

WORK LIVE & THRIVE IN SOUTHSIDE



Halifax, Brunswick, & Mecklenburg County

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Move to Southside Virginia

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A message from Southside PDC staff:

Southside Virginia offers great outdoor opportunities with its two lakes, miles of rural trails, state parks, and campgrounds. Our quaint towns offer a mixture of shopping options that's sure to please. Businesses thrive with the low tax rates, cost of labor, and location to major transportation routes. Most importantly, Southside Virginia is a hidden treasure because of its' people. We encourage you to come experience Southside Virginia!

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Welcome

Emerging from its agrarian past, 21st Century industries are now the focus of the Region's economy. Southside is known for its business-friendly environment and low cost of living. It offers excellent corporate tax rates and competitive business incentives. The Region has emphasized its industrial sector through the modernization and expansion of its infrastructure. Additionally, its ever-growing broadband infrastructure offers opportunities for the Information Technology sector. Area institutes of higher education provide a robust workforce development network to train qualified workers for these industries. High quality healthcare, providing specialized medicine locally, is available through Sentara Healthcare and Virginia Commonwealth University Health facilities across the Region. Outdoor recreational options abound, offering miles of trails and shoreline for residents and visitors to enjoy. Explore this document for more reasons to work, live, and thrive in Southside.

About the SPDC

The Southside Planning District Commission (SPDC) is the area's official regional planning and development agency. It is comprised of three counties (Brunswick, Halifax, and Mecklenburg) and twelve towns. For over fifty years, the SPDC has worked fervently to advance the prosperity of the District. They are the leader of cohesive regional efforts in economic development, infrastructure improvement, water resource and transportation planning, hazard mitigation, housing, and community development.

The SPDC is focused on four primary goals:

- 1** *Increase employment opportunities by attaching industries through economic programs.*
- 2** *Improve and expand infrastructure to encourage economic growth.*
- 3** *Promote community development and improve quality of life for residents.*
- 4** *Expand educational and workforce training opportunities to promote wage growth.*

Regional Snapshot

The District is home to just over 80,000 residents, with the majority residing in rural areas. The Region lies in South-Central Virginia along the North Carolina border, easily accessible to the urban areas of Richmond and Raleigh. It encompasses more than 2,000 square miles of gently rolling hills, traversed by picturesque lakes and rivers. It is situated midway across the state between the Atlantic Ocean and the Appalachian Mountains. The Region is within a day's drive of 60% of the U.S. population and more than two-thirds of the U.S. industrial base, with excellent transportation infrastructure in every direction.



Distance to Urban Centers

- 1 hour and 30 minutes to Richmond, VA
- 1 hour and 30 minutes to Raleigh, NC
- 3 hours and 15 minutes to Washington , DC



Distance to Airports

- 90 minutes to Richmond International
- 2 hours and 30 minutes to Norfolk International
- 3 hours and 30 minutes to Dulles International



Distance to Ports

- 90 minutes to The Port of Virginia
- Norfolk Southern Railroad rail service directly to The Port of Virginia



Virginia Ranked...

"Top State for Business" #1
-CNBC's 2019

"Best State for Business" #4
- Forbes 2019

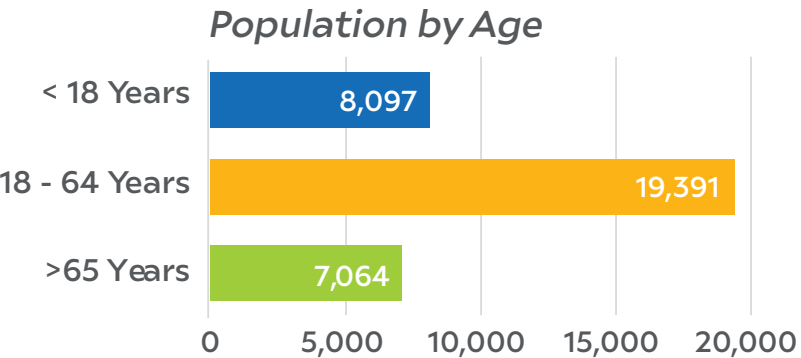
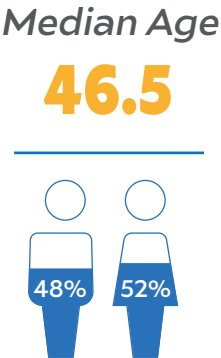
Quickfacts

Halifax County



Population:
34,552

Population
Per Sq. Mile:
52.3

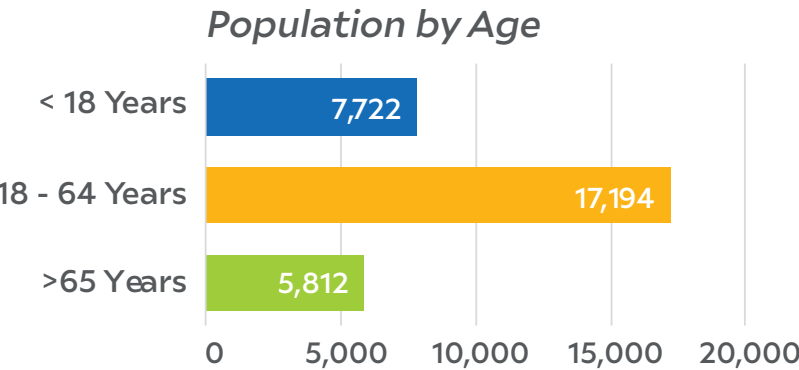
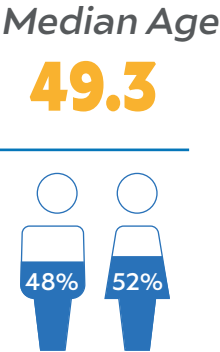


Mecklenburg County



Population
30,728

Population
Per Sq. Mile:
52.3

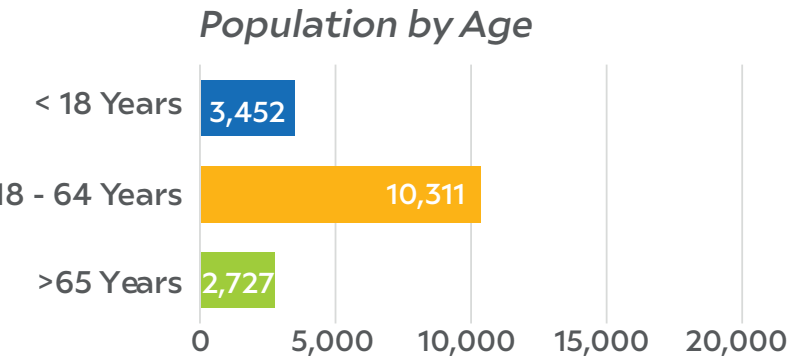
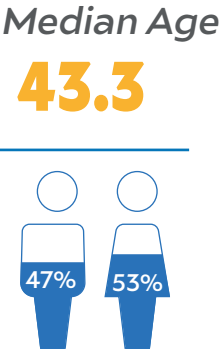


Brunswick County



Population
16,520

Population
Per Sq. Mile:
30.8



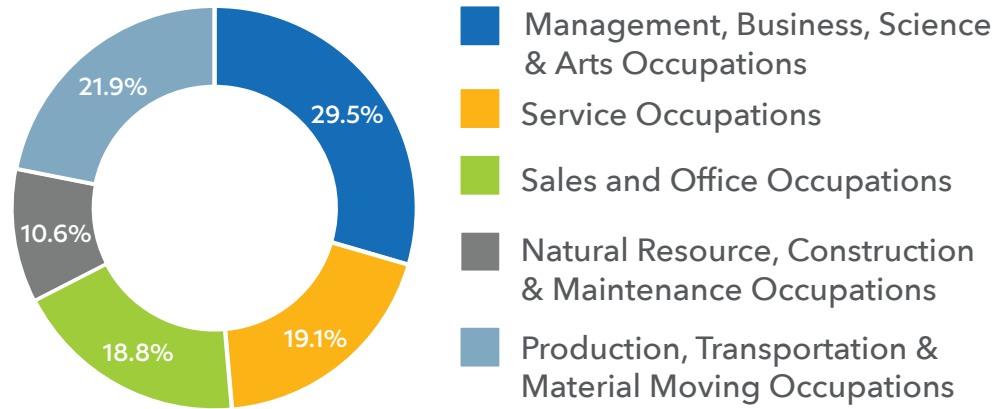
Data Source: 2019 5-YR Estimates



Skilled Workforce Training

Diversified Work Force

Employment by Industry:



Low Tax Rates

48¢

Average Regional
Real Estate Tax
(per \$100 of assessed value)

Consistent Tax Rates

6%

Corporate tax rate
for over 40 years.

Low Cost To Build

20%

20% below
national average

Affordable Energy

Cost per unit
of Electricity

Average State
Cost/unit

\$6.65

Average National
Cost/unit

\$7.21

Incentives

It's easy to do business in Southside with excellent business and tax incentives.

Transportation and communication networks are particularly advanced for rural Virginia offering a unique mixture of rural character and modern infrastructure. The Region offers several Industrial Parks able to support new industries with sufficient water, sewer, broadband, and transportation access. Governmental support of public/private partnerships, tax credits, and other incentives are in place to encourage the growth of industry. Broadband reaches 100% of industrial parks, technology parks, and K-12 schools in the Region, with ongoing, robust expansion efforts. Relevant markets are within a day's drive and major urban centers are within a 100-mile radius. Active area chambers of commerce and county level economic development departments offer additional support and guidance to local small businesses. Shop Local campaigns are widely supported and encouraged throughout the Region.

Commonwealth's Development Opportunity Fund

- Provides "deal-closing" grants at the Governor's discretion to secure a company location or expansion in Virginia.

Tobacco Regional Opportunity Fund

- Provides performance-based grants and loans to localities in Virginia's tobacco-producing regions.

Virginia Enterprise Zone Grants

- Provides grants to businesses who undertake rehabilitation or expansion and create high-wage, full-time, permanent positions with health benefits in an Enterprise Zone.

Virginia Enterprise Zone Real Property Investment Grant

- Provides economic and community development tax incentives as an avenue for investors to support distressed communities. The tax incentive offers benefits such as tax deferral, tax reduction through long-term investment, and exclusion of certain capital gains tax.

Thriving in Southside

It's easy to thrive in Southside with its connected communities, peaceful landscape, affordable housing, and recreation and education opportunities.

Southside offers countless ways to relax and enjoy life with its open spaces, trails, cultural sites, and community events. The Tobacco Heritage Trail segments its way across the Region following the abandoned paths of former railways. Conveniently located trailheads allow for parking and easy access to the trails for walking, biking, and horseback riding.

Native American, Civil Rights, and agricultural history sites are located throughout the Region and the area boasts two fully restored, historic theaters featuring various performing arts. Active community organizations keep residents entertained and engaged with a calendar full of local events and festivals. When residents want to get away, Southside is conveniently located between two weekend travel favorites, Virginia Beach and the Blue Ridge Mountains.

Trail Amenities



1,100
miles of trails

- U.S. Bike Route 1
- East Coast Greenway
- Beaches to Bluegrass Trail
- Virginia Birding and Wildlife Trail
- Tobacco Heritage Trail

Connected Communities

1,900 miles

Miles of Broadband Infrastructure

27 mins.

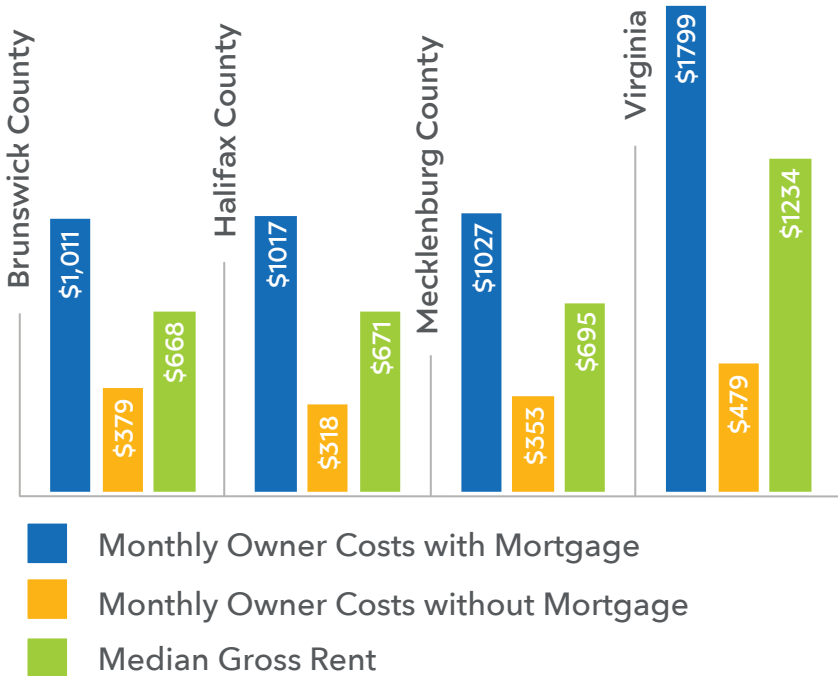
Average Commute Time to Work

90 mins.

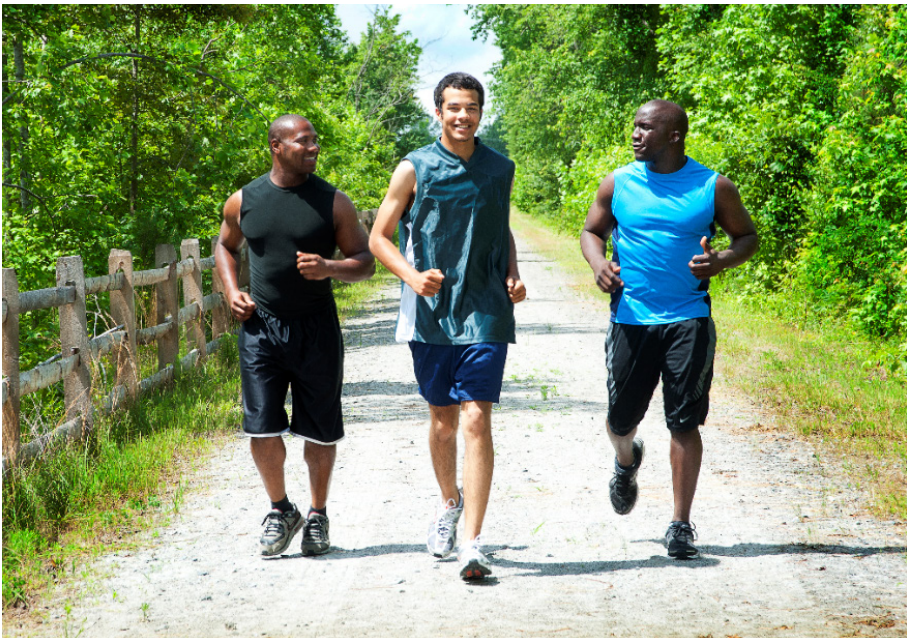
Drive Time to Richmond, VA and Raleigh, NC

Affordable Housing

Monthly Cost by Housing Type:



Workforce Training Program



Tobacco Heritage Trail

Quality Education and Jobs Training Opportunities

Public and private schools in the area offer primary and secondary education options. Local technical institutes and training centers offer students the opportunity to pursue college credits and trade certificates while attending high school. Students of all ages enjoy access to a wide variety of degree programs from local institutes of higher education and their network of affiliate universities. Workforce training programs ready students for lucrative, high paying trade professions with local industries.

Colleges and Technical Institutes and Training Centers

- Southern Virginia Community College
- Southern Virginia Higher Education Center
- Old Dominion University
- Longwood University
- Danville Community College

The Lake Life

Outdoor recreation flourishes with over 70,000 acres of lakes and countless miles of shoreline. Sports fishermen enjoy the variety of fish available in Buggs Island/Kerr Lake and Lake Gaston which have hosted many national fishing tournaments and boasts the reigning world record Blue Catfish catch. Wildlife abounds for over 100 miles of navigable water and natural beauty along the Southern Virginia Wild Blueway. Visitors can paddle, fish, or picnic for a couple of hours at a lakeside recreation area or stay overnight at one of the local parks. Sunset cruises on a pontoon, fast-paced jet skiing, and family-friendly water tubing are enjoyed by young and old alike all summer long and beyond.



Southern Virginia Wild Blueway

The Blueway winds its way through Halifax and Mecklenburg Counties, including the Dan River, Staunton/Roanoke River, Banister River, and Buggs Island/Kerr Lake.

70,000

acres of lake waters

100 miles

of navigable water



Camping Amenities

30+

cabins

700+

camp sites



Park Amenities

127,000

acres of park



Wild Blueway



Area Festival

Make Your Move

Make your move to Southside and enjoy all the benefits and amenities the Region has to offer, including excellent transportation infrastructure, low cost of living, high quality of life, and recreation opportunities.

Transportation Infrastructure

The Region is within a day's drive of 60% of the U.S. population and more than two-thirds of the U.S. industrial base, with easy access to urban centers and ports in every direction.

Low Cost of Living

Low tax rates, low building costs, and low energy costs make living, working, and doing business in Southside affordable and convenient.

High Quality of Life

Excellent access to education, workforce training, broadband infrastructure, cultural events, and recreational opportunities provides a high quality of life and connected communities for Southside residents.

Recreation and Lake Life

The Region offers over 70,000 acres of lake waters and an abundance of camp and park amenities. Live in Southside and enjoy the perfect mix of recreation and relaxation.

Visit www.southsidepdc.org or email us at info@southside.pdc.org for more information

