Project
Crossing of the Dan Expansion Project
Halifax Exxon Redevelopment Project
HCSA Water Treatment Plant Project
John Randolph Hotel Redevelopment Project
Memorial Drive Housing Rehabilitation Project
North Main Street Targeted Site Housing Rehabilitation Project
Riverdale Drive Community Improvement Project, Phase I

Riverdale Open Space Master Plan
South Boston Berry Hill Road & Sutphin Road Housing Rehabilitation Project
South Boston Hupps Mill Plaza Flood Mitigation Project
South Boston Stormwater Improvement Project
South Boston US 501 Pedestrian Improvements
South Boston Workforce Housing Planning Grant
VIR Water Supply Interconnection Project
Westside Mobile Home Park Redevelopment Project
Workforce Housing Initiative

MECKLENBURG COUNTY

Boswell House Fuel Tank Removal Project
Boswell House Stabilization Project
Chase City A Street Infrastructure Project
Chase City B Street Neighborhood Improvement Project, Phase I
Chase City B Street Neighborhood Improvement Project, Phase II
Chase City Downtown White Space Redevelopment Planning & Assessment Project
Chase City Lead Inventory Project
Clarksville Cove Project, Phase I
Clarksville Sewer Improvement Project
Clarksville VDOT Roadway Reconfiguration Program – Virginia Ave
Clarksville Water Improvement Project

Connecting Clarksville & Occoneechee State Park for Active Transportation

Ginos Redevelopment Planning Project

Greenwood Road Paving Project

Highway 58 West Sewer Extension Project

La Crosse Lead Service Line Inventory

La Crosse Water/Sewer System PER

Lee Building Disaster Assistance Project (Chase City Lofts)

Oak Road/Surface Road Housing Rehabilitation Project

Park View High School Redevelopment Project

Planter's Tobacco Warehouse Redevelopment Project

South Hill Downtown Parking Study

South Hill Highway One Sewer Expansion Project

South Hill Nicks Lane Area Neighborhood Project

South Hill Zoning Text Amendments

Sycamore and Howerton Sanitary Sewer Extension

US 58/US 15 Intersection Study

Whittle's Mill Revitalization Project

REGIONAL

2050 Rural Long-Range Transportation Plan

County Online GIS Webmaps FY27

Expanding Southern Va. Entrepreneurial and Business Support in CEA

GIS General Support Services

GO Virginia Region 3 Support Organization & Fiscal Agent

Lake Gaston 911 Task Force Dock Sign Management

MBC Middle Mile Fiber Construction Project

Regional GIS Technical Assistance to Member Counties FY27

Regional Transportation Authority Guidance

Roanoke River Region 3 Water Supply Plan

South Central Virginia Recovery Campus

Southside Agricultural Labor Housing Pilot Project

Southside Regional Opioid Abatement Assessment

Southside Regional Substance Use Disorder Clinician Initiative

SOVA Innovation Campus Expansion Project

SPDC Affordable Housing Development Project

SPDC All Hazards Mitigation Plan Update

SPDC EDA Partnership Planning Grant

SPDC Regional Universal Fiber Broadband Project, VATI 2022

SPDC Regional Universal Fiber Broadband Project, VATI 2023

SPDC Regional Universal Fiber Broadband Project, VATI 2024

SPDC Revolving Loan Fund

SPDC Rural Transportation Planning Work Program

Tobacco Heritage Trail Maintenance & Amenities

Tobacco Heritage Trail Management Services



GO VIRGINIA

is an initiative 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 PDCs - West Piedmont PDC, Southside PDC, and Commonwealth Regional Council. These three PDCs collectively cover 13 counties.

Region 3 staff are procured by Southside PDC and include:

- Program Director - Ann Taylor Wright:
- Project Coordinator – Bryan David
- Strategic Consultant – Liz Povar

A total of 36 projects have been funded with GO Virginia grant dollars. Currently, 10 projects are being actively managed, and 20 projects are closed out. During FY26, four new projects were awarded as follows:

PROJECT NAME	GRANT AWARD
Virginia's Gateway Region Site Development (w/ Region 4)	\$ 11,111
Danville Aviation Training Facility	\$ 9,200
Blue Ridge Innovation Corridor (w/ Region 2)	\$ 250,000
Industrial Skills Trades Regional Expansion	\$ 1,346,786

For more information about GO Virginia Region 3, visit govirginia3.org.

Southside PDC 2025 Annual Dinner Meeting



Congratulations on Your Retirement, Deborah Gosney!