

BRUNSWICK COUNTY, VA COMPREHENSIVE PLAN 2037

Dynamic Economic Growth
Sustainable Agriculture
Resilient Communities
Preserved Heritage

Adopted September 20, 2017

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ACKNOWLEDGEMENTS

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John W. Zubrod, Vice Chair	Meherrin Election District
Frederick A. Harrison, Sr.	Sturgeon Election District
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Brunswick County Citizens

Special thanks to the citizens of Brunswick County for their participation in developing this Comprehensive Plan.

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Brunswick County High School

In addition, we wish to thank and provide special recognition to the instructors and students of the 2016 Political Science Class at Brunswick High School for their leadership and valuable insight.

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CHAPTER I: EXECUTIVE SUMMARY

1.1 PURPOSE AND USE OF THE COMPREHENSIVE PLAN

This Comprehensive Plan provides general guidance and a framework for making important decisions regarding community priorities for public and private investment in the next 10-20 years. In Virginia, every governing body must adopt a comprehensive plan and review it every five years for any needed updates.

The plan forms the basis for community public projects such as transportation and utility improvements and planned lands for residential, industrial or commercial development. In addition, the plan provides a foundation for developing important land management tools like zoning and subdivision.

Governmental officials use the plan when considering zoning changes, capital improvements (water, sewer, roads, schools, etc.), economic development projects, and housing initiatives. Citizens use the plan to understand the future goals and direction of the community and to understand planned public improvements. Many businesses use the plan when considering business investments and expansion. Federal and state agencies use the plan to ensure consistency with their projects and the local plan.

1.2 OVERVIEW OF BRUNSWICK COUNTY AND THE REGION

Brunswick County is located in Southern Virginia and contains approximately 566 square miles of land and 3.2 square miles of water. In 2015, the estimated population of the County by the U.S. Census Bureau was 16,698 persons. The County borders the State of North Carolina on the south and is surrounded in by the Virginia Counties of Mecklenburg (west), Greensville (east), and Lunenburg, Nottoway, and Dinwiddie (north). The County has generally flat and rolling land with forested lands that cover approximately 75% of the total land area. The scenic Meherrin and Nottoway Rivers weave through the County. Lake Gaston (20,300 acres) lies in the southern portion of the County and is a major water supply and power reservoir shared by both Virginia and North Carolina. Brunswick County is celebrated as the home of the original Brunswick Stew.



1.3 BRUNSWICK COUNTY - COMMUNITY VISION FOR 2037

The following 2037 Vision for Brunswick County was developed from community comments received during public meetings on the update to the Comprehensive Plan.

2037 Community Vision for Brunswick County

In 2037, Brunswick County, the home of famous Brunswick Stew, will be a regional leader in small business development, progressive industry, livable neighborhoods, sustainable agriculture, and extraordinary tourism experiences. The County will be a destination for specialized commerce and employment with thriving business parks and downtown business districts in Alberta, Brodnax and Lawrenceville. Brunswick County will be recognized as an inviting community for young professionals, families, retirees, and visitors, all of whom cherish the community's heritage and history, friendly atmosphere, comfortable lifestyles, exceptional education system, scenic landscapes, prized agricultural soils, and outstanding parks, trails, rivers and lakes.

This community vision statement complements the more detailed 2035 Vision Statement originally adopted by the Brunswick County Board of Supervisors in 2008, and updated in 2016 (see page 11 for information).

1.4 BRUNSWICK COUNTY COMMUNITY DIRECTION - POLICIES FOR 2037

To achieve the 2037 Vision for Brunswick County, the following community directives shall guide County growth, public investment and land use decisions.

RESILIENT COMMUNITIES

- **Housing and Communities** – Promote quality residential development in areas that can accommodate the density and provide supporting private or public infrastructure.
- **Education** – Invest in and improve public schools to provide quality facilities and outstanding educational opportunities for youth.
- **Public Safety** – Support and monitor public safety services and volunteer staffing to ensure excellence in response service levels.
- **Community Services** - Ensure that essential services for residents' health and well-being are locally available and accessible.
- **Recreation** – Promote and invest in outdoor recreation and events for residents and visitors.

- **Public Utilities** – Expand the network of public utilities to future growth areas to further the economic prosperity of Brunswick County.
- **Transportation** – Plan for and provide a safe and efficient transportation system that incorporates multi-modal opportunities and accommodates community needs and projected growth.

DYNAMIC ECONOMIC GROWTH

- **Industry** – Proactively plan for and pursue clean, quality industrial and large-scale business employers that will leverage economic growth, diversify business, and enhance the quality of life in Brunswick County.
- **Commerce, Downtowns and Corridors** – Revitalize and invest in established downtown business districts and entrance corridors.
- **Sustainable Agriculture** – Strengthen agriculture as an economic engine and champion opportunities that will foster new farming techniques and business endeavors.
- **Tourism** – Develop and implement an aggressive tourism program to further economic development and market the assets and recreational opportunities of Brunswick County.

PRESERVED NATURAL AND CULTURAL HERITAGE

- **Historic and Cultural Sites** – Celebrate and preserve the significant historic and cultural sites of Brunswick County.
- **Natural Environment** – Preserve and protect the natural resources and scenic landscapes of Brunswick County.

MANAGED LAND USE AND DEVELOPMENT

- **Land Use and Development** – Implement the Comprehensive Plan through updated land management tools set forth in the Brunswick County Code and respective zoning and subdivision regulations.
- **Web-based Service Tools and Geographic Information Systems** – Support management of land development in the County through expanded use of technology, enhanced geographic data, and improved web-based service methods for citizens and developers.

1.5 IMPLEMENTING THE PLAN - ACHIEVING VISION 2037

Implementing this Comprehensive Plan and achieving the future vision for Brunswick County will require many partners. Local government does not have the financial resources or the capacity to achieve these future goals alone. Success will require cooperation among many public and private entities and collaboration among stakeholders to reach win-win solutions that will benefit the community as a whole.

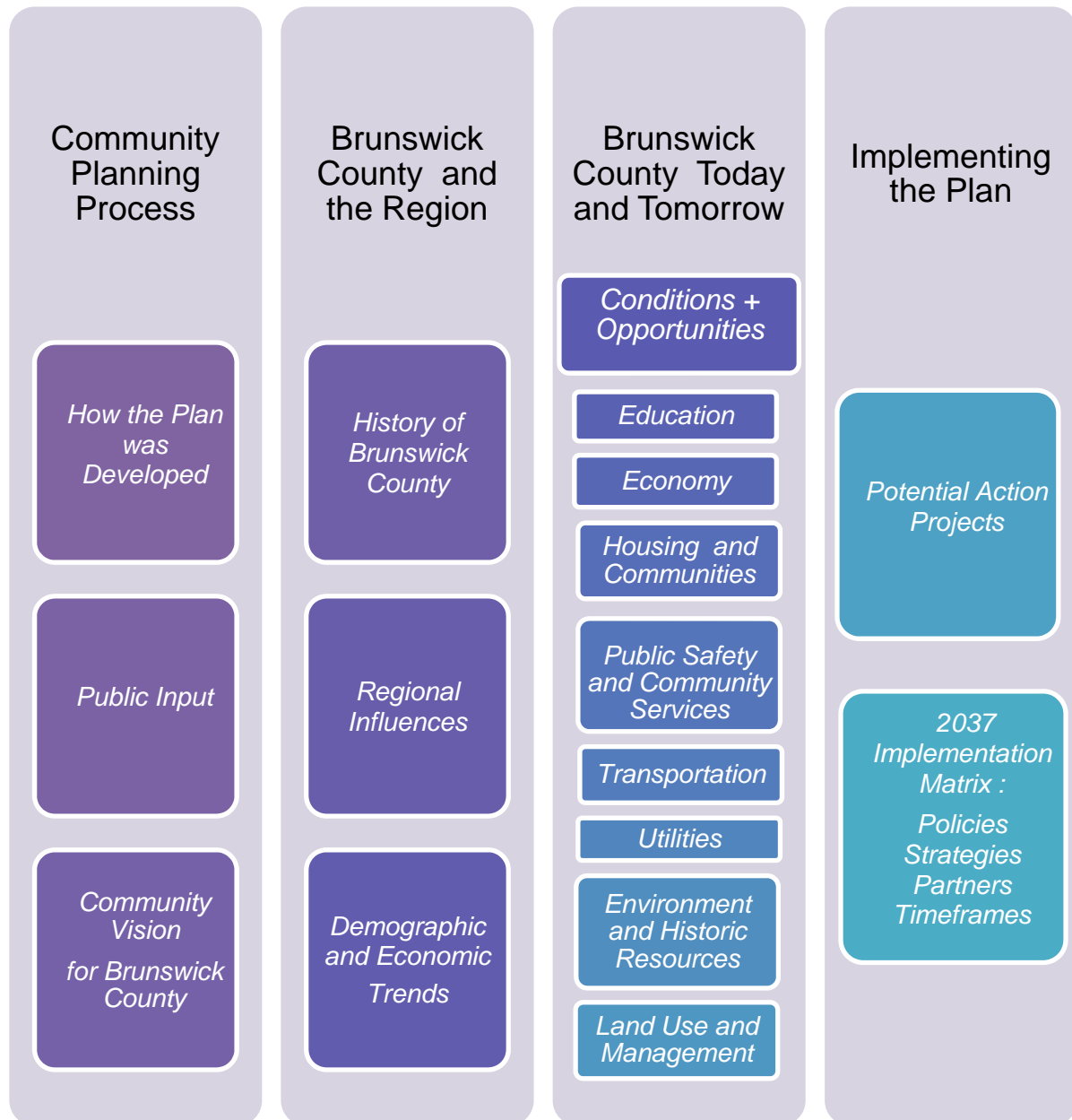
This plan includes several *Opportunity Action Projects* that will help achieve the future vision. In addition, the plan includes an *Implementation Matrix* that can be used as a tool to monitor the progress of recommended actions. These implementation tools are not mandatory action

EXECUTIVE SUMMARY

items. Their intent is to provide guidance and quick reference for items that should be accomplished to achieve the long-range vision described in this plan.

1.6 ORGANIZATION OF THE COMPREHENSIVE PLAN

The following illustration provides an overview of how the Comprehensive Plan is organized. The next four sections provide more detailed information on the planning process, regional influences, existing community conditions and future opportunities, and recommended strategies for implementing the plan.



CHAPTER 2: COMMUNITY PLANNING PROCESS

2.1 PLANNING FOR NEEDED CHANGE IN BRUNSWICK COUNTY

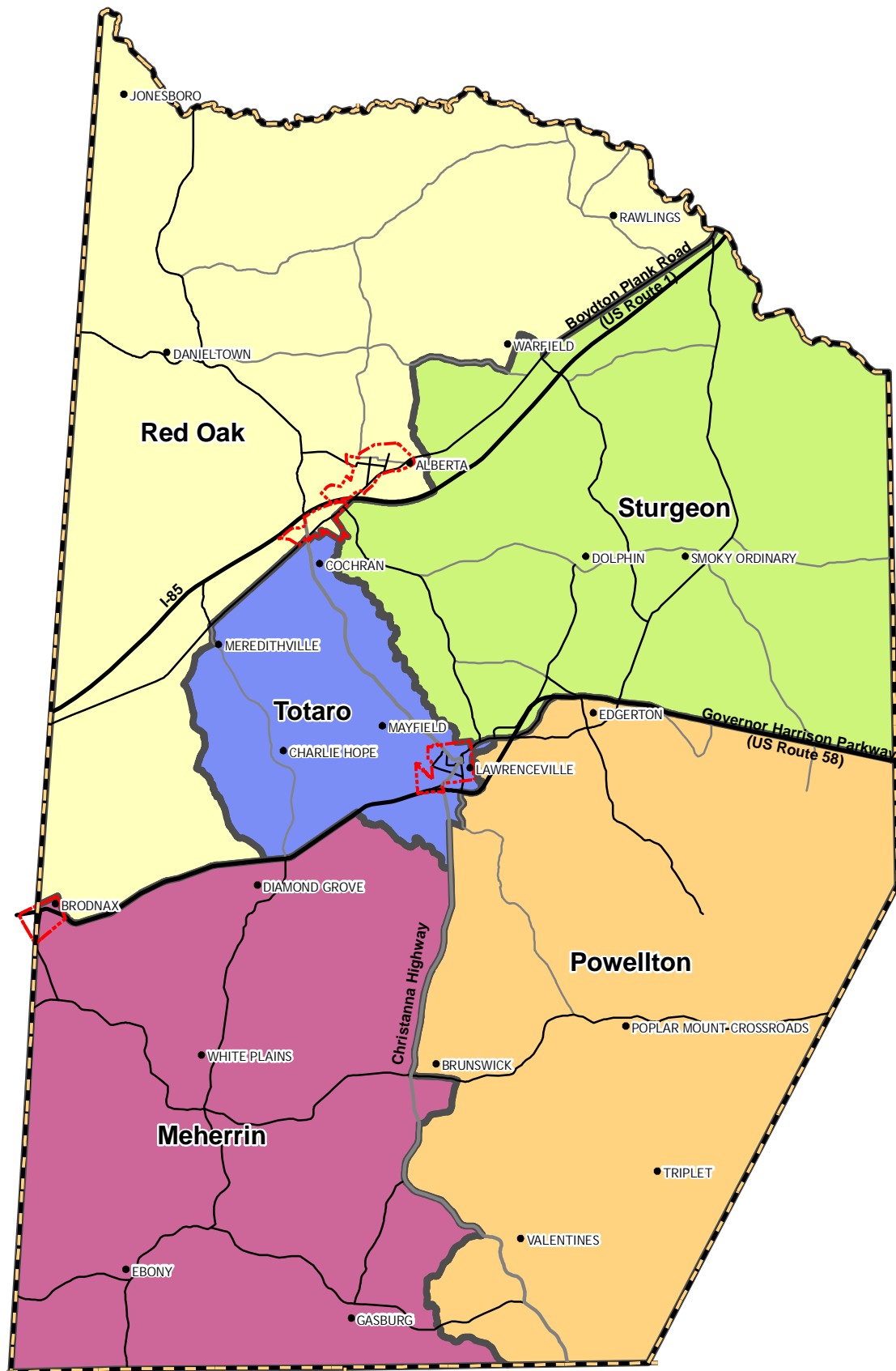
This Comprehensive Plan replaces the *Brunswick County, Virginia 2006 Comprehensive Plan Update*. Adopted in 2007, the plan received periodic reviews in accordance with state requirements, but there have been no significant updates. To better serve the County's needs, planners and governmental officials need a more user-friendly plan that recognizes community changes and provides strategic guidance for effective land management and enhanced economic and community prosperity.

Many things have changed in Brunswick County over the past ten years. The traditional agricultural economy of the County with small farms has shifted to more large-scale farming and forestry operations. The County has seen reductions in the number of small businesses in downtowns and along highway corridors because of challenging economic conditions and consumer preferences. In particular, the local economy has been influenced greatly by the loss of two major institutions - Brunswick Correctional Center, a state-owned facility that provided over 300 jobs, and Saint Paul's College, a prominent African-American facility in Lawrenceville that had an enrollment of over 650 students (2009). Over the years, there has been significant emphasis on recruiting industry and new business investment. In addition, there have been challenges to overcome, including changing economic conditions, extension of and upgrades to public infrastructure, and continued needs to provide community services and maintain existing public facilities. The recruitment of the Virginia Dominion Virginia Power Station in Brunswick County was a huge economic development accomplishment that will influence future business investment in the County and the region.

Thus, the purpose of the 2037 Comprehensive Plan is to provide workable recommendations for continued public improvements and initiatives that will facilitate the County goals for dynamic economic growth, sustainable agriculture, resilient communities, and preserved heritage. This plan will assist the County and its partners in addressing priority challenges over the next 10-20 years and in taking advantage of opportunities that can positively influence growth and community prosperity in the future.

2.2 COMMUNITY INVOLVEMENT AND DIRECTION

In March and April of 2016, the project team held six public meetings to provide information of the purpose of the new comprehensive plan and to identify citizen perspectives on County issues and opportunities for the future. The initial project meeting was at the Brunswick County Government Building. The next five meetings were in each of the County Election Districts – Totaro, Red Oak, Sturgeon, Powellton, and Meherrin (see map on the following page showing location of the districts).



Legend

- Meherrin
- Powellton
- RedOak
- Sturgeon
- Totarto



County Electoral Districts
Brunswick County, VA



In addition to the public meetings, citizens could complete a survey form (available on-line and paper) that solicited information on County special qualities, future vision, challenges, public services, and priorities for housing, economy, community facilities, cultural/natural resources, and land use. The public meetings and completed surveys provided excellent citizen input, including some of the summarized findings listed below.



Citizens attending public meetings in County Election Districts

- A majority of citizens grew up in Brunswick County and had family or friends who lived there. Some had been born in the County, moved for job opportunities, and later, returned after retirement. Meeting attendees and survey respondents advised that they lived in the County because they enjoyed the comfortable lifestyle, rural landscape, natural beauty, and peacefulness.
- Strengths of the County included its rural character, friendly people, and small town charm, timber production (number one in Virginia), outstanding agricultural soils, strong volunteer community service base, scenic rivers and trails, and primary transportation system (I-85, Christanna Highway/Route 46 and Boydton Plank Road/U.S. Route 1). Lake Gaston, Lake Phoenix, Southside Virginia Community College, and the new Brunswick Power Station (Dominion Virginia Power) are important economic strengths for the County. The Tobacco Heritage Trail is a great asset that can be expanded. In addition, Fort Christanna is a heritage site that is a significant opportunity for tourism. Finally, Brunswick County is home of the famous Brunswick Stew, a community heritage and brand that should be celebrated and promoted!
- Top challenges facing the County noted at public meetings and in the survey included needs for business development (industry and small business); quality employment and jobs; improved education and schools; and revitalization and investment in the small towns. Other challenges were attracting new people to the county, a need for better housing choices, improved public safety and facilities (particularly water and sewer), and lack of available health care and medical services. Many participants noted that bringing citizens together will be critical to the future, as there are varying citizen perspectives about direction.

COMMUNITY PLANNING PROCESS

- Based on citizen feedback from the survey, many public services received only fair to poor ratings from respondents. Public safety (police, fire, emergency) received a good rating; schools, transportation, recreation, and business development received poor ratings.
- With respect to housing, citizens felt that it was important to address the quality of existing housing, add diversity in the variety of housing types, and improve the availability of public water and sewer.
- With respect to the economy, citizens felt that attracting new employers and industry should be a priority in the future, as well as expanding commercial and small business, and improved shopping opportunities. Also, citizens recommended promoting agriculture and finding new approaches that would add value to agricultural products and encourage local food production. In addition, citizens advocated promoting tourism and recruiting a hotel or other lodging facilities. Many citizens identified the former Saint Paul's College in Lawrenceville as an economic opportunity for both the Town and the County.
- With respect to community facilities and services, improving schools in the County was a top priority for the future, as well as addressing community health and wellness. Other priorities for the future included youth programming and outreach, and improvements to public safety, utilities, and recreation. Many citizens noted a need for upgraded public infrastructure (water and sewer) and internet access.
- With respect to cultural and natural resources, environmental protection of water quality and features was a priority, as well as promoting the outdoor recreation for tourism. Citizens noted that the rural landscape character and the heritage resources contribute to the special qualities of the County (for both residents and visitors) and that conservation and preservation are important.
- With respect to land use and development, expanding commercial and business areas was a priority, as well as redeveloping deteriorated areas and revitalizing downtowns. Protecting environmental water quality and the rural character of the County (farms, forests, and open spaces) were important priorities, too.

On June 28, 2017, a community forum was held at the County Government Building to share draft findings and recommendations of the updated Comprehensive Plan. Approximately twenty people were in attendance. Attendees felt that the plan was very informative, inclusive of important challenges and opportunities for the future, and provided excellent planning direction for the County. Following the community forum and working with the Planning Commission, two public hearings on the plan were held in August and September 2017. The Brunswick County Comprehensive Plan 2037 was adopted by the Board of Supervisors on September 20, 2017.

2.3 YOUTH ENGAGEMENT

In updating the Comprehensive Plan, the project team worked with the Brunswick High School political science class, led by teachers Rachelle Hawkins-Wesson and Lisa V. Jordan. Classroom work and participation in the update engaged students in understanding the function of a comprehensive plan and how it influenced the future. Prior to meeting with the class, teachers structured their lesson plan for the semester on strategic planning in local government. Students worked in six teams to develop example strategic plans for various public entities and civic activities. These strategic plan topics studied by the students included business development in downtowns, education, the former Saint Paul's College, youth behavior and education center, and redevelopment (see table below). Thus, the class instruction and student work efforts were timely for engaging young people in discussing community issues and possible strategies.



*Brunswick High School Political Science Class
Student Involvement in Developing the Plan*



*Brunswick High School Students with
Superintendent Dora Wynn, Principal Christopher
Coleman, and Teachers Rachelle Hawkins-Wesson
and Lisa V. Jordan*

Brunswick High School - 2016 Political Science Class Projects

- ***Alberta, No Town Left Behind*** – Strategies for town revitalization and improved connection with Interstate 85.
- ***Youth Behavior and Learning Center*** – After school program for youth and teens to foster behavioral and academic improvement.
- ***YMCA Blueprint*** – Economic development option for YMCA in former student center building at Saint Paul's College.
- ***Lawrenceville Business Expansion Project*** – Boost economy of the Town of Lawrenceville by expanding businesses and community services.
- ***Education for You*** – Improve education and accreditation in Brunswick through resources, professional development, infrastructure, promotion and budget.
- ***Brunswick Land and Restoration Agency*** – Reconstruction strategy for reforming underutilized properties for business using green initiatives in deconstruction, disposal, inspection, restoration, and advertisement.

COMMUNITY PLANNING PROCESS

Having a youth perspective for the future of Brunswick County was particularly informative and inspiring for those governmental leaders and citizens who participated in the class and in the public meeting in the Totaro Election District. Youth recommendations included the following:

- Make improvements to Brunswick County so that we can stay here or come home after we attend college to raise our families. We love the friendly people. Brunswick County is a place with heritage.
- Bring jobs to the County. We want to pursue careers and be employed as pharmacists, engineers, psychologists, and teachers.
- Recruit more downtown businesses and fix-up the buildings. Provide shopping opportunities in our community and more things to do in downtown – theatre, restaurants, stores, etc.
- Provide more recreation and activities for young people. Give us something to do! Give us places where we can live, work, and play; we want, “the whole nine yards!” Consider something like ATV Trails that attract visitors and fun for young residents.
- Fix up our schools and invest in our education. Provide career training in the trades and traditional building arts in the schools. Not everyone wants to go to college.
- Take advantage of I-85 – use directional signage to get visitors into the County and its towns.
- Invest in agriculture. Farming is hard work, but it is a community tradition that is worth retaining for the future. Use new technologies and methods that encourage local food production and sustainability for the future.
- Promote the special qualities of Brunswick County! These qualities include Brunswick Stew, agriculture, trails, and a peaceful setting. Tell our story! Expand community branding and advertising to increase marketing for the County.
- Take pride in Brunswick County! Fix up properties, buildings and facilities.



Political science students provide valuable information for the Comprehensive Plan

2.4 PROACTIVE PLANNING BY LOCAL GOVERNMENT

VISION FOR 2035 - BRUNSWICK COUNTY BOARD OF SUPERVISORS

In August 2008, the County Board of Supervisors developed a much more detailed vision for Brunswick County to guide decisions. The vision was updated in 2016 and is reproduced below. This vision aligns with the “Community Vision” developed for this Comprehensive Plan and provides a strong foundation for moving Brunswick County forward in the future.

Vision 2035 - Brunswick County Board of Supervisors

Brunswick County, noted for its scenic rivers and lakes, serene rural landscapes and beautiful farmlands distinguishes itself as one of the Commonwealth's most progressive communities. Committed to improving the quality of life for all of its residents, promoting a healthy and supportive environment for rearing children, and developing a thriving economy with successful businesses, Brunswick remains steadfast in preserving its friendly, hometown atmosphere and identity while fostering continued growth and expansion.

One of Southside Virginia's most livable communities, Brunswick County is a place where residents and visitors benefit from its unlimited opportunities and enhanced vitality, including a wealth of cultural, educational, and recreational experiences, varied historic and natural resources, and healthy and secure neighborhoods.

Brunswick's elected leaders and staff thrive in preserving and advancing the community's human and fiscal resources to provide quality services. We are an open, collaborative, and fair government that values contributions from residents and businesses, along with working with our community and regional partners to achieve positive outcomes.

More specifically, the Board's desired future includes the following:

PREMIER LOCATION FOR ECONOMIC GROWTH AND DEVELOPMENT

Brunswick County is economically competitive through innovative strategies for business attraction, growth, and retention that establish its prominence as a premier location of commerce and industry in Southside Virginia. Improvements to the County's infrastructure are strategically planned and developed to expand water, wastewater, natural gas, broadband, and other utility systems. The County government works collaboratively with the Commonwealth of Virginia, towns, regional governments, economic development agencies, and citizens to enhance development activities and create job opportunities. Brunswick County capitalizes on its central location with interstate and primary highway access, along with its other unique assets, to attract businesses and tourism.

REVITALIZED NEIGHBORHOODS AND RURAL BEAUTY

Brunswick County is characterized by beautiful, safe neighborhoods that foster a sense of community, while retaining its highly valued rural character. Residents and future residents can find a variety of housing options suitable for all ages and lifestyles. The flowing nature of our residential neighborhoods, lakefront sunsets and sunrises, and the beauty of well-tended farms give one a sense of well-being.

UNLIMITED RECREATIONAL OPPORTUNITIES

Brunswick County promotes community health and wellness through varied recreational experiences and opportunities that serve people of all ages, abilities, and interests. Brunswick's wealth of organized recreational activities and facilities, along with its natural resources, ignites pride within its families and in the larger community. Its scenic rivers and lakes attract citizens and tourists with a love of water sports. The County's large forested area captures the essence of hunting game as a recreational pastime. Residents and visitors enjoy access to the statewide Tobacco Heritage Trail, providing extensive opportunities for walking, biking, and horseback riding. Brunswick County is recognized as a high quality tourist destination with focus on its extensive historic contributions and heritage sites. The County's open space is preserved, enhanced, and protected to enrich the quality of life for both present and future generations.

DIVERSE EDUCATION IN A GLOBAL SOCIETY

Brunswick County is a recognized leader in preparing individuals to succeed in a rapidly changing, diverse, and highly technical world. An array of educational opportunities for all ages provided through its public, private, and higher educational institutions ensure that active learning occurs in diverse and inclusive educational environments. Our public schools are fully accredited, with highly qualified and dedicated teachers that create learning environments which capture student interest and motivation. Public schools, Southside Virginia Community College, other institutions of higher education and our business partners work together to create unparalleled career technical opportunities to prepare students for the 21st century jobs.

INCLUSIVENESS THROUGH ARTS AND CULTURE

Brunswick County is a primary leader and catalyst in appreciating, embracing, promoting, and celebrating the diversity of arts and culture of all communities, groups, and individuals. The County presents a diverse spectrum of visual and performing arts programming through collaborative partnerships to encourage community growth, unity, and a sense of cohesiveness among residents diverse in age, ethnicity, education and economic status.

HEALTHY AND SECURE COMMUNITY ENVIRONMENT

Brunswick County is a community where people feel healthy, safe, valued and welcomed. The County is dedicated to retaining and recruiting experienced, trained and competent law enforcement, fire, and rescue professionals who are committed to saving lives and property and to maintaining order. Emergency services personnel work collaboratively to maintain the safety of County citizens and stand ready to respond to all emergencies, including natural or man-made disasters. Brunswick County embraces the nation's healthy living initiatives through access to high quality healthcare and resources to promote healthy lifestyles and wellbeing.

EFFICIENT AND EFFECTIVE GOVERNMENT

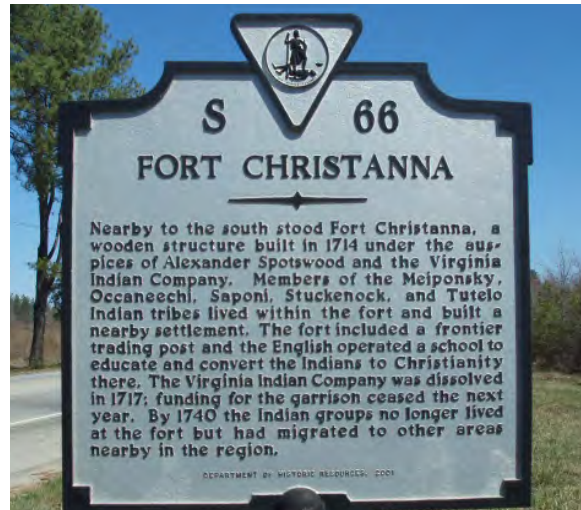
Brunswick County provides efficient and quality services to residents, businesses, and visitors in the management of personnel, finances, and physical assets.

CHAPTER 3: BRUNSWICK COUNTY AND THE REGION

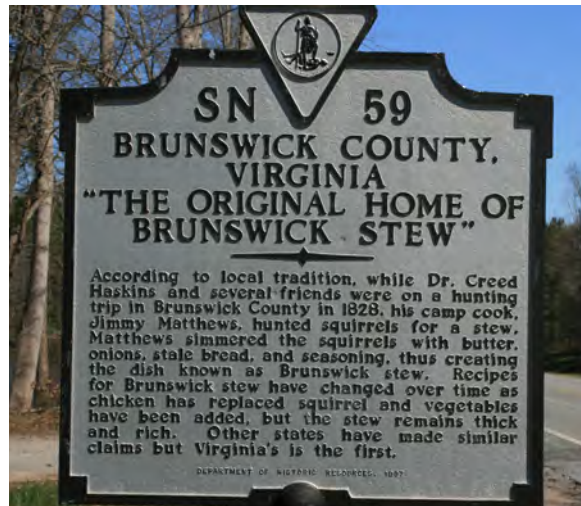
3.1 HISTORY OF BRUNSWICK COUNTY

While Brunswick County is recognized by many as “home of the original Brunswick Stew,” its early history had significant roots in Colonial Virginia.¹ In 1714, Governor Alexander Spotswood established an early English settlement at Fort Christanna on Indian lands occupied by members of the Meiponsky, Saponi, Occaneechi, Stuckenock, and Tutelo tribes. The fort provided shelter on the frontier, hosted a trading post, and operated an Indian school until 1718.

Brunswick County was formed from Prince George County. It was named after the Duchy of Brunswick-Lüneburg, a historical territory in the Holy Roman Empire that is now northern Germany. In 1732, Brunswick County gained more land from Surry and Isle of Wight Counties and built its first courthouse on a site near Cochran. At that time, Brunswick County was 230 miles long and encompassed the area south of the Nottoway River to the Blue Ridge Mountains.



Two Virginia Historic Markers
Brunswick County, Christanna Highway



¹ This brief history was compiled from multiple sources that include the following publications:

The Heritage of Brunswick County, Virginia, 1720-2008. Southside Virginia Genealogical Society. Waynesville, NC, County Heritage, 2008.

Neale, Gay W., Henry L. Mitchell, and W. M. Pritchett. *Brunswick County, Virginia, 1720-1975.* Brunswick County Bicentennial Committee, 1975.

Laffoon, Bill and Nat Neblett. *Lawrenceville Historic District, National Register Nomination 251-5001.* Virginia Department of Historic Resources, Richmond, Virginia, 2000.

Virginia Landmarks Commission Staff. *Saint Paul's College, National Register Nomination 251-0003.* Virginia Department of Historic Resources, Richmond, Virginia, 1979.

Old Brunswick Circuit Foundation. <http://www.oldbrunswick.org>.

As western settlement expanded, as many as twelve new counties were carved from Brunswick. Because the county seat had to be located as close to the center of the county as possible, the seat eventually moved to what is now the Town of Lawrenceville, and another courthouse erected in 1854. This Greek Revival Courthouse still exists in the Courthouse Square in downtown today, occupied by the governmental offices of Brunswick County.

Brunswick County and its towns grew with the expansion of the railroad at the turn of the century. The Atlantic and Danville Railroad first entered Brunswick County in 1889. By 1891, the line extended from Danville through Brunswick County, which was midway between Danville and Norfolk. The railroad brought new jobs and the promise of prosperity. Terminal shops, offices, and passage and freight depots located in Lawrenceville. By 1910, many new businesses and residential areas had developed in town.

Like Lawrenceville, other nearby areas developed with railroad expansion. The Town of Brodnax, incorporated in 1915, became a settlement during the construction of the Atlantic and Danville Railroad. The Town of Alberta, incorporated in 1928, developed at the intersection of the Virginian Railway and the Seaboard Air Line Railway. Hotels, boarding houses, and businesses emerged to support the railroad workers. By 1920, the population of Brunswick County peaked at 21,025 residents. The good agricultural soils were a natural resource for growing agricultural products, including tobacco, soybeans, peanuts, and cotton. In addition, forestry and timber were important to the economy, as well as the region's clay soils which provided a natural supply for producing superior quality bricks. Today, Brunswick County still retains much of its landscape character and charming small towns, along with a significant community spirit and interest in celebrating its heritage.

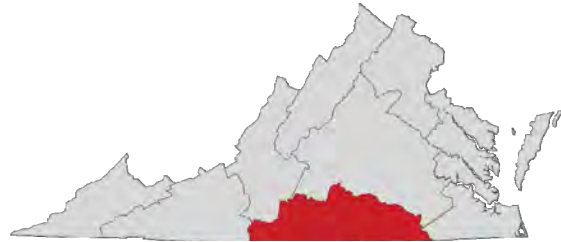
Of additional note is that Brunswick County has important historical roots in both the Methodist and Episcopal Churches. The Old Brunswick Circuit, established in 1773 by Reverend Robert Williams, is the oldest Methodist Circuit in America. Extending originally from Petersburg into North Carolina (covering sixteen counties), the circuit became the "cradle of Methodism" in the South and was responsible for rapid growth of the Methodist Church. Ministers traveled the circuit on horseback preaching Methodism and hosting large revivals. One of the prominent Methodist ministers and leaders in Brunswick County was Edward Dromgoole. He helped to establish Ebenezer Academy in 1793 (near Warfield) which was the first Methodist Church School in Virginia, and possibly the first in America.

In 1888, James Solomon Russell, a former slave and Episcopal minister from Mecklenburg County, founded the St. Paul Normal and Industrial School (1890) in Lawrenceville as an Episcopal mission school to train African-Americans. The school name was changed later to Saint Paul's Polytechnic Institute and eventually, Saint Paul's College. The institution grew from a one-room parochial school to a four-year, liberal arts college that comprised approximately 900 acres. The Saul Building (1888), Memorial Chapel (1904), and Fine Arts Building (1900) are on the National Register of Historic Places. Unfortunate circumstances closed the college in 2013. As of 2016, the campus and its buildings are for sale; however, the James Solomon Russell/Saint Paul's College Museum and Archives Committee continues to maintain and provide access to the institution's historical archives.

3.2 BRUNSWICK COUNTY AND THE REGION

LOCATION AND REGIONAL CONTEXT

Brunswick County is located in the Southern Virginia region of Virginia (sometimes referred to as Southside) near the North Carolina border. The Southern Region generally includes the area east of the Blue Ridge Mountains and south of the James River in the Piedmont Physiographic Province of Virginia which contains a rolling to flat topography.



Map of Southern Virginia Region

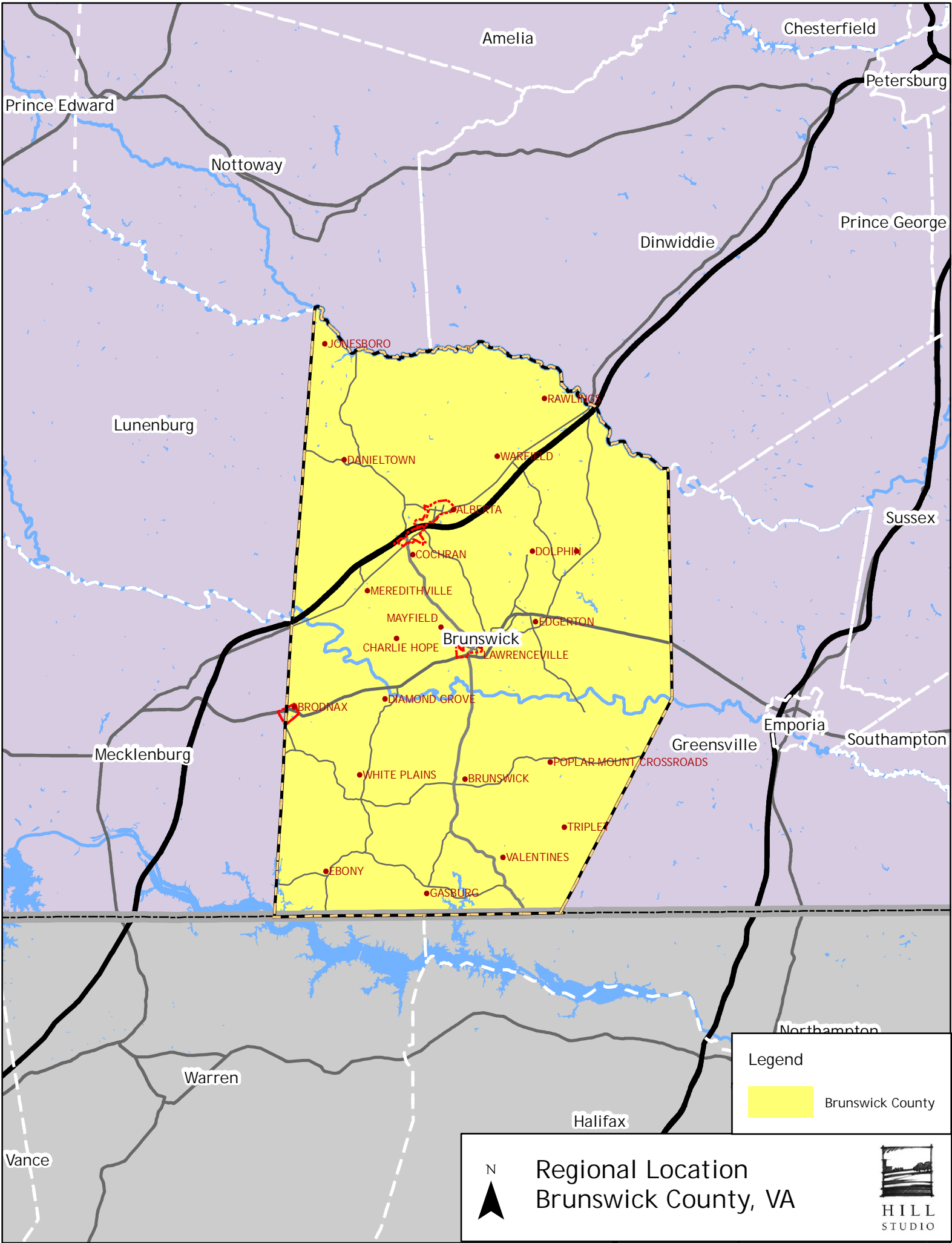
Source: Virginia Department of Tourism

Brunswick County is approximately 65 miles southwest of Richmond, Virginia and approximately 75 miles northeast of Raleigh, North Carolina. The major transportation systems in the County include Interstate 85 (east to west), U.S. Route 1 (east to west), U.S. Route 58 (east to west) and Route 46 (north to south).

A map of Brunswick County and its relationship to neighboring Virginia and North Carolina Counties is on the following page. Surrounding Brunswick County is Nottoway and Dinwiddie Counties (north), Greensville County (east), Mecklenburg and Lunenburg Counties (west) and the North Carolina Counties of Warren and Northampton (south).

Here are some general notations about Brunswick County and the Region:

- The climate of Brunswick County is temperate with an average range in temperatures from 27 degrees in winter to 89 degrees in summer.
- Forests cover approximately 75% of the County's 566 square miles of land area.
- The Nottoway and Meherrin Rivers, part of the Chowan and Roanoke River Basins, transverse Brunswick County. The Meherrin River is designated as scenic.
- Lake Gaston, a source for electric power and water supply, extends into the southern portion of the County, but lies principally in North Carolina. The lake is a regional destination and has many transient residents during the summer. Lake Gaston is a water supply source for the City of Virginia Beach; it does not supply water to Brunswick or Mecklenburg Counties.
- Traditionally, agriculture (particularly tobacco and timber) has been a primary contributor to the regional economy. With the national changes in agriculture and tobacco over the past several decades, communities in the region have faced economic challenges and tried to pursue alternative economic strategies.
- Over the past decade, Brunswick County and other counties in the region extended primary utilities for natural gas, electricity and advanced broadband fiber network along or near US Route 58.



REGIONAL INFLUENCES AND DIRECTION

Over the past two decades, the Southern Region of Virginia has been very aggressive in pursuing regional cooperation and alternative economic development projects to offset the decline in agriculture and textile manufacturing. These projects include working with special regional consortiums to develop strategic plans, as well as working across county lines to provide needed public facilities.

VIRGINIA GROWTH ALLIANCE

Brunswick County participates with nine other Counties and the City of Emporia in the Virginia Growth Alliance. In September 2013, the alliance developed a strategic economic development plan, *Strengthening Our Economy Together (SET): Strategies to Cultivate Growth*, to set a course for renewed economic growth using a multi-county team of representatives and stakeholders. The team established a vision, goals and specific strategies to guide economic initiatives in the region. As of 2016, the SET plan has working committees pursuing each the goals.

Virginia Growth Alliance 2013 Strengthening our Economy Together Plan

"The region's economy is based upon a strong service sector fueled by small and emerging businesses. The region has historically grown entrepreneurs related to its agricultural roots. These entrepreneurial underpinnings need to be directed to the opportunities of our modern economy. The region needs to expand its economic development programs directed at strong tourism and small business initiatives. The region offers a wide variety of business properties from "shovel ready" industrial sites to small retail space in attractive downtowns. While having a quality real estate is essential to be considered a preferred business location a quality workforce is equally important."

The SET Plan establishes the following goals for the region:

Goal 1: Attract targeted industries to the region and expand/retain existing regional industries.

Goal 2: Create an entrepreneurial atmosphere that cultivates, supports, and expands small businesses.

Goal 3: Develop a workforce with 21st Century Competencies for our current and future employers.

Goal 4: Increase awareness of tourism and quality of life aspects of the region through promotion, education and connectivity while maintaining authenticity.

REGIONAL COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

The Southside Planning District Commission develops an annual Comprehensive Economic Development Strategy (CEDS) for the region (Counties of Brunswick, Mecklenburg, Halifax, and the Towns of Halifax, South Boston, and South Hill). The most recent plan, *2015-2019 Comprehensive Economic Development Strategy*, updated in 2016, provides specific strategies for implementation with a suggested timeline and partners, as well as a dashboard for measuring progress in the district.

**2015-2019 Comprehensive Economic Development Strategy
Southside Planning District Commission, Update 2016**

Regional Vision: A sustainable, diverse economy that promotes a skilled workforce for 21st Century employment sectors including advanced manufacturing, modern agriculture, healthcare and entrepreneurship, while celebrating its natural heritage through tourism.

Regional Strategic Plan Goals:

- Land - Build on and improve the fixed assets of the region – water, sewer, natural gas, broadband, transportation, downtowns, industrial sites, and natural assets - to attract and support business and industry growth and provide for a high quality of life throughout the region.
- People - Invest in and develop the human capital of the region – the youth, the workforce, and the disenfranchised - to effectively provide the education and training needed for a workforce ready for a wide variety of careers such as advanced manufacturing, healthcare, modern agriculture, and entrepreneurship.
- Capital - Pursue a wide range of financing opportunities to improve public school infrastructure, utilities, transportation, industrial parks, brownfields, recreational amenities, and capital for start-up companies.

Economic Development Priorities:

- Development of workforce training programs (education is key)
- Leveraging of resources for infrastructure improvements
- Increased provision of freight service in support of industries that can benefit from rail
- Expand broadband communication networks for attracting new entrepreneurs and businesses to the region
- Effectively promoting the region

VIRGINIA'S CROSSROADS

Brunswick County is a partner in Virginia's Crossroads, a coalition of regional tourism entities marketing and promoting South Central Virginia as a destination for historical attractions and outdoor recreation. Organized in 1993, the consortium now has twelve partners that include the Counties of Amelia, Appomattox, Brunswick, Buckingham, Charlotte, Dinwiddie, Lunenburg, Mecklenburg, Prince Edward, and Nottoway, along with the City of Petersburg, and eight Virginia State Parks. The mission of Virginia's Crossroads is to increase tourism, economic activity, preservation, enhancement and education of the region's natural, recreational, and historic resources. For more information, visit <http://www.varetreat.com/>.

REGIONAL FACILITIES

There are many regional initiatives undertaken by these and other agencies that continue to drive economic and community development in Brunswick County. Some of those that influence Brunswick County today and in the future are:

- Tobacco Heritage Trail – This coordinated recreational trail system for pedestrians, bikers and horse enthusiasts connects existing and new trail segments across multiple counties in Southern Virginia: Brunswick, Mecklenburg, Halifax, Charlotte, Lunenburg, and Dinwiddie Counties. In Brunswick County, the trail starts in Brodnax and extends to Lawrenceville.
- Regional Industrial Parks – Several industrial parks have been developed jointly by participating counties. In Brunswick County, the Roanoke River Regional Business Park (265 acres) on U.S. Route 58 (Governor Harrison Parkway) is a joint venture by Brunswick and Mecklenburg Counties.
- Regional Airport – The Mecklenburg-Brunswick Regional Airport is located on U.S. Route 58 (Governor Harrison Parkway) near Brodnax. The airport has two runways on 360 acres and serves as the major public airport for the two counties. In addition, the Lawrenceville-Brunswick Municipal Airport serves the area.
- Regional Jail – The Meherrin River Regional Jail is operated by the Meherrin River Regional Jail Authority that includes three partnering counties – Brunswick, Mecklenburg, and Dinwiddie. The facility in Brunswick County near Alberta was opened in 2012 and serves as a regional detention center for adults that can accommodate approximately 700 inmates. A satellite facility operates in Boydton (Mecklenburg County) and can accommodate approximately 190 additional inmates.



Tobacco Heritage Trail

- Regional Library – Brunswick County operates the Meherrin Regional Library System with Greenville County and the City of Emporia. The Brunswick County Library is in Lawrenceville and the William E. Richardson Memorial Library is in Emporia.
- Regional Broadband Cooperative – The Mid-Atlantic Broadband Cooperative Corporation constructs advanced fiber infrastructure in the rural counties of Southside Virginia. Over the past decade business leaders and telecommunication experts developed a 1,800-mile “fiber-optic broadband backbone” to accelerate mega-speed digital connectivity and further economic development in the region. In Brunswick County, the broadband fiber network extends along U.S. Route 58 (Governor Harrison Parkway) and I-85; expansion of the network is planned along Boynton Plank Road (U.S. Route 1) in the future.
- Regional Water Supply Plan – In 2011, the Planning District developed the Lake Country Water Supply and Drought Response Plan for Brunswick and Mecklenburg Counties and the eight incorporated towns within them (population approximately 51,000). The plan examined the water supply needs of the two counties and towns located within the Roanoke and Chowan River Basins, and evaluated existing sources and future supply needs. Primary water sources for the region included Lake Gaston, John H. Kerr Reservoir and Great Creek Reservoir, and the Meherrin River. Based on existing conditions and growth projections, little growth is anticipated to 2040 (projected increase to approximately 52,000). Although there is marketing of the region for industry to offset economic declines that could result in additional industrial water need and usage, the existing water resources are adequate to meet future needs. Virginia requires that the plan is be reviewed and updated every five years and submitted for environmental approvals.
- Regional Bicycle and Trails Plan – In 2007, the Southside Planning District developed the *Lake Country Bicycle, Pedestrian, and Trails Plan* that provided multi-modal transportation recommendations for Brunswick and Mecklenburg County.
- Regional Transportation Plan – In 2011, the Planning District developed a *2035 Regional Long-Range Transportation Plan*. Working with VDOT and other regional counties, including Brunswick County, the plan provided long-term direction for transportation improvements.

3.3 TOWNS OF BRUNSWICK COUNTY - DIRECTION FOR THE FUTURE

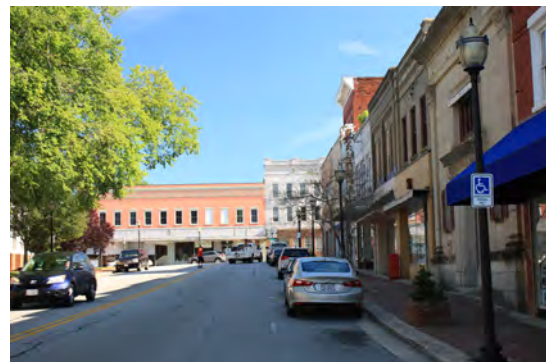
Brunswick County hosts three incorporated towns within its boundaries – Lawrenceville (estimated census population of 1,078 in 2015), Alberta (estimated census population of 285 in 2015), and Brodnax (estimated census population of 281 in 2015). Each of these towns has their own adopted plans, governing body, and town officials that provide direction for growth and development of lands within their boundaries. In Virginia, incorporated towns are municipalities within the county and there are certain powers, functions, and responsibilities associated with each. Residents of a town are also residents of the county and pay both town and county taxes. Each municipality is responsible for their respective local government officials and administrators, community planning, and zoning regulation.

Planning for the future of Brunswick County should incorporate and complement land use and development plans prepared by the towns. Thus, efforts in updating this Comprehensive Plan included reviewing relevant town information that was available.

TOWN OF LAWRENCEVILLE

Lawrenceville adopted the following plans that guide community improvements, initiatives, and land development within the Town.

- 2007 Comprehensive Plan – This plan established a vision for the Town and goals for guiding future development. Many of the strategies focused on revitalizing commerce, encouraging infill development, and working cooperatively with Brunswick County on public facilities and services. See summary on next page. An update was underway in 2016.
- Lawrenceville Tourism Assessment Plan – Developed with assistance from the Virginia Tourism Corporation in 2011, this plan provides strategic recommendations for using premier tourism assets and unique qualities to capitalize on increased tourism for economic development. Recommendations included developing a Tourism Committee to guide visioning and implementation; enhancing development and activities in Town in order to encourage tourism (including a hotel, conference facilities, movie theatre, turntable park, and outdoor recreation initiatives); and developing a realistic tourism marketing plan.



Town of Lawrenceville, Virginia 2007 Comprehensive Plan Update

Vision: Lawrenceville seeks to maintain its small town character, charm, and natural beauty. The Town is intent upon revitalizing its downtown and protecting natural environmental systems. It will accomplish its objectives by: concentrating commercial and industrial development in appropriate areas where adequate infrastructure exist to support such development; balancing residential and commercial land uses; maintaining and improving its infrastructure; seeking assistance to improve neighborhoods; seeking sustainable economic development; protecting and preserving the natural environment and surface and ground waters; promoting smart growth practices and prudent land use decisions; and, assessing options to provide areas where growth can occur.

Residential Development Goal: Ensure future residential development in and adjacent to Lawrenceville is consistent with existing development patterns, sustainable, aesthetically pleasing, and compliments the Town's character.

Commercial Development Goal: Ensure and promote economic development that compliments Lawrenceville's image and character, assures employment stability, and provides ready access to needed goods and services.

Industrial Development Goal: Ensure sustainable industrial development in suitable areas adjacent to Lawrenceville where such activities already occur or can be reasonably accommodated by utilities and public facilities and services.

Downtown Revitalization Goal: Ensure commercial and governmental buildings are an attractive, contiguous formation, with well maintained facades and underground utilities and help to promote a pedestrian friendly community.

Transportation Goal: Ensure a balanced and efficient transportation system serving Lawrenceville that will shape and serve growth areas and provide a safe, efficient transportation system given State and local finances, topography, geography, natural systems and surrounding land uses and development.

Recreation and Open Space Goal: Ensure proper planning and provision of recreational opportunities to Lawrenceville residents and visitors, while preserving open spaces and protecting the natural environment.

Water and Wastewater Systems Goal: Ensure that water and wastewater systems meet the needs of Lawrenceville residents and out-of-town utility customers.

Public Facilities and Services Goal: Ensure citizens of Lawrenceville have access to adequate public facilities and services such as health care, educational programs, and social services and ensure that public facilities and services are sized, located, and managed to protect or restore the quality of the natural environment while providing adequate levels of service to meet the needs of citizens.

BRUNSWICK COUNTY AND THE REGION

TOWN OF ALBERTA

The Town of Alberta lies in the northern portion of Brunswick County along the historic U.S. Route 1 (Boydton Plank Road) and Interstate 85. The Town has a small downtown business district that has been improved in the past decade for business development (streetscape improvements, building façade improvements, and a Town Square). The Christanna Campus of Southside Virginia Community College lies within the Town boundaries, as does the Brunswick I-85 Business Park (114 acres).



Town of Alberta

The 2006 *Comprehensive Plan for the Town of Alberta* recommended balanced land uses and orderly development within the town, protecting environmental quality, encouraging development of quality housing, and providing sufficient public infrastructure and facilities to meet the needs of the community. The plan projected commercial growth on Christanna Highway (Route 46), Boydton Plank Road (U.S. Route 1), and near I-85.

TOWN OF BRODNAX

The Town of Brodnax lies in both Brunswick and Mecklenburg Counties along U.S. Route 58, Governor Harrison Parkway. Brodnax hosts a trailhead for the Tobacco Heritage Trail, which links to Lawrenceville, LaCrosse, and South Hill.



Town of Brodnax

In recent years, downtown Brodnax implemented improvements to the streetscape, including a town clock. The Town continues to improve the historic, downtown railroad depot as a Tobacco Heritage Trail attraction with a museum, playground, and visitor facilities. Other public projects in 2016 include water system improvements on Route 58, Governor Harrison Parkway, to replace deteriorating water lines and install fire hydrants to serve downtown and a residential neighborhood (using approximately \$1.5 million from Community Development Block Grant and U.S.D.A. Rural Development).

Future Town goals include additional business development in downtown and along Route 58, growth of the Tobacco Heritage Trail facilities, and reuse of the former Brodnax Mills.

3.4 BRUNSWICK COUNTY DEMOGRAPHIC AND ECONOMIC TRENDS

Snapshot summaries of some of the selected demographic statistics for Brunswick County are presented on the following pages. This demographic information includes past census data and available Census Bureau updates from 2010-14 and July 2015, as well as comparison statistics from surrounding counties in Virginia and North Carolina. The following paragraphs discuss some general demographic and economic trends.

Population

- In general, the population in Brunswick County is stable. While census statistics from 2010 indicate that the population has declined, these numbers included the prison population, which comprised over 700 persons in 2009-2010. The most recent 2015 U.S. Census estimate for Brunswick County reported a population of 16,698.
- Population projections developed by the Virginia Employment Commission (*Brunswick County Community Profile, October 2016*) indicate that the population of Brunswick County from 2020 to 2040 is expected to decline, but remain stable. In the future, it will level off to an estimated 17,191 in 2020, 17,137 in 2030, and 17,120 in 2040.
- The population of the County is aging. The median age of the population is 41.6 years and approximately 20% of the population is age 65 or older.
- Of note, too, is that there is also a growing younger population in Brunswick County. Approximately 20 percent of the population is younger than 18. In 2020, population projections by the Virginia Employment Commission indicate that there will be approximately 2,751 persons between the ages of 5 and 19 in Brunswick County. This projection total is defined further as being 815 persons (ages 5-9), 905 persons (ages 10-14), and 1,031 persons (ages 15-19). In addition, the projection estimates that another 759 persons under the age of 5 will reside in the County.

Housing

- The number of housing units in Brunswick County has declined since 2010. The most recent estimate released by the Census Bureau for 2015 reports 8,140 units in the County. This is less than what was reported in 2014 (8,164 structures) and could be attributable to the removal of older housing stock.
- Owner occupied housing continues to comprise a majority of housing in Brunswick County. Approximately 74% of the occupied housing is owner occupied, with the remaining 26% renter occupied. Of note is that the homeownership rate in Brunswick is higher than in the Commonwealth of Virginia (72% in comparison to 67% in the State).
- The median value of housing in Brunswick is \$104,200. This is an increase over the past two decades and is comparable with other surrounding counties, but lower than the average housing value in Virginia (\$244,600).

BRUNSWICK COUNTY AND THE REGION

- Much of the housing stock in Brunswick County was constructed in the past 65 years. Approximately 51% of the homes in the County were constructed between 1950 and 1989; another 34% were constructed after 1990; and 15% were constructed prior to 1950.

Education

- Approximately 73% of persons over 25 years have a high school diploma or some college training.
- The educational levels of Brunswick County have increased over the past two decades. The number of high school graduates continues to increase, as does the number of persons pursuing college.
- Educational levels in Brunswick County are similar to other surrounding counties; however, college education levels are still lower than those found in Virginia. Approximately 49% of persons over 25 in Brunswick County have some college training, compared to approximately 63% in Virginia.
- The reported school enrollment in Brunswick County Schools by the Virginia Department of Education for 2015-2016 was 1,759 students. This figure is less than previous years (1,921 in 2013, and 1,857 in 2014). Based on population and aging projections for 2020 prepared by the University of Virginia's Weldon Cooper Center for Public Service (for the Virginia Employment Commission), the population between the ages of 5 and 19 is estimated to be 2,751. For comparison, the 2010 Census reported 3,905 children between 5 and 19 years of age in Brunswick County. The projections show a decline in the future school age population from 2010; however, the projected number is significantly greater than the reported school enrollment figures for 2015-16. While some of students may attend private institutions or other school systems, there should be further analyses of school age demographic trends for school planning purposes.

Economy and Employment

- The median household income in Brunswick County is \$37,028. This is higher than income levels in the past and similar to other surrounding counties, but lower than the State average of \$63,907.
- The percentage of people below poverty level in Brunswick County is particularly high (23.5%). This rate is higher than those in the surrounding Counties of Mecklenburg and Greenville and two times higher than the average in the State of Virginia.
- The major employers in Brunswick County are local government, regional public facilities, educational institutions, and health care agencies. Other major employers include Scotts/Hypnexus, Virginia Carolina Forest Products, and Redland Brick.
- In 2014, approximately 25% of the workforce was employed in management, business or science occupations, and about 25% was employed in service occupations.
- By 2022, the largest growth in employment will be in the health care and social assistance professions, and in educational services. Other fields projected to increase include retail trade, construction, and accommodation and food services.

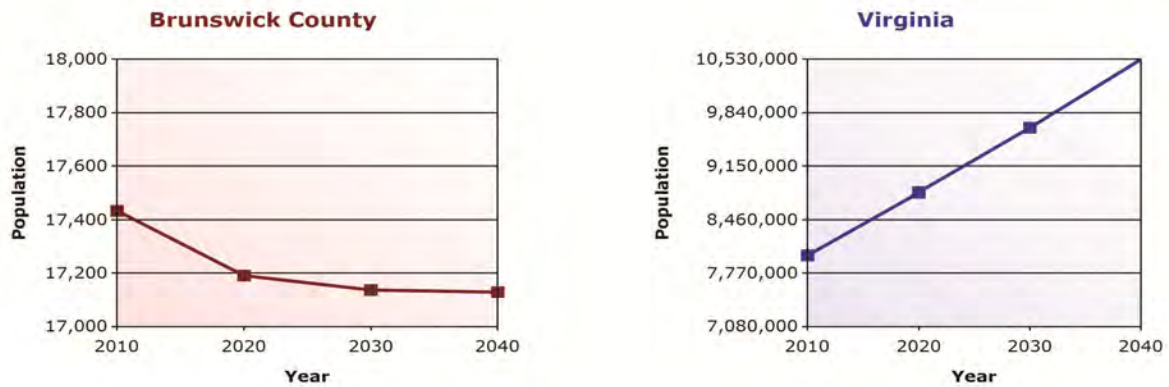
BRUNSWICK COUNTY AND THE REGION

Brunswick County Selected Demographics US Census Bureau							
	2000 Brunswick	2010 Brunswick	2015* Brunswick	2015* Mecklen- burg Co	2015* Greens- ville Co	2015* Halifax Co NC	2015* Virginia
Area							
Square Miles, Land		566					
Square Miles, Water		3.2					
Population							
Total, 2015	18,419	17,432	16,698	31,081	11,885	52,456	8,326,289
% population change (2010-2015)			-5.4%	-5.0%	-2.9%	-4.1%	+6.2%
Persons / square mile		30.8					
Gender							
Male	53.1	52.5	51.9%				
Female	46.9	47.5	48.1%				
Race							
White	42%	40.4%	43%				
Black	57%	57.3%	55%				
Hispanic	1%	1.7%	2%				
Other	<1%	<1%	<1%				
Age							
Median Age	38.1	41.3	41.6	46.9	42.0	42.1	37.6
Persons under 5			4.2%				
Persons under 18			17.7%				
Persons 65 and over			19.2%				
Housing							
Housing Units, Total	7,541	8,166	8,140	18,686	4,127	25,671	
Housing Units Occupied	6,277	6,366	5,865				
Housing Units, Vacant	1,264	1,800	2,299				
Housing Units, Vacant	16.8%	22%	28.2%				
Owner-occupied housing units %	77.6%	72.9%	73.9%				
Renter-occupied housing units %	22.4%	27.1%	26.1%				
Homeownership Rate			72.2%				67.3%
Year Structure Built, 2010 or later			1%				
Year Structure Built, 1990-2009			33.8%				
Year Structure Built, 1950-1989			50.7%				
Year Structure Built, pre-1950			14.5%				
Median Value, Owner- Occupied Housing	\$73,000	\$97,500	\$104,200	\$123,700	\$100,400	\$86,400	\$244,600
Median Mortgage			\$1,052				

BRUNSWICK COUNTY AND THE REGION

Brunswick County Selected Demographics US Census Bureau							
	2000 Brunswick	2010 Brunswick	2015* Brunswick	2015* Mecklen- burg Co	2015* Greens- ville Co	2015* Halifax Co NC	2015* Virginia
Median Rent			\$662				
Persons per Household	2	2.4	2.55				2.6
Economic / Financial Characteristics							
Median Household Income	\$31,288	\$35,184	\$37,028	\$37,756	\$38,933	\$32,834	\$63,907
Persons below poverty level	13.2%	21.0%	23.5%	19.9%	20.0%	23.5%	11.3%
Employed population >16 years	46.4%	45.8%	44.9%				
Labor Force, unemployed			9.8%				
Occupations, management, business, science, and arts			24.9%				
Occupations, service			24.5%				
Occupations, sales and office			22.1%				
Occupations, natural resources			15.1%				
Occupations, production, transportation, material moving			13.4%				
Education							
Population, 25 years and older							
No high school diploma	36.9%	32.7%	27.1%	21.6%	24.0%	23.5 %	12.1%
High school graduate	31%	32.3%	33.8%	33.9%	44.5%	35.9%	25.0%
Some college or Associate degree	21.3%	23.1%	25.8%	29.3%	23.0%	28.7%	27.1%
Bachelors degree or higher	10.8%	11.9%	13.3%	15.2%	8.5%	11.9%	35.7%
Other							
Mean Travel Time to Work (minutes)			29.2	22.6	22.6	23.2	27.7
Persons live and work within County			44.8%	73.3%	41.1%	64.1%	
Persons who work outside of County			50.5%	16.8%	51.1%	28.6%	
No Vehicles Available (occupied housing units)			10.5%				
* 2010-2014 and 2015 American Community Survey, 5 year estimates, U.S. Census Bureau							

Projected Population Change



	Brunswick County	(% change)		Virginia	(% change)
2000	18,419			7,079,030	
2010	17,434	-5.35 %		8,001,024	13.02 %
2020	17,191	-1.39 %		8,811,512	10.13 %
2030	17,137	-0.31 %		9,645,281	9.46 %
2040	17,129	-0.05 %		10,530,229	9.17 %

Projected Population Change by Age and Gender

	2020		2030		2040	
	Female	Male	Female	Male	Female	Male
Under 5 years	363	396	345	377	332	362
5 to 9 years	391	424	387	419	371	401
10 to 14 years	426	479	405	456	397	446
15 to 19 years	483	548	452	513	460	522
20 to 24 years	429	630	404	593	396	582
25 to 29 years	408	674	368	609	355	586
30 to 34 years	437	689	390	615	378	597
35 to 39 years	512	686	492	660	457	613
40 to 44 years	470	545	509	589	467	541
45 to 49 years	481	533	564	626	558	620
50 to 54 years	538	546	518	526	576	585
55 to 59 years	672	639	550	523	664	631
60 to 64 years	678	681	576	578	571	573
65 to 69 years	623	556	663	591	559	498
70 to 74 years	486	438	598	539	522	471
75 to 79 years	331	263	446	355	488	389
80 to 84 years	231	155	310	208	393	263
85 years and over	262	90	286	98	376	129
	8,221	8,972	8,263	8,875	8,320	8,809
	17,193		17,138		17,129	

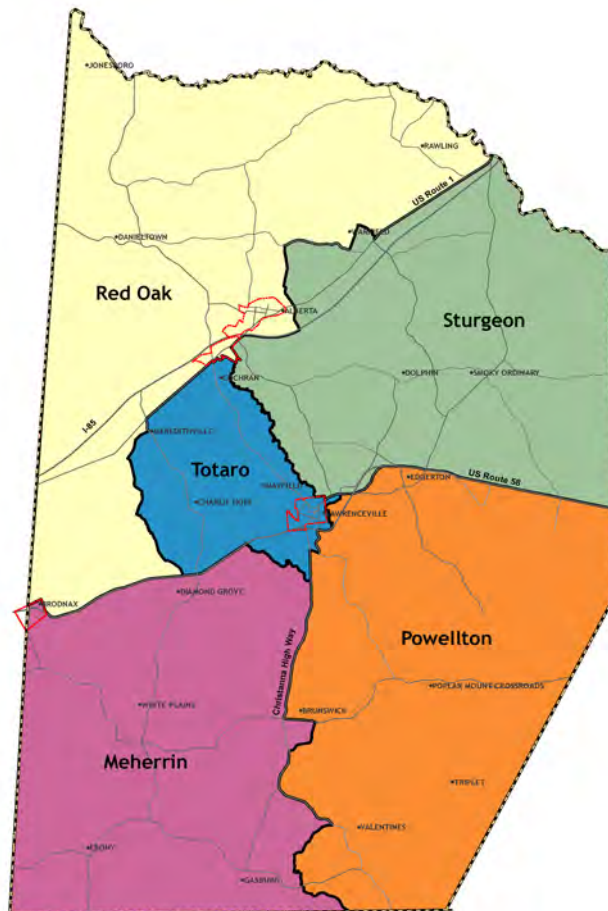
Source: Virginia Employment Commission, Brunswick County Community Profile, October 2016

BRUNSWICK COUNTY AND THE REGION

2010 Population and Housing Density by District		
Brunswick County Election District	2010 Population*	2010 Housing Units*
Meherrin Election District	3,265	2,095
Brodnax, Town	254	117
Powellton Election District	3,028	1,589
Red Oak Election District	3,029	1,599
Alberta, Town	298	162
Sturgeon Election District	4,958	1,521
Totaro Election District	3,154	1,361
Lawrenceville, Town	1,438	538
Total County	17,434	8,166

Source: U.S. Census Bureau, 2010 Census

County Election District Map



Projected Employment by Industry 2022 - South Central Region

	Employment			Percent
	Estimated 2012	Projected 2022	Change	Total
Total, All Industries	56,271	62,914	6,643	11.81%
Agriculture, Forestry, Fishing and Hunting	729	812	83	11.39%
Mining, Quarrying, and Oil and Gas Extraction	127	125	-2	-1.57%
Utilities	392	348	-44	-11.22%
Construction	2,457	3,021	564	22.95%
Manufacturing	5,124	4,900	-224	-4.37%
Wholesale Trade	1,263	1,337	74	5.86%
Retail Trade	6,290	6,762	472	7.5%
Transportation and Warehousing	2,662	2,948	286	10.74%
Information	500	471	-29	-5.8%
Finance and Insurance	979	1,065	86	8.78%
Real Estate and Rental and Leasing	390	429	39	10%
Professional, Scientific, and Technical Servi	1,003	1,288	285	28.41%
Management of Companies and Enterprises	650	596	-54	-8.31%
Administrative and Support and Waste Manageme	1,531	1,833	302	19.73%
Educational Services	7,895	8,940	1,045	13.24%
Health Care and Social Assistance	8,535	11,030	2,495	29.23%
Arts, Entertainment, and Recreation	491	579	88	17.92%
Accommodation and Food Services	4,139	4,628	489	11.81%
Other Services (except Public Administration)	1,513	1,760	247	16.33%

Source: Virginia Employment Commission, Brunswick County Community Profile, October 2016

CHAPTER 4: COMPREHENSIVE PLAN ELEMENTS - BRUNSWICK COUNTY TODAY AND TOMORROW

4.1 HOUSING AND COMMUNITIES

EXISTING CONDITIONS: HOUSING AND COMMUNITIES

Much of the existing housing units and traditional neighborhoods in Brunswick County have developed in or near the incorporated Towns of Lawrenceville, Alberta, and Brodnax, or along the corridors of Route 46 (Christanna Highway), U.S. Route 1 (Boydton Plank Road), and U.S. Route 58 (Governor Harrison Parkway). In addition, the Lake Gaston area in the southern portion of the County has experienced increasing residential growth around the lake over the past decade.

Of the approximately 8,000 residential housing units in Brunswick County, about 28 percent were listed as vacant in 2014 and about 15 percent were built prior to 1950. The median value of owner-occupied housing in the County was \$104,200 in 2014; the median mortgage was \$1,052 and median rent was \$662. These housing values are similar to surrounding counties and housing costs are considered affordable given the median household income of \$37,028.

The small communities throughout Brunswick County each have special natural assets and facilities (e.g., post offices, churches, or schools) that provide a unique character and sense of place. These assets are important to the quality of life for residents and are reflective of the community heritage.



Above: Housing on Route 46 near Lawrenceville.



*Above: Housing on Lake Gaston
Below: Historic Post Office in Valentines*



CHALLENGES AND OPPORTUNITIES: HOUSING AND COMMUNITIES

During planning meetings in the County Election Districts, many citizens advised that existing housing needed improvement, and that choices were limited. They indicated a need to maintain and rehabilitate existing housing and to provide alternative types of housing for targeted markets (e.g., townhouses, small cottages with limited yards, downtown loft housing, senior living, etc.). These improvements and choices are particularly important for recruiting young people, professionals and businesses to Brunswick County. As the County successfully recruits additional employers, it will be important to offer attractive and suitable housing within the County.

Much of the new housing that has been constructed in the County has been in the Meherrin Election District near Lake Gaston. While this has boosted real estate property values and revenue for Brunswick, it has also presented challenges for public services. Like other parts of the County, this is primarily a rural area and there is no existing public water or sewer system; development is served by private wells or a central water supply, and private septic systems. As the interest grows in new housing development near Lake Gaston and around the towns, it will be important to ensure and plan for adequate water and waste management needs.

Potential Action Project - Market Rate Housing

Planned Communities – One modern, attractive example for adding market rate housing in Brunswick County is to consider new residential development that clusters homes in a planned residential subdivision that preserves open green space and scenic landscapes. Often, these types of developments are referred to as “conservation subdivisions.” This type of popular development could be an attractive housing option for Brunswick County. In Virginia, counties have the ability to adopt planned residential development districts and conservation subdivision regulations with development design standards. Brunswick County could update zoning and subdivision regulations to provide for these types of alternative residential development patterns.



Example: Serenbe, Georgia. One successful development example that incorporates agriculture as a community amenity is Serenbe outside of Atlanta, Georgia. Serenbe consists of a planned residential development with clustered homes on small lots built around an operating agricultural farm with a community supported agriculture program, common public space and landscapes, and other amenities.

Town Initiatives for Downtown Housing: In addition, the established downtowns of Lawrenceville, Alberta, and Brodnax offer opportunities for rehabilitation of existing historic buildings for mixed-use residential and commercial use. Loft apartments above downtown commercial businesses are very popular with young people and with empty nesters desiring to live close to work, services, and activities. Examples are the Peebles Building and Sledge & Barkley Building in Lawrenceville which have been studied and marketed as an opportunity for downtown mixed use.

4.2 EDUCATION

EXISTING CONDITIONS: EDUCATION

BRUNSWICK COUNTY PUBLIC SCHOOL SYSTEM

Brunswick County operates one high school, one middle school, and three elementary schools. In 2015-16, the school system had an enrollment of 1,759 students. Education statistics since 2010 show that high school graduation rates have increased, as has the number of persons with college training. Below is a summary of the 2016-2021 *Comprehensive Plan for Brunswick County Schools* developed by administrators, the school board, and community participants.



The 2016-2021 Comprehensive Plan for Brunswick County Public Schools provides seven important goals for the school division to achieve the goals for schools success, 21st Century learning, career skills, and college readiness. The theme of the plan is “Building a Culture of Collaboration and Quality.” The plan serves as a blueprint for measuring educational performance.

1. *Promote and establish a framework of accountability for all educational programs to insure high academic standards, high expectations, and equal access for all students.*
2. *Assist all stakeholders (teachers, students and parents) with the integration of technology to improve academic achievement and narrow the achievement gap among subgroups within the division.*
3. *Recruit, induct, and retain properly licensed and endorsed professional and classified employees.*
4. *Foster strategies that support high achievement for all students and offer interventions which address the particular needs of students to focus on learning above and beyond state benchmark assessments.*
5. *Utilize the “power of productive relationships” within the school, home, business and the community by communicating to all internal and external partners.*
6. *Implement programs and procedures to support school climates which insure all facilities are safe, orderly, and conducive to learning.*
7. *Organize and implement Administrative Guidelines to improve the educational, fiscal, and physical management of the school division.*

The following information provides an overview for each of the schools in Brunswick County.

Brunswick High School (Grades 9-12) – The high school campus is located in the center of the County just east of Lawrenceville in the Totaro Election District on U.S. Route 58 (Governor Harrison Parkway). In 2015-2016, the enrollment of the high school was 519 students, of which approximately 24% were enrolled in advanced placement courses, either in Governor’s School or dual enrollment. According to the Virginia School Report Card, in 2016-17 the high school achieved the graduation and completion index goals and achieved its accreditation in English, History and Science, but not Mathematics.

James Solomon Russell Middle School (Grades 6-8) – The middle school is located also in the center of the County, just north of Lawrenceville in the Totaro Election District on Route 46. It lies on a campus shared with Totaro Elementary School. In 2015-16, the enrollment at the middle school was 383 students. According to the Virginia School Report Card, in 2016-17 the middle school achieved accreditation in Mathematics, History, and Science, but did not achieve accreditation in English.

Totaro Elementary School (Grades Pre-K to 5) – This elementary school is located in the Totaro Election District off Route 46 and shares its campus with the middle school. In 2015-16, the school had 391 pupils enrolled in Pre-Kindergarten to Fifth Grade. According to the Virginia School Report Card in 2016-17, the elementary school did not achieve accreditation in English, Mathematics, Science, and History. However, it had achieved accreditation in History in two previous years.

Meherrin-Powellton Elementary School (Grades Pre-K to 5) – This elementary school is located in the Powellton Election District on Dry Bread Road. In 2015-16, the school had 268 pupils enrolled in Pre-Kindergarten to Fifth Grade. According to the Virginia School Report Card, in 2016-17, the elementary school achieved accreditation in Mathematics and History, but not in English or Science.

Red Oak–Sturgeon Elementary School (Grades Pre-K to 5) – This elementary school is located in the Red Oak Election District of Brunswick County on Flat Rock Road. In 2015-16, the school had an enrollment of 198 pupils in Pre-Kindergarten to Fifth Grade. According to the Virginia School Report Card, in 2016-17 the elementary school achieved accreditation for English, History and Science, but narrowly missed being accredited for Mathematics.

School Administration Offices – These are located seven miles outside of Lawrenceville in a former elementary school building on Farmers Field Road in the Sturgeon Election District, north of U.S. Route 58 (Governor Harrison Parkway). The following table provides information on the existing school plant facilities. Most of the school facilities were constructed in the 1950s and 1960s; while updates and expansions were done in later years, many of the facilities need additional investment and updating.

In 2015, the Virginia Department of Education reported in the Superintendent’s Annual Report for Virginia that Brunswick County had a student/teacher ratio of 15:1 for grades K-7,

and 8:1 for grades 8-12. The average per pupil expenditure for operation for a regular school day was \$10,864. This expenditure was consistent with other surrounding counties (Greensville \$9,956, Mecklenburg \$10,765, Dinwiddie \$9,473), but slightly below the average school district expenditure in Virginia of \$11,051 per pupil.

Brunswick County Public School Facilities				
Public Facilities	Maximum Capacity	Enrollment 2015-16	Buildings Constructed	Site Acreage
Brunswick High School	850	519	1955, 1997, 2006	50
James S. Russell Middle School	722	383	1951, 1952, 1957	31
Totaro Elementary School	600	391	1965, 1976	9
Meherrin-Powellton Elementary School	419	268	1960	20
Red Oak-Sturgeon Elementary School	402	198	1965, 1976	18

PRIVATE EDUCATION

In addition to the public school system, one private school, Brunswick Academy, operates an accredited educational facility on Planters Road for pre-kindergarten through grade twelve. In 2014, it had an enrollment of 328 students from Brunswick and neighboring counties.

In addition, the Virginia Department of Education reported that there were 61 students in Brunswick County that were home schooled in 2015-16.

COLLEGES

The Virginia Community College System hosts the Southside Virginia Community College Campus just west of Alberta. The Christanna Campus offers continuing technical education, workforce development training, career study certificates and associate degree programs in a diversity of courses that range from liberal arts, sciences, business, and nursing to specialty courses in agribusiness and advanced manufacturing. In the fall of 2015, the Christanna Campus had 676 students enrolled at the institution; this figure included dual enrollment students in high school. The Center for Workforce Development (established in 1986) assists public and private organizations with educational needs related to economic and human resources.

The former Saint Paul's College closed in 2013 as an educational institution and is for sale. The historic campus consists of approximately 185 acres and has several buildings listed on the National Register of Historic Places. The former Historically Black College and University (HBCU) institution has a rich community heritage. The middle school in Brunswick County is named for Saint Paul's founder, James Solomon Russell.

CHALLENGES AND OPPORTUNITIES: EDUCATION

Four of the planning meetings held in each of the County Election Districts were at school facilities. Citizens identified continued improvement in education as a primary area of need, particularly with respect to providing children with a quality education, preparing young people for the workplace, retaining and recruiting residents, and attracting new business. Citizens and students advised that more specialized training in high school would be beneficial for students not wanting to attend college.

In addition, citizens noted that it was difficult to recruit and retain teachers in Brunswick County. Some respondents mentioned competitive salaries as a reason, although housing choices and community conditions were mentioned, too.

The school facilities in Brunswick County are aging and in need of investment. Most of the existing facilities were built in the 1950s and 1960s, with some modifications and additions over the years; many need both physical and site improvements. In addition, with the reduced numbers of students, most of the facilities are operating at levels far below their capacity. While there has been discussion of consolidating some elementary schools, the large land mass of the County and the varied distribution of the school age population are particular challenges.

Given these multiple challenges, careful planning for physical improvements, academic and vocational programs, and staff recruitment/retention will be critical to the economic and social advancement of Brunswick County in the future. The first step will be to update the Comprehensive Plan for the School System.

Public School Enrollment Trends in Virginia

"...By 2018, 40 percent of Virginia public school enrollment will be in Northern Virginia, compared to 30 percent in 2000. Overall, in the rest of Virginia, public school enrollment will decline, with the largest decreases outside of Virginia's Urban Crescent due to low birth rates and few families moving to these areas.

What does this mean for schools, communities, and public education in Virginia?

Demographic pressures, coming from opposite directions, will challenge Virginia school divisions in the years ahead. In many divisions, particularly those in rural areas of the state, declining enrollment will force decisions to cut costs, or raise revenues. School boards and division leaders may need to consider eliminating selected programs and extracurricular activities, or closing or merging schools."

Source: University of Virginia Census Brief, November 2014, Public School Enrollment Trends in Virginia

Given current economic conditions, both locally and nationally, the educational and physical needs of the County school system will be very challenging in the coming years. According to the FY 2017 Brunswick County budget, the County has experienced reductions in state and federal aid in recent years due to economic conditions nationally that have reduced revenues. In Virginia, school funding levels to localities have declined by 11.2% from 2008 to 2014 (Source: Center on Budget and Policy Priorities, National Center for Education Statistics). In the FY17 Consolidated Budget, the County appropriated approximately \$5,265,000 from the General Fund to the School's Operating Budget, an increase of approximately \$175,000 from FY16.

The article summarized below provides valuable insight into how state funding affects local funding for schools. As noted below, school funding is complicated by fluctuating national economic conditions; recovery and effective strategies for local education programs and facilities are challenges for many communities, including Brunswick County.

How State Funding Affects Schools

From Research Article - Most States have Cut School Funding and Some Continue Cutting. January 2016. Published by the Center on Budget and Policy Priorities,

"States typically distribute most of their funding through a formula that allocates money to school districts. Each state uses its own formula. Many states, for instance, target at least some funds to districts with greater student need (e.g., more students from low-income families) and less ability to raise funds from property taxes and other local revenues, although typically this targeting doesn't fully equalize educational spending across wealthy and poor school districts.

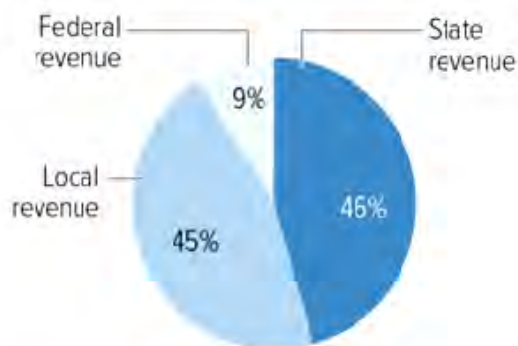
In addition to this "general" or "formula" funding, states also typically provide revenue for other, more specific purposes, such as bus transportation, contributions to school employee pension plans, and teacher training. States vary in what they include in their general funding formula and what they fund outside the formula.

Because schools rely so heavily on state aid, cuts to state funding (especially formula funding) generally force local school districts to scale back educational services, raise more revenue to cover the gap, or both.

When the Great Recession hit, however, property values fell sharply, making it hard for school districts to raise local property taxes — schools' primary local funding source — without raising rates, which is politically challenging even in good times. Raising rates was particularly difficult in the midst of a severe recession with steep declines in housing values in many areas.

States Provide Nearly Half of School Funding

Share of total K-12 education funding, 2013



Source: Census Bureau, "Public Elementary-Secondary Education Finance Report, 2013 Data," June 2, 2015.

As a result, local funding for schools fell after the recession took hold, worsening the even steeper fall in state funding. Local funding still hadn't recovered in 2014, leaving total state and local funding for schools per student still well below pre-recession levels as of the 2014 school year — the latest year for which these data are available in most states."

Source Article link:

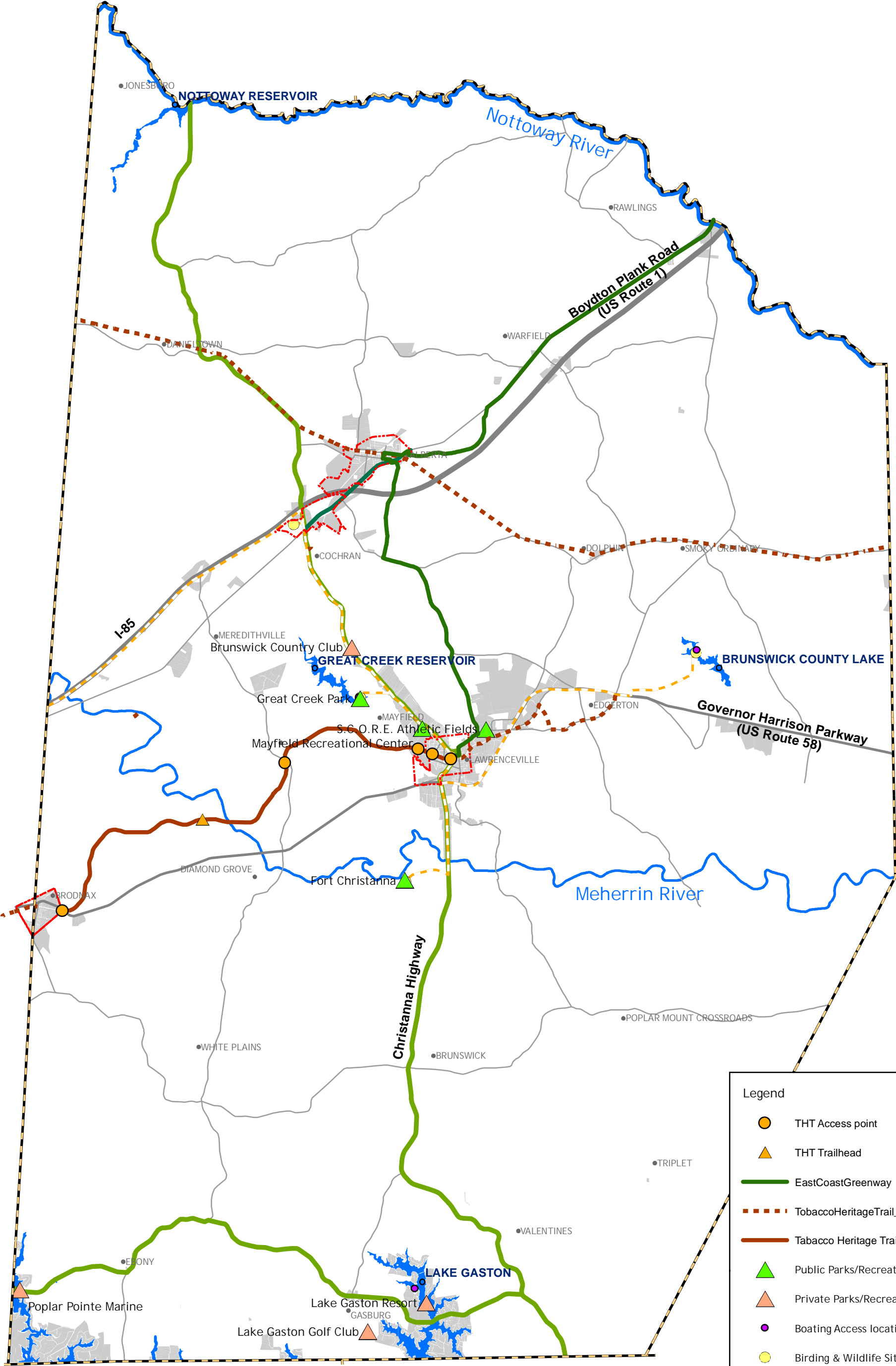
Center on Budget and Policy Priorities
<http://www.cbpp.org/research/state-budget-and-tax/most-states-have-cut-school-funding-and-some-continue-cutting>

4.3 RECREATION

EXISTING CONDITIONS: RECREATION

A map of the existing Park and Recreation Facilities in Brunswick County is on the following page. The County does not operate a formal Parks and Recreation Department; however, the County has several major water impoundments within its jurisdiction that provide outdoor recreational opportunities for residents, including boating and fishing. These include the Cedar Creek Reservoir at Fort Pickett, the Great Creek Reservoir and Park in the center of the County, and Lake Gaston at the southern boundary with North Carolina. Other water impoundments include Brunswick County Lake and Lake Phoenix (private) both in the Sturgeon Election District. In addition, the Meherrin and Nottoway Rivers transverse Brunswick County, offering opportunities for canoeing, kayaking, and fishing. The Meherrin River extends west to east for 37 miles within the County. As an officially designated “scenic river” it offers an impressive landscape through rural agricultural and forested lands with attractive natural features and in stream rock formations, as well as several historic sites along the blueway.

Parks and Recreation Facilities in Brunswick County					
Facility	Public Boat Launch	Picnic Facilities	Ballfields	Trails	Other
County Park at Great Creek	X	X	X	X	
Cedar Creek Reservoir (Fort Pickett)	X	X			
Fort Christanna				X	historic education
SCORE Athletic Fields (private)			X		
Brunswick Mayfield Recreation Center (private)					pool, after school program
Sonny Wholey Park (private)			X		
Lake Brunswick (County Pond)	X				
Tobacco Heritage Trail	X			X	
Lake Phoenix (private)					diving cabins, camping
Lake Gaston (private)					golf, camping, boat launch, marina



Legend

THT Access point

THT Trailhead

EastCoastGreenway

TobaccoHeritageTrail_Proposed

Tabacco Heritage Trail

Public Parks/Recreation

Private Parks/Recreation

Boating Access locations

Birding & Wildlife Sites

Birding & Wildlife Trail

Scenic Road

Virginia Byways

Bicycling is a popular recreational sport in Brunswick County. The Tobacco Heritage Trail presently extends from Brodnax to Lawrenceville and offers trail facilities for bicyclists, pedestrians and equestrians. Trailheads are located in downtown Brodnax, on Grandy Road (near Charlie Hope), and downtown Lawrenceville. In addition, bicyclists frequently travel the rural roads throughout the County, especially in the southern portion during the summer months. Designated Virginia Scenic Byways include Route 46, Christanna Highway, Gasburg Road, Robinson Ferry Road (portion), and Hendricks Mill Road. U.S. Route 1 is designated as a National U.S. Bicycle Route.



Lake Gaston



Lake Phoenix



Meherrin River at Gholson Bridge

Recreational Amenities in Brunswick County

County Park at Great Creek



Fort Christanna



The 2013 *Virginia Outdoors Plan* prepared by the Virginia Department of Conservation and Recreation recommended the following recreational initiatives (in Brunswick County) for the Southside Region:

- Developing the *Beaches to Bluegrass Trail* (Cumberland Gap to Chesapeake Bay) across the southern portion of Virginia. This trail connects the Tobacco Heritage Trail to others in the region.
- Developing regional connections to the *East Coast Greenway*, an off-road trail system from Canada to Key West, Florida. In Brunswick County, this greenway component would extend from Alberta to Lawrenceville (generally following U.S. Route 1 and then, Prestwood Road to Buckley Road to Poor House Road to Brooks Crossing Road).

- Improving safety for bicyclists along U.S. Bicycle Route 1 and replacing missing signs along the historic route.
- Developing overnight camping and canoe ramps along the Meherrin River Blueway Canoe Trail, as well as developing a state park on the river in Brunswick County.
- Connecting the Tobacco Heritage Trail in downtown Lawrenceville to the Great Creek Reservoir. In addition, connect the trail in Lawrenceville to the old Virginia Rail Road corridor in the vicinity of Dolphin or Smokey Ordinary.
- Connecting the Virginian Railroad corridor in Alberta with the Tobacco Heritage Trail. (Note: In July 2016, Alberta received funding from VDOT and the Tobacco Region Revitalization Commission for the design and construction of 5.2 miles of this Tobacco Heritage Trail link from the Alberta School Park to Danielstown).
- Acquiring land on Lake Gaston for a park to meet the need for public access and enhanced water recreation. The plan identified this recommendation as a regional initiative for Brunswick and Mecklenburg Counties.

CHALLENGES AND OPPORTUNITIES: RECREATION

The recreational amenities of Brunswick County should be enhanced, promoted and expanded. Directional signage should be improved. The water impoundments, recreational trail systems, and scenic rivers in Brunswick County have many opportunities for enhancing its outdoor recreation amenities and promoting its natural assets for both residents and visitors. Nationwide, many communities have been very successful in boosting the local economy using outdoor recreation assets for tourism and recruiting new business development using recreation and quality of life amenities as an attraction. In addition, recreational amenities and activities improve community health and well-being.

Developing outdoor recreation attractions and marketing of the natural assets of Brunswick County are key economic strategies for both the County and the Commonwealth of Virginia. The Virginia Tourism Corporation supports numerous outdoor recreation initiatives and programs throughout the state, many in conjunction with local, state, and federal partners. These projects have helped boost the economic impact of outdoor recreation in Virginia. For example, in 2013, the economic impact of Occaneechi State Park to Mecklenburg County was almost \$4.8M. Similarly, when it is complete, the Tobacco Heritage Trail in Southern Virginia is expected to create 61 jobs, attract over 197,000 visits a year, and yield an estimated \$4.6 million in sales to the region.



Tobacco Heritage Trail in Brunswick County

4.4 PUBLIC SAFETY AND COMMUNITY SERVICES

EXISTING CONDITIONS: PUBLIC SAFETY AND COMMUNITY SERVICES

A map of the public facilities in Brunswick County is on the following page. This map includes public schools, fire and rescue stations, and public parks, as well as community service facilities. In addition to those shown on the map, Brunswick County has government administration offices, courts facility, 911 communications center, and sheriff's office in downtown Lawrenceville.

PUBLIC SAFETY

The County Sheriff provides a diversity of safety services including community patrols, 911 emergency communications, court security, crime investigations, specialized response, and others. The patrol division has approximately 15 deputies assigned to patrolling Brunswick County. The County participates as a regional partner with Dinwiddie and Mecklenburg Counties in the Meherrin River Regional Jail located on U.S. Route 1 near Alberta which has a capacity for up to 700 inmates. The jail is operated by the Meherrin River Regional Jail Authority.

Each of the incorporated towns in Brunswick County has their own police departments.

The Virginia Department of Corrections operates a Brunswick Work Center (farm for non-violent women offenders) off U.S. Route 58 (Governor Harrison Parkway), east of Lawrenceville. The former Brunswick Correctional Center closed in 2009; the County continues to work with the Virginia Department of Corrections to redevelop the property for business. A third facility in the U.S. Route 58 corridor is the Lawrenceville Correctional Facility which is a medium security prison with approximately 1,500 beds. A private corporation, The GEO Group, Inc., operates this facility for the Virginia Department of Corrections.

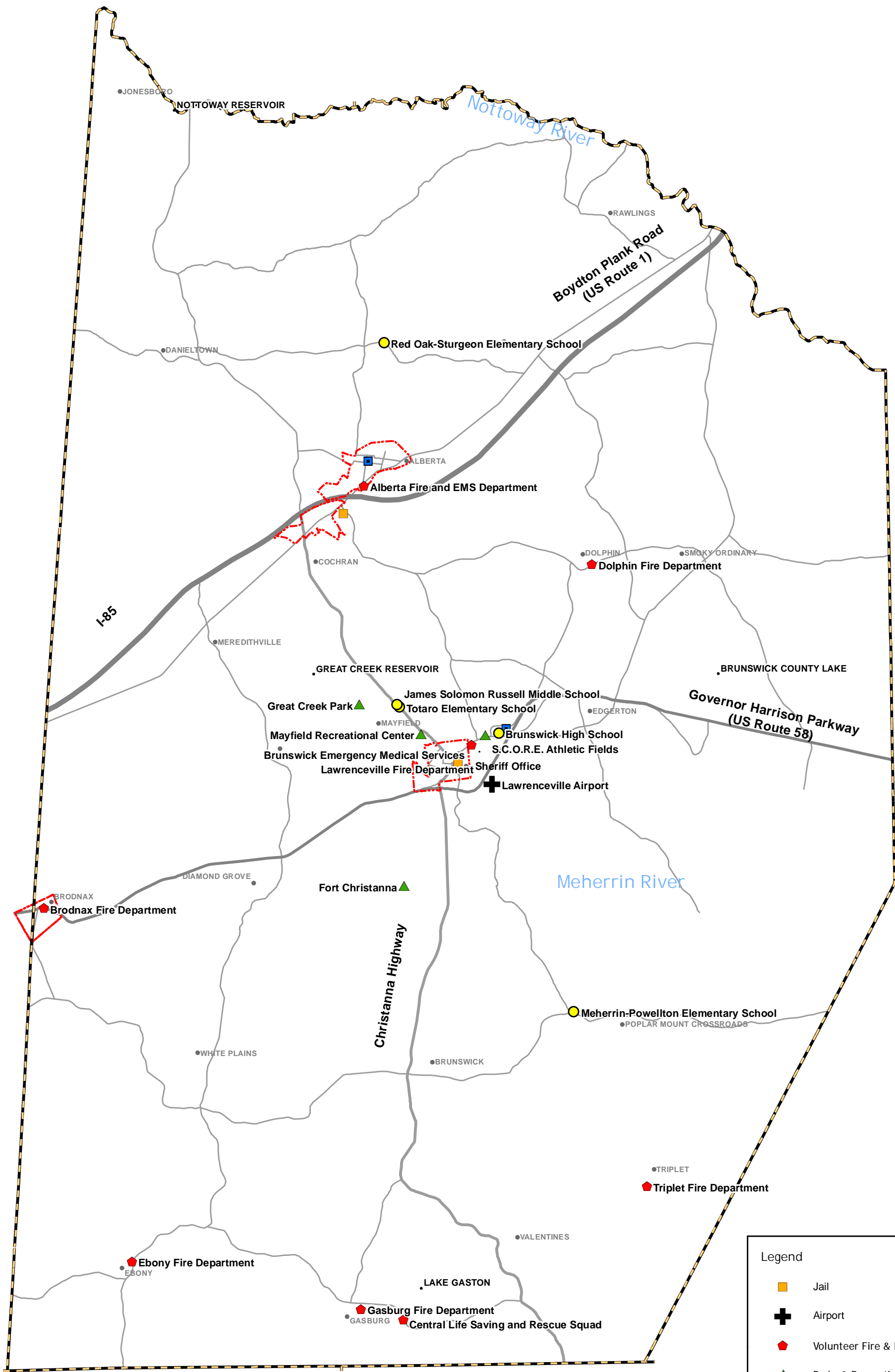
FIRE AND EMERGENCY MEDICAL SERVICES

Nine organizations provide fire and emergency medical services in Brunswick County.

Three of those organizations provide emergency medical services. Brunswick Emergency Medical Services, located in Lawrenceville, operates with paid personnel employed by Brunswick County. The Central Life Saving and Rescue Squad (located in Gasburg) and the Alberta Fire and EMS (located in Alberta) operate using volunteers, supplemented with paid personnel.

Seven fire departments operate in various areas of the County using volunteers, supplemented with paid staff. These departments are: Alberta Volunteer Fire Department, Brodnax Volunteer Fire Department, Dolphin Volunteer Fire Department, Ebony Volunteer Fire Department, Gasburg Volunteer Fire Department, Triplet Volunteer Fire Department, and Lawrenceville Volunteer Fire Department.

All fire and emergency medical service organizations have “mutual aid agreements” to operate in Brunswick County and with neighboring jurisdictions. The table on the following page provides some basic information on these emergency services units.



Public Facilities
Brunswick County, VA



Fire Department Service Information					
County District	Location	VFIRS Reported Calls 2016			
		Fires	Rescue / EMS	False Calls	Total
Red Oak Election District	Alberta Volunteer Fire Dept.	29	210	11	361
Sturgeon Election District	Dolphin Volunteer Fire Dept.	30	56	9	135
Totaro Election District	Lawrenceville Volunteer Fire Dept.	20	50	7	149
Powellton Election District	Triplet Volunteer Fire Dept.	7	17	1	38
Meherrin Election District	Brodnax Volunteer Fire Dept.	11	36	3	64
	Ebony Volunteer Fire Dept.	8	10	3	36
	Gasburg Volunteer Fire Dept.	6	49	2	79
Source: Brunswick County Department of Emergency Services. Data from Virginia Fire Incident Reporting System (VFIRS), 2016, and from Brunswick County Administration.					

COMMUNITY SERVICES AND FACILITIES

REGIONAL LIBRARY

Brunswick County participates in the Meherrin Regional Library System with Greenville County and the City of Emporia. The Brunswick County Library is in Lawrenceville and the William E. Richardson Memorial Library is in Emporia.

MEDICAL CARE

There are no hospitals or urgent care medical facilities in Brunswick County. Residents needing hospital or emergency room services must travel to South Hill, Emporia, or Petersburg. There is one nursing care facility in Brunswick County, Envoy of Lawrenceville; it has 13 assisted-living and 77 nursing patients. In addition, the Virginia Department of Health has an office in Lawrenceville that offers a number of medical services to qualified residents.

In 2012, Community Memorial Health Center (now VCU Health Community Memorial Hospital) in South Hill commissioned a community health needs assessment for the service area which included Brunswick County. Stakeholders participated in a Community Insight

Survey that provided information on important community health issues, medical service and care gaps, and recommendations for addressing health concerns. Respondents identified a need to strengthen aging services, health care coverage, behavioral health services, long-term care services, and maternal, infant and child services. Many respondents were concerned about the accessibility of needed medical care and in particular primary care, cardiology, dermatology, oncology, and gerontology.

In 2016, Virginia Commonwealth University (VCU) acquired the Community Memorial Health Center. Now operating as the VCU Health Community Memorial Hospital, the facility operates 260 beds for inpatient services, including acute care and long-term care. In addition, it provides outpatient care programs, including home health and hospice. In 2016, the hospital employed approximately 800 persons, 200 volunteers, and 85 staff physicians representing over 30 medical specialties.

In addition to the regional hospital, VCU operates an outreach center of the Massey Cancer Center the Cancer Research and Resource Center in Lawrenceville. Originally established at Saint Paul's College, the facility was relocated in 2015 to a downtown building that provided improved public access. The mission of the Center is to improve the health and well-being of Southern Virginia residents by promoting advance cancer prevention, early detection, treatment and survivorship. The Center connects residents with local, state and national cancer programs and resources. It operates under the guidance of a Cancer Task Force comprised of area leaders in health and community cancer organizations.

CHALLENGES AND OPPORTUNITIES: PUBLIC SAFETY AND COMMUNITY SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

As of 2017, both paid and volunteer crews respond to fire and emergency calls. Brunswick County has a strong volunteer service base that has served the County well over the years. These volunteer organizations receive supporting County financial assistance, however, most of the funding for operations is community driven. Like many volunteer fire and rescue squads across Virginia, the increasing training requirements and continuous fundraising have been challenges. In addition, with the reduced numbers of young people in the County, the pool for volunteers is less and the existing volunteers are aging. As areas within the County become more populated, or more attractive to visitors, Brunswick County will need to monitor emergency services and operations to ensure quality emergency communications and response.

In addition, Brunswick County needs improved telecommunication systems to benefit response times and coordinated communications. The large land area of the County and the availability of reliable telecommunication services have been challenges. A Countywide emergency communication system would benefit emergency responses and link public safety and emergency providers. County administrators have discussed this type of communication system over the years and continue to pursue it as a public service priority for Brunswick County. A committee was established to address this priority in the FY2018 budget.

Of particular note is that respondents to the Comprehensive Plan Survey felt that fire and emergency services needed improvement. These comments may respond to many factors including the telecommunications network in the County, as well as the many challenges faced by volunteer operations.

COMMUNITY SERVICES AND FACILITIES

Based on the health assessment completed for the region in 2012, there is a need to recruit and expand health care providers and facilities in Brunswick County. While regional hospitals and emergency care are within a twenty-minute drive of Lawrenceville, having an urgent care facility nearby would greatly assist County residents in need of immediate medical care.

4.5 TRANSPORTATION

EXISTING CONDITIONS: TRANSPORTATION

ROADS AND MULTIMODAL FACILITIES

A map of the road transportation network in Brunswick County is on the following page. Interstate 85 runs west to east in the County with five interchange access points. These are located at Brunswick Drive (Route 644), Christanna Highway (Route 46), Boydton Plank Road (U.S. Route 1), Sturgeon Road (Route 630) and Old Stage Road (Route 712). The principal arterial roads in the County are Route 46 (Christanna Highway), U.S. Route 1 (Boydton Plank Road), and U.S. Route 58 (Governor Harrison Parkway).

The 2045 *Rural Long-Range Transportation Plan* prepared by the Southside Planning District Commission, County Representatives and the Virginia Department of Transportation (VDOT), Richmond District provides direction for future transportation projects in Brunswick County. The plan includes multimodal facilities (i.e., bicycle routes, pedestrian trails) and identifies specific deficiencies in the transportation system (for operations and safety) and establishes a priority for improvements which can then be integrated into the County's Six Year Transportation Improvement Plan. In summary, most of the identified deficiencies were minor road and bridge improvements for long-term implementation with continued monitoring for safety and capacity. The more detailed recommendations of the 2035 Long-Range Plan can be found on the VDOT webpage link:

http://www.virginiadot.org/vdot/projects/asset_upload_file868_51608.pdf.

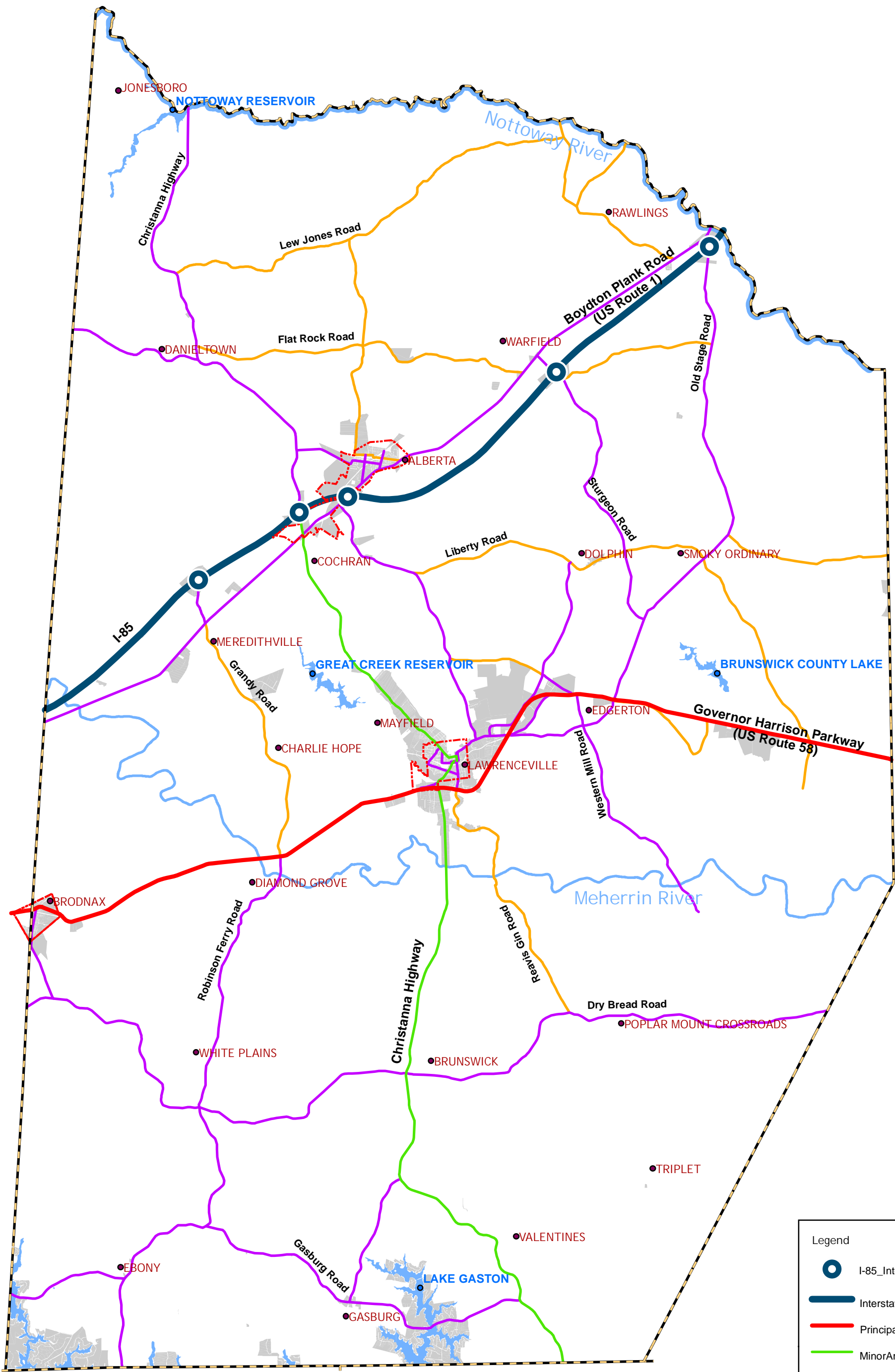
The U.S. 58 Arterial Plan prepared for VDOT by Michael Baker International is designed to preserve and enhance the capacity and safety of the critical transportation highways in Virginia. These highways accommodate the long-distance mobility of people and goods throughout the Commonwealth. Preserving mobility on these corridors is critical to the current and future economy. The study areas located in VDOT's Richmond construction district, traverses Brunswick and Mecklenburg Counties and extends from the Hampton Roads construction district boundary at the Greenville/Brunswick corporate limits to the western termini at the Lynchburg construction district boundary at the Mecklenburg/Halifax corporate limits. The study area is 65.7 miles in length. The Arterial Preservation Plan has been requested to identify investment recommendations that will help preserve and enhance this key transportation corridor due to the important role it plays in the region as a key freight corridor serving the Port of Virginia, a vital link within the Commonwealth, and a key facility for connections to the North Carolina and points south. The complete plan may be found on the Southside PDC's website: www.southsidepdc.org (Transportation Planning Section – US 58 Richmond District Arterial Preservation Plan).

The FY2017 *Six Year Transportation Improvement Plan* for Brunswick County includes funding for design and construction of several bridge improvement and replacement projects, as well as a few road paving projects. Most of these projects are on secondary routes. In addition, the plan lists implementation of the Brunswick Byways Visitor and Interpretive Center on Christanna Highway, Route 46, as an enhancement project.

AIR TRANSPORTATION

Brunswick County has convenient access to two airports. The Lawrenceville-Brunswick Municipal Airport operates on U.S. Route 58 East, Governor Harrison Parkway. This general aviation airport (established in 1942) has two runways, aircraft hangars, and an office building.

A second airport, Mecklenburg-Brunswick Regional Airport, is located on U.S. Route 58 West, in Brodnax. This airport has a terminal building, hangar facilities, and a 5,000-foot runway suitable for large aircraft, and aircraft hangar facilities.



Legend

I-85_Interchanges

Interstate

PrincipalArterial

MinorArterial

MajorCollector

MinorCollector

ZONING

Development



VDOT Designated Roads
Brunswick County, VA



RAIL TRANSPORTATION

Brunswick County has railroad lines serviced by Norfolk Southern Corporation which run west to east, generally following the U.S. Route 1 (Boynton Plank Road) and U.S. Route 58 (Governor Harrison Parkway) corridors.

A new high-speed passenger rail line is under study for implementation in the future. The rail corridor would connect Washington, D.C., Richmond, Virginia, and Raleigh, North Carolina. The Southeast High Speed Rail Line is under study by the Virginia Department of Rail and Public Transportation, and the North Carolina Department of Transportation, Rail Division. The rail corridor would extend through Brunswick County, generally following U.S. Route 1 and Interstate 85 from Brodnax to Lawrenceville to Alberta and crossing the Nottoway River toward Petersburg. The project has completed environmental studies and federal and state agencies provided approvals in 2015. Funding has not been secured for the project, which is expected to cost approximately \$4 billion.

PUBLIC TRANSPORTATION SYSTEMS

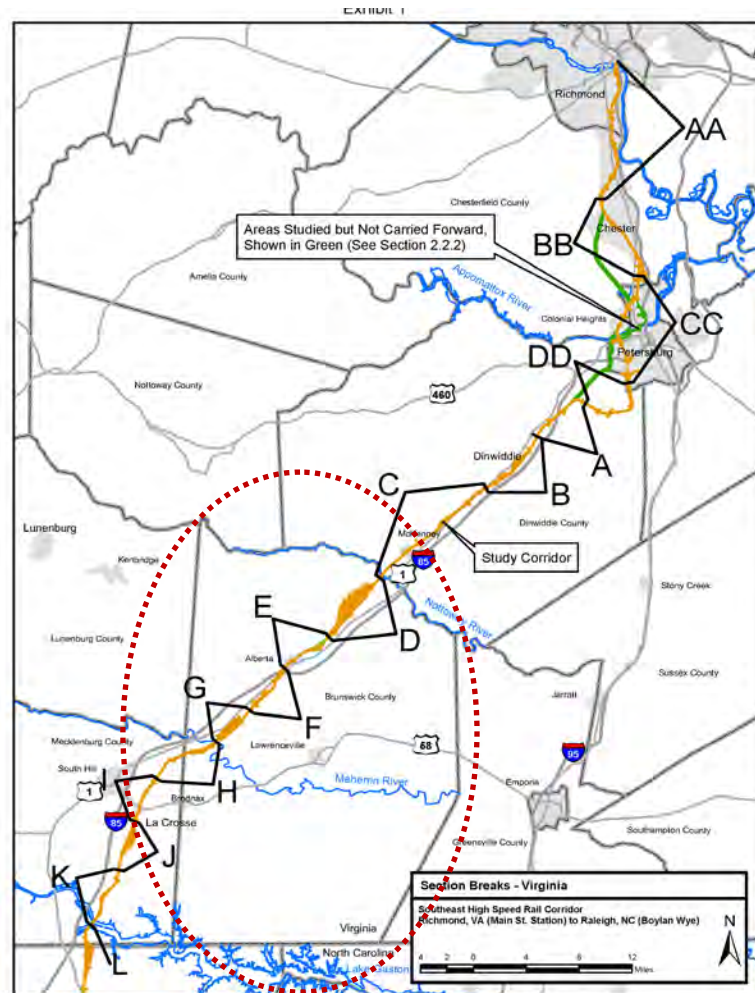
The Blackstone Area Bus System (BABS) operates on call public transportation for residents of Blackstone, Nottoway, Brunswick, Amelia, Buckingham, Cumberland, Prince Edward, and Lunenburg. Only private, non-profit organizations operate public transportation services in the region. The Lake Country Area Agency on Aging, operates a service in the Southside Region (including Brunswick County) that will transport senior citizens to nutrition sites, medical appointments, service agencies and recreation sites.

CHALLENGES AND OPPORTUNITIES: TRANSPORTATION

The high-speed rail project is viewed by many governmental and economic development officials as an important step in improving the economy of the region and the Commonwealth of Virginia. This project can be a great opportunity for Brunswick County, if planned well. As the project progresses, it deserves careful consideration and planning to ensure that the final corridor alignment and facility design meshes well with the landscape character of the County and the desired future development patterns. It will be very important to plan and manage carefully the potential growth areas for business and residential development.

Map of Potential Corridor in VA
Southeast High Speed Rail Line

*Source: 2012 Tier II Environmental
Impact Statement, Virginia
Department of Rail and Public
Transportation and the North
Carolina Department of
Transportation, Rail Division*



Another opportunity for Brunswick County can be in the marketing of and targeted commercial development for historic U.S. Route 1, Boydton Plank Road. This road is part of the first highway corridor established in 1925 by the United States as part of its numbered highway system. Extending from Fort Kent, Maine to Key West, Florida, this historic road corridor consists of over 2,500 miles. It is a tourist attraction that reflects the evolution of communities, roadside commerce, and automobile transportation. In Brunswick County, U.S. Route 1 still retains a wonderful landscape and hosts key development opportunities.

4.6 UTILITIES

Over the past decade, Brunswick County has aggressively pursued utility infrastructure improvements to facilitate economic development. Working with the Industrial Development Authority (IDA), the County successfully implemented main extensions of water and sewer, natural gas, electric power, and broadband fiber to service identified economic growth areas in proximity to U.S. Route 58 (Governor Harrison Parkway) and U.S. Route 1 (Boydton Plank Road).

A Public Utilities Map on the following page shows the location of primary public utilities in Brunswick County.

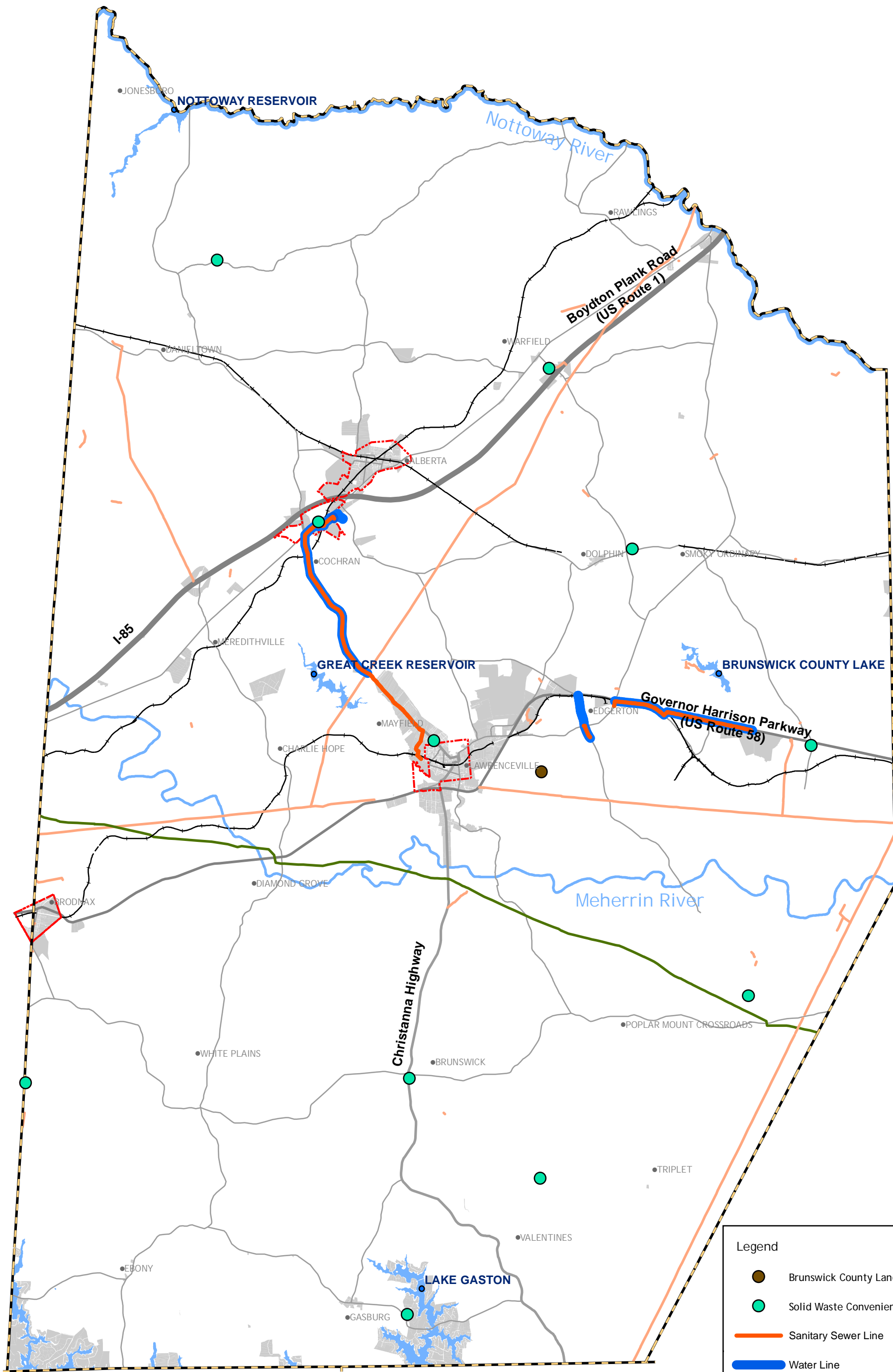
The primary private providers of utility services in Brunswick County include Dominion Virginia Power, Columbia Gas of Virginia, Mid-Atlantic Broadband Cooperative Corporation, Century Link, and Verizon.

EXISTING CONDITIONS: UTILITIES



*Upgraded Electric and Broadband Fiber
to Serve Industry*





Legend

- Brunswick County Landfill
- Solid Waste Convenience Center
- Sanitary Sewer Line
- Water Line
- Pipeline
- Powerline
- Railroad

UTILITY INFRASTRUCTURE AS A FOUNDATION FOR ECONOMIC DEVELOPMENT

A vital utilities infrastructure that supports economic development and the quality of life is a priority goal for Brunswick County. Over the past decade, the County has aggressively pursued creative planning for utility infrastructure improvements and expansion to facilitate economic development. Through the Industrial Development Authority (IDA), the County has successfully completed a number of projects toward its goal.



Since 2011, the County has:

- Built and/or replaced 6.5 miles of water and wastewater lines and appurtenances, connecting to the Lawrenceville system on Route 46, Christanna Highway, to serve the U.S. Route 1 (Boydton Plank Road) / I-85 corridor. This is the part of the Brunswick County system that provides water and wastewater services to the Meherrin River Regional Jail.
- Built water and wastewater lines and appurtenances in the corridor of U.S. Route 58, Governor Harrison Highway. This includes over four miles of infrastructure on U.S. Route 58 East that provides service to the Brunswick County Power Station operated by Dominion Virginia Power, completed in April 2016.
- Constructed one mile of water and wastewater lines along Airport Drive to connect the system to Virginia-Carolina Wood Products, one of the County's oldest and largest industries.
- Worked with the Virginia Tobacco Indemnification Commission to construct a natural gas line lateral that would make large volumes of natural gas available to industry. This lateral connects Brunswick County to the Williams Transco Pipeline that runs from Texas to New England and includes Pittsylvania County. This new lateral provides natural gas to the Brunswick County Power Station (Dominion Virginia Power). The future Atlantic Coast Pipeline proposed to run north/south in the eastern section of Brunswick County could provide additional volumes of natural gas to industries.
- Connected to the advanced fiber broadband network operated by MBC, Mid-Atlantic Broadband Communities Corporation, along U.S. Route 58, Governor Harrison Parkway, and along U.S. Route 1, Boydton Plank Road. A Public Utilities Map on the following page shows the location of primary public utilities in Brunswick County.

BRUNSWICK COUNTY TODAY AND TOMORROW

POWER AND NATURAL GAS

Dominion Virginia Power made one of the most recent significant investments in Brunswick County. The Company sited and constructed a major 1,358 Megawatt natural gas-fired power facility off of U.S. Route 58 East (Governor Harrison Parkway). The \$1.3 billion project was completed in 2016 and is expected to employ approximately 40 workers in Brunswick County. It will provide about \$4 million a year in local revenue in taxes to the County. The Company also announced the construction of a second facility (1,600 Megawatt) in neighboring Greenville County, also on U.S. Route 58 (Governor Harrison Parkway). That facility should be operational by 2019. These recent investments offer great economic development opportunities for Brunswick County and the region.

Dominion Virginia Power Plant, U.S. Route 58 East, Construction Completed 2016



SOLID WASTE

A private company, Republic Services, owns and operates the Brunswick County Waste Management Facility on Mallard Crossing Road. The facility operates as an LLC and the County mutually oversees the landfill operation. In its annual report, *Solid Waste Managed in Virginia during Calendar Year 2015*, the Virginia Department of Environmental Quality reported that the facility had a solid waste capacity of 10.39 million tons; approximately

119,000 tons of solid waste was disposed of in the landfill in 2015; and the facility has an estimated life expectancy of 362 years. Republic Services is the second largest provider of non-hazardous solid waste collection, transfer, disposal, recycling, and energy services in the United States. The landfill accepts out of state waste for disposal, which generates revenue to the County.

Brunswick County operates eleven waste management convenience centers throughout the County which offer recycling to minimize waste and extend the life of the landfill.

WATER

In 2011, the Southside Planning District Commission developed the *Lake Country Water Supply and Drought Response Plan* for Brunswick and Mecklenburg Counties and the eight incorporated towns within them (population of approximately 51,000). The plan examined the water supply needs of the two counties and towns located within the Roanoke and Chowan River Basins. Primary water sources for the region include Lake Gaston, John H. Kerr Reservoir and Great Creek Reservoir, and the Meherrin River. Based on existing conditions and growth projections, little growth is anticipated to 2040 (projected increase to approximately 52,000). Although there is marketing of the region for industry to offset economic declines that could result in additional industrial water need and usage, the existing water resources should be adequate to meet future needs.

In 2016, County officials are working toward developing a public service authority for water and sewer service to facilitate economic growth. Brunswick County does not operate a public water or wastewater system; it contracts with the Town of Lawrenceville to operate portions of the water and wastewater system owned by the County. The Town of Lawrenceville has operated a water and wastewater system to serve the town for some time and the services of that system extended outside of the town limits for about a one-mile radius. Beginning in the 1990's the County entered into a working relationship with the Town of Lawrenceville to provide services to some institutions and industries located beyond that one-mile radius. Also, Lawrenceville now operates the system formerly operated by the Town of Alberta. Generally, water and wastewater system services have historically been available only to the County's three (3) incorporated towns (Alberta, Brodnax and Lawrenceville). With new industrial and institutional growth services have been expanded to meet those requirements.

The Lawrenceville public water system draws water from the Chowan River Basin. The Great Creek Reservoir (212 acres) has a treatment and production capacity of up to 2.0 million gallons per day (MGD). In addition to this supply source, there is an auxiliary water supply source from the Meherrin River that can provide another 1.0 MGD. Water storage consists of five elevated and two ground storage tanks. In general, water lines extend in the Town of Lawrenceville and along U.S. Route 58 (Governor Harrison Parkway) and Route 46 (Christanna Highway). As has been noted, over the years, lines have been extended to large industrial users. In 2016, the current water usage was approximately 700,000 GPD, but it is

expected to increase to about 1.2 MGD when Dominion Virginia Power is in full operation. Of note, too, is that several large users are no longer operating in the County as of 2016 (Saint Paul's College, Brunswick Correctional Center) which has reduced water consumption by approximately 185,000 MGD. There is an agreement between the Town and the County, based on a 1998 investment by the IDA, that gives ownership of 1.0 million gallons per day of the available capacity for County use (for industrial development purposes).

In July 2014, Lawrenceville took over operations and ownership of the water (and wastewater) systems formerly operated by the Town of Alberta. Alberta and Lawrenceville have an agreement to supply the town with up to 200,000 gallons per day (GPD). In 2016, the water supplied to Alberta was approximately 50,000 GPD. There are two elevated storage tanks in the Alberta system.

The Roanoke River Service Authority provides water and treatment services to the Town of Brodnax. This regional authority withdraws water from Lake Gaston (Roanoke River Basin) and provides services to Mecklenburg County (i.e., Boydton, South Hill, LaCrosse, and Bracey). The system has a capacity of 10.0 MGD withdrawal and 4.18 MGD treatment; in 2011, the average use was 1.2 MGD. A sixteen-inch water main connects Brodnax and LaCrosse to the Authority's system in South Hill.

WASTEWATER

Lawrenceville operates a wastewater treatment plant on Roses Creek near U.S. Route 58 (Governor Harrison Parkway) with a treatment capacity of 1.2 MGD. In 2016, the average flow at the plant was 700,000 GPD. The plant has the capacity to be expanded to 5.0 MGD. In 2014, operation of the former Town of Alberta wastewater treatment plant was discontinued; now, wastewater from the Town of Alberta is pumped to the Lawrenceville treatment plant using County lines and appurtenances. As of 2016, the Town of Alberta wastewater treatment use was approximately 60,000 gallons per day.

The Town of Brodnax conveys wastewater through a 6" force main to LaCrosse and an 8" force main to a regional wastewater treatment plant operated by the Town of South Hill (treatment capacity of 2 MGD). Brodnax contracts with South Hill to treat up to 50,000 gallons per day of wastewater.

TELECOMMUNICATIONS AND BROADBAND FIBER

Brunswick County is one of the 31 counties served by the Mid-Atlantic Broadband Cooperative (MBC) which owns and operates a fiber optic network. In the 1990s, rural economies in Southern Virginia suffered major losses of industries and tobacco production. Regional business and governmental leaders realized that the region's existing telecommunication network was inadequate to meet the needs of the business community. In collaboration with telecommunication experts, leaders developed a blueprint for an advanced open-access fiber optic network for Southern Virginia. In 2004, the Mid-Atlantic

Broadband Cooperative was formed to solve the rural telecommunications infrastructure challenge. As of 2016, MBC owns and operates more than 1,800 miles of open-access fiber optic network. In Brunswick County, the broadband fiber network extends along U.S. Route 58, Governor Harrison Parkway, and I-85; expansion of the network is planned along U.S. Route 1 in the future.

Residential cell phone and internet service is very limited and scattered in the County, especially in many of the less populated regions.

CHALLENGES AND OPPORTUNITIES: UTILITIES

WATER AND WASTEWATER

The existing water and wastewater systems in Brunswick County serve primarily the three incorporated towns. Based on past planning studies, these systems appear to have the capacity to meet future residential needs, as well as some additional business needs. While the infrastructure has expanded over the years to accommodate growing industry, Brunswick County needs to invest in a utility system for the future that can provide sufficient water and wastewater services to outlying areas targeted for growth that offer large tracts of land for business and industry. A Countywide system with established policies and planned direction would support the desired economic growth of the County and thereby, enhance the quality of life desired by citizens.

Recently, there have been discussions among governmental leaders regarding development of a County Service Authority to ensure proactive attention to maintaining and upgrading water and sewer infrastructure for economic development and tourism. As a cooperative organization that represents the whole County, this type of authority has been very successful in the Southside Region (e.g., Greensville County Service Authority), and elsewhere in the Commonwealth. They are effective because their primary business focus is on providing specific infrastructure services and a safe water supply for the benefit of all partnering localities. Generated revenues are invested back into the infrastructure systems. Particularly as existing systems age and there are needs for upgraded and expanded facilities, regional authorities have a greater capacity to undertake financial obligations, while providing a wider community voice on direction and improvements.

Potential Action Project County Service Authority

A public service authority for water and wastewater could be very beneficial for Brunswick County. The Towns and the County should investigate options for developing an authority, or participating in an existing authority. This cooperative approach can be effective in making improvements to the existing infrastructure and in ensuring quality upgrades to recruit significant industry and business investors. Examples of successful models and technical assistance are available from the Virginia Association of Counties and the Virginia Municipal League.

As an example, a County Service Authority would be beneficial to potential future development in the U.S. Route 1 (Boynton Plank Road) Corridor near Alberta and near the

border of Nottoway County. This corridor is especially important because of its proximity to Interstate 85 and its potential for expanded business development in the future (both commercial and industrial). Both of these areas will require improved water and sewer infrastructure over what exists today.

TELECOMMUNICATIONS AND BROADBAND FIBER

While the Broadband fiber network in the County is an attraction for industry, internet service to residents and small business is not sufficient to meet the desired public need. Because of the large land mass of the County, the low population density, and scattered development patterns, providing internet and cell services to residents has been a challenge for providers. During public meetings on the Comprehensive Plan, citizens expressed concerns about service levels, especially as it may affect them in an emergency situation. The lifestyles of today require accessible communication services that accompany the available technology.

Potential Action Project Internet Service and Public Access Committee

Many communities like Brunswick County struggle with access to affordable, reliable internet service for residents and small business. Effective solutions involve collaborative discussion among stakeholders, assessment of conditions, and usually, a realistic funding source and strategy to expand infrastructure.

One community that has made progress is Goochland County, Virginia. Since 2008, the County has worked to improve high-speed internet access to residents. Initially, the County conducted a study and resident survey to gather information on conditions and issues. Later, it pursued a successful grant from Google Fiber for Communities Program and looked at others, including the U.S.D.A. Rural Development's Community Connect Broadband Program. In 2011, the County began working with Accelerate Virginia and a broadband program through the non-profit Center for Innovative Technology. In 2012, it established a High Speed Internet Committee to identify opportunities that would fill the gaps in high-speed internet service. The committee included residents, governmental officials, and service providers who worked to understand the approach of other communities, identify gaps in coverage, and find opportunities for improvement. A summary of the project and the committee's recommendations can be found at <https://ecfsapi.fcc.gov/file/7521089521.pdf>.

In 2016, there are many programs and resources available to assist Brunswick County in furthering the case for broadband access to citizens. The following are some helpful resources.

- BroadbandUSA: Guide to Federal Funding of Broadband Projects (2015)
http://www2.ntia.doc.gov/files/broadband_fed_funding_guide.pdf
- Center for Innovative Technology, Improving Broadband Access and Utilization in Virginia
<https://www.wired.virginia.gov/sites/default/files/Strategic%20Broadband%20Roadmap%20White%20Paper.pdf>
- Virginia Telecommunications Initiative, Virginia Dept. of Housing and Community Development
<http://www.dhcd.virginia.gov/index.php/business-va-assistance/telecommunications.html>
- Virginia Broadband Availability Map, Center for Innovative Technology,
<https://broadband.cgis.vt.edu/IntegratedToolbox/>

ALTERNATIVE (RENEWABLE ENERGY) POWER

Many reasons exist as to why communities across the nation and throughout the world are pursuing alternative, renewable energy power sources (e.g. solar, wind, water, geothermal, etc.). Renewable energy sources show substantial promise in reducing carbon emissions and pollutants which are by-products of energy produced using fossil fuels (coal, oil, natural gas). By using renewable energy to generate power for living and doing business, communities can assist in reducing the harmful effects of our changing climate and help to better manage and preserve natural fuel resources.

Over the past several years changing federal and state legislation has enhanced opportunities to invest in renewable energy sources. Landmark legislation in Virginia in 2020 (Virginia Clean Economy Act) established new, renewable energy standards and production targets for utilities. The legislation enabled energy credits and financial incentives for providers, host communities, and property owners/citizens.

Brunswick County, like other communities throughout Virginia and the nation, view alternative energy sources as a needed option for meeting future energy needs, but also as an opportunity to further the local economy and business by providing citizens and industries with cleaner, sustainable energy options. The 2020 Virginia legislative changes allow for shared energy benefits, revenues, and cooperative agreements. With these changes, there are many benefits (and challenges) that must be carefully evaluated by Brunswick County in planning for this enhanced utility infrastructure. Managing the siting of facilities (which can range from a few acres to thousands) and balancing the costs, impacts, and benefits of various projects will be important for the long-term.

In particular, Brunswick County has an abundance of flat, vacant land on which to develop solar renewable energy. In addition, the existing energy distribution network is well positioned in the center of the County near

U.S Route 58 with north and south extensions that connect to identified industrial/business growth areas. This base infrastructure investment will be an important factor in the future siting of alternative energy facilities, as a large facility must efficiently tie into the power distribution grid.

Other important factors to consider will be the impact on environmental resources (e.g. prime agricultural land, forests, etc.) and designated economic development properties/corridors. The eastern portion of Brunswick County has an extensive amount of Prime Agricultural Soils (see Prime Farmland and Land Use/Cover maps) that are unique agricultural assets worthy of careful management, because of extensive heritage in agriculture and forestry which contribute substantially to the local economy and quality of life. Also, Brunswick County has invested

substantial monies in future economic development sites and corridors that are critical to industrial jobs and growth. These targeted business/industrial growth areas must be carefully managed to ensure maximum benefit to the economy and the community.

Thus, a uniform County strategy and process for evaluating alternative energy facilities and sites is critical for decisionmakers. Such a proactive strategy could include recommendations for evaluation criteria, preferred siting locations/factors, guidelines for public/private agreements, and supplemental regulatory tools (i.e. conditional use provisions in Agricultural or Industrial Districts). In addition, the adopted community goals of Community Resiliency, Dynamic Economic Growth, Preserved Natural and Cultural Heritage, and Managed Land Use and Development are all relevant and will be important in helping County officials evaluate public and private investment in infrastructure that includes alternative energy.

4.7 ECONOMY - INDUSTRY

EXISTING CONDITIONS: INDUSTRY

Brunswick County works as a partner with the Brunswick County Industrial Development Authority, the Virginia Growth Alliance, and the Virginia Economic Development Partnership to market the County to prospective industrial clients for sites and buildings.

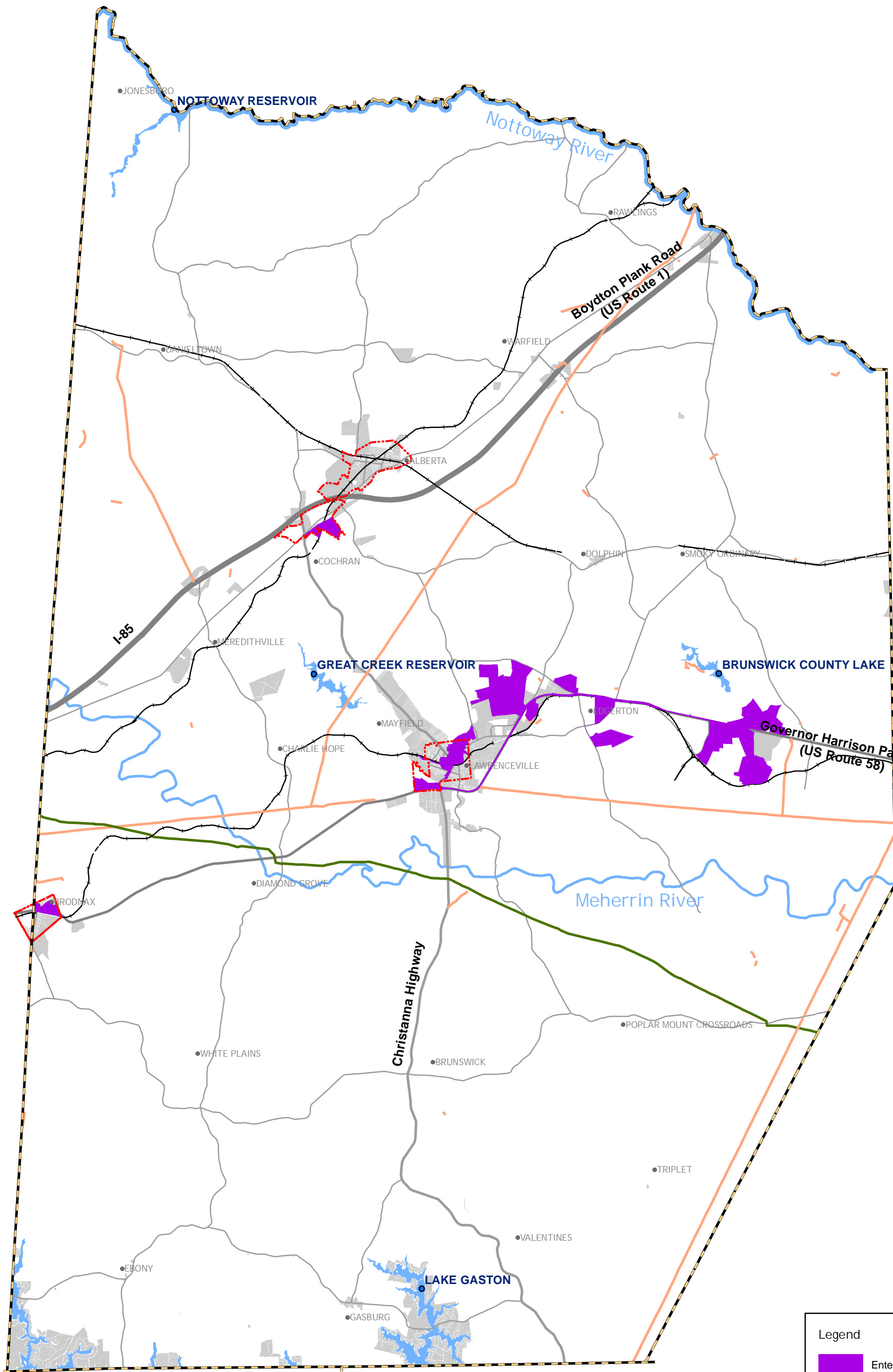
Brunswick County has established Enterprise Zones along U.S. Route 58 (Governor Harrison Parkway) corridor and on U.S. Route 1 (Boydton Plank Road) in Alberta. These zones are authorized by the Commonwealth of Virginia to encourage business investment and community revitalization. Special state grants are available to qualifying companies for job creation and real property investment. Additional financial incentives are available from the participating communities. In Brunswick County, some of the additional incentives include waiver of building fees and utility connections, site location assistance, permitting assistance, and several local tax incentives. A map of the designated Enterprise Zones in Brunswick County is on the following page.

As of 2016, Brunswick County has three industrial parks:

- The *Brunswick County Industrial Park* is located on Governor Harrison Parkway, U.S. Route 58, east of Lawrenceville. The park has easy access to major transportation routes and airports, as well as access to public water and wastewater and rail services. There are currently several industrial clients already established in the park. The location is suitable for advanced manufacturing, light industrial development, or warehousing and distribution.
- The *I-85 Brunswick Business Park* is located on U.S. Route 1 (Boydton Plank Road) in the Town of Alberta. The park consists of approximately 115 acres and is served by public utilities and broadband. The location is suitable for light manufacturing, technology facilities, or corporate headquarters.
- The *Roanoke River Regional Industrial Park* is located on Governor Harrison Parkway, U.S. Route 58 near Brodnax. The park is a joint venture between Brunswick County and Mecklenburg County. The park contains 265 acres and has six sites that range from 5 to 75 acres in size. As of 2016, there is one major tenant in the park.



Roanoke River Regional Industrial Park



Legend

- Enterprise Zone
- Pipeline
- Powerline
- Railroad

INDUSTRIAL DEVELOPMENT AUTHORITY

Brunswick County has an active Industrial Development Authority (IDA) which functions in accordance with legislation in Virginia under an appointed Board of Directors to “acquire, own, lease, and dispose of properties and make loans to the end that such authorities may be able to promote industry and develop trade by inducing manufacturing, industrial, governmental, nonprofit and commercial enterprises and institutions of higher education to locate in or remain in the Commonwealth.” Thus, the IDA has specific authorities and responsibilities and operates differently than an Office of Economic Development or Economic Development Authority, which may have broader business development responsibilities. In 2007, the County and the IDA developed an *Economic Development Blueprint for Brunswick County* that recommended strategies and actions for economic development. The plan involved citizens and in 2009, an Economic Development Coordinating Council was established to strengthen collaboration and coordination of government, business and other leaders. The Council has three standing committees: Growth and Development, Marketing/Public Relations, and Education and Workforce Development. An update to the Blueprint is underway; it is expected to be complete in 2017.

***Economic Development Blueprint for Brunswick County
Brunswick County IDA, 2007***

Vision for Economic Development: Brunswick County will proactively target economic development opportunities in high profile growth corridors and commit resources to strategic economic development projects that unite young & old, blue collar & professional, lifelong resident & newcomers, quaint town & lakeside community, farm & factory, small business & industrial giant for the success of the County and its residents.

Recommended Strategies:

1. Create an Economic Development Coordinating Council to bring together private and non-profit leaders with public sector leadership.
2. Develop a unified marketing plan.
3. Expand existing and develop new public water and sewer utilities to spur economic development in the four high profile growth corridors.
4. Develop and expand the I-85 Business Center Park.
5. Gain control of key properties in the U. S. Route 58 corridor east of Lawrenceville targeting large-scale industry.
6. Develop low and moderate-income housing and market rate housing in cooperation with other community development partners.
7. Strengthen the tourism industry.
8. Target the production, storage, and distribution of biofuels as Brunswick County's growth industry for the future.

OPPORTUNITIES AND CHALLENGES: INDUSTRY

Recruiting appropriate, targeted industry to Brunswick County is essential for the future economic growth and prosperity of the community. Developing industrial sites with infrastructure is one piece of the recruiting package, but there are other pieces that must be in place, as well, to be successful in securing quality industry and employers in Brunswick County. These pieces include other community factors such as quality education and workforce training, attractive and diverse housing opportunities, commercial support services, accessible medical care, and quality recreational and cultural opportunities.

In March 2016, the Chairman of the IDA's Economic Development Coordinating Council made a presentation to the County Board of Supervisors and recommended the following strategies for continued economic development:

- Improve the Brunswick County School System. It is critical to our children and to attracting new economic development.
- Work with Southside Virginia Community College to further advanced education and workforce training.
- Strengthen infrastructure whenever possible in Brunswick County. Improve not only water and sewer, but also broadband and cell phone coverage.
- Establish a full-time position dedicated to advancing tourism as an economic development strategy.
- Take advantage of the investment that Dominion Virginia Power has made in Brunswick and Greensville Counties and position Brunswick for additional economic development opportunities in the County and the region.

Potential Action Project Blueprint Update 2017

Update Economic Development Blueprint to reflect new county and regional industrial development strategies and integrate recommendations of the County Comprehensive Plan.

Work with the Economic Development Coordinating Committee to champion or facilitate key economic development initiatives that will enhance the position of Brunswick County in attracting quality and appropriate industrial employers. One strategy may be to establish the County as an ACT "Certified Work Ready Community" which aligns workforce training with employer skill set needs.



4.8 ECONOMY - DOWNTOWNS AND CORRIDORS

EXISTING CONDITIONS: DOWNTOWNS AND CORRIDORS

DOWNTOWNS

Brunswick County is fortunate to have established towns with central business districts strategically located in the County. They have been strong economic engines in the past. In addition, they are critically important to the vitality of the County, the quality of life for residents, and important to outlying businesses that are dependent on many of the services that they offer.

All three of the incorporated towns, Lawrenceville, Alberta, and Brodnax, have pursued business district revitalization planning and improvements in the past several years. The Virginia Department of Housing and Community Development (community development block grant) and the Virginia Department of Transportation (transportation enhancement grant) funded these initiatives. Improvements have been made to buildings and streets, but there are still many vacant buildings.



Downtown Alberta



Downtown Lawrenceville



Downtown Brodnax

Challenges in Lawrenceville include absentee property owners and the maintenance of vacant buildings. The Town has proactively pursued feasibility studies for adaptively using several large buildings for mixed-use commercial and residential development. In addition, they have invested in the Tobacco Heritage Trail as it enters the Town and have plans for continued improvements, including pursuing development of a town park on the former

BRUNSWICK COUNTY TODAY AND TOMORROW

location of the railroad turntable for special events (a project funded by the Virginia Tobacco Commission).

COMMERCIAL CORRIDORS

While most commercial development in Brunswick County lies within the downtown business districts of the three towns, there are some scattered sites and clusters of commercial development found along primary highway corridors U.S. Route 58 (Governor Harrison Parkway) and U.S. Route 1 (Boynton Plank Road) just outside of the town limits. Other areas of clustered commercial development are around Lake Gaston and the community of Gasburg, and at the I-85 interchanges in the County. Most of these commercial businesses are small convenience stores, gas stations, restaurants, car service or sales establishments, or small offices. One motel operates on U.S. Route 1 (Boynton Plank Road) near the Nottoway County border.



Examples of Commercial Development in Gasburg community in Brunswick County

OPPORTUNITIES AND CHALLENGES: DOWNTOWNS AND CORRIDORS

The corner grocery, post office, and convenience stores in the unincorporated communities of Brunswick County are very important to the social and economic vitality of Brunswick. These scattered commercial sites provide needed goods and services for residents and should be maintained.

In addition, there are areas at primary road crossings that offer opportunities for clustered new or redeveloped commercial development, a needed amenity in such a large county. These central gateway intersections include U.S. Route 1 (Boydton Plank Road) and Route 46 (Christanna Highway) near Southside Virginia Community College; U.S. Route 1 (Boydton Plank Road) and Old Stage Road near the Nottoway County line; and U.S. Route 58 (Governor Harrison Parkway) at Route 46 (Christanna Highway). A potential action project for the gateway intersection at Boydton Plank Road and Christanna Highway is shown on the next page.

Brunswick County should continue to work diligently to encourage attractive commercial development on its entrance corridors, particularly at gateway intersections. This can be accomplished by developing simple design guidelines for site development and building design that are voluntary for property owners and developers. Typically, these include discussion of building placement, building materials, storefront look, signs, landscaping, lighting, and parking. Many communities have had excellent results using visual design examples to guide development and achieve quality products that enhance the community.

Potential Action Project Signature Commercial Development at Gateway

The interchanges of I-85 offer prime opportunities for mixed use, commercial and residential development in key locations on U.S. Route 1, Boynton Plank Road. Below is a development example that could be considered for the County gateway intersection at U.S. Route 1 (Boynton Plank Road) and Route 46 (Christanna Highway). The development opportunity could include a new tourism destination center for U.S. Route 1 and accompanying quality commercial development to serve motorists, visitors, residents, and students.



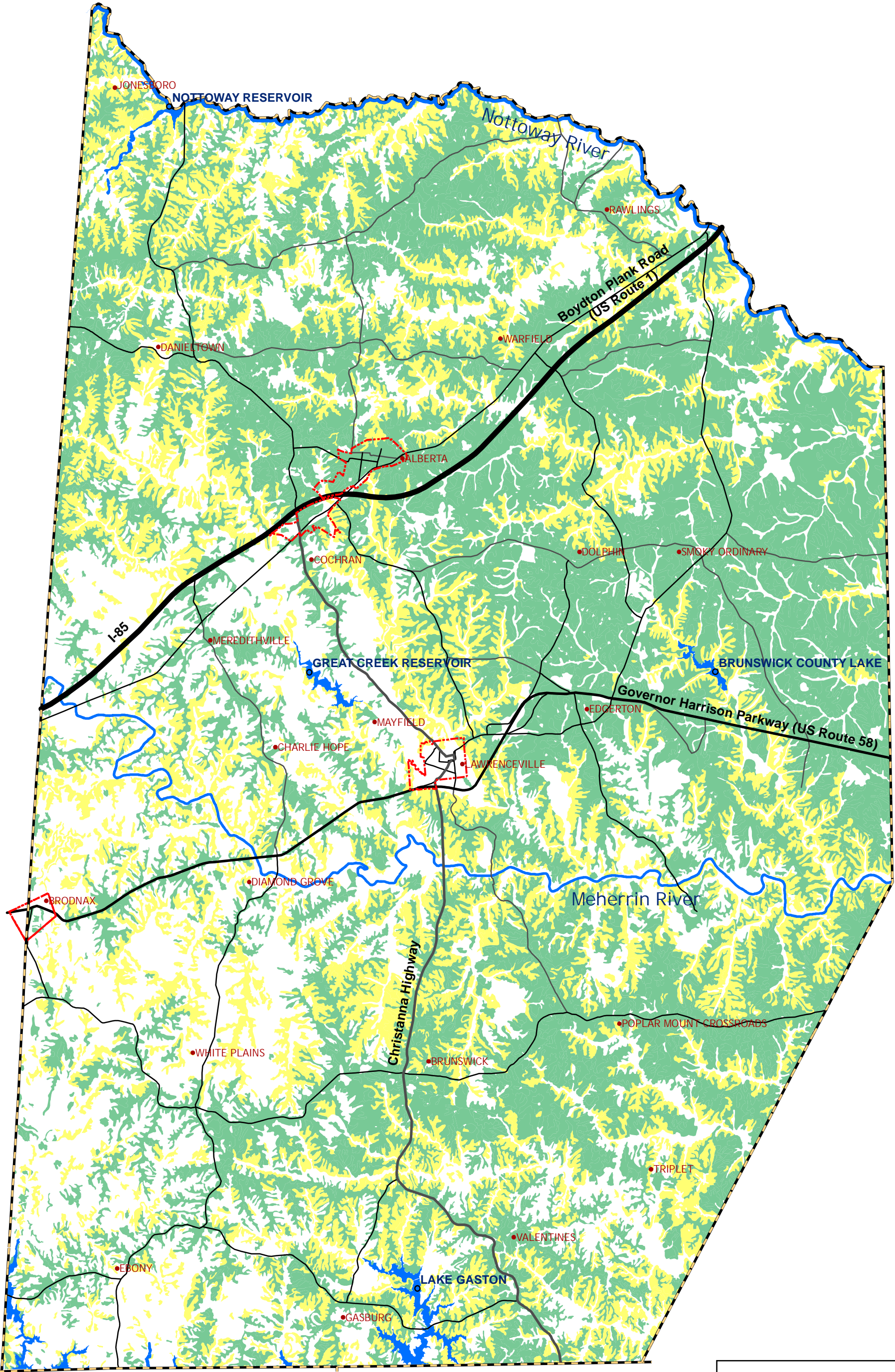
4.9 ECONOMY - FORESTRY AND AGRICULTURE

EXISTING CONDITIONS: FORESTRY AND AGRICULTURE

Brunswick County has a strong and extensive heritage in agriculture and forestry that has been a major economic driver for decades. Timber has been a major economic industry for Brunswick County. Consistently over the past decade, the County has been the number one producer of timber in the Commonwealth of Virginia. In 2012, the value of the timber harvest approached \$ 17.5 million in value. Other significant crops include tobacco, soybeans, hay, wheat, peanuts and cotton. In addition, livestock contribute to the agricultural market value of Brunswick County, particularly cattle and calves. In 2012, the total value of agricultural product sales for Brunswick County amounted to over \$25.5 million. The table below provides a brief summary of the economic value of agriculture to Brunswick County.

Brunswick County Agriculture		
	2002	2012
Number of Farms	333	312
Median Size of Farms (acres)	127	119
Land area in Farms (acres)	79,045	89,796
Value of Land + Buildings (average per farm)	\$ 337,537	\$ 601,074
Value of Machinery + Equipment (average per farm)	\$ 36,071	\$ 73,489
Market Value of Agricultural Products Sold	\$ 12,632,000	\$ 25,693,000
Employment in agriculture, forestry, fishing, hunting and mining industry (2000 and 2010 Census*)	502*	290*
<i>Source: U.S. Census Bureau, U.S. Department of Agriculture</i>		

The County has a significant amount of flat land with superior agricultural soils. In fact, the eastern portion of the County contains a significant crescent of Prime Agricultural Farmland soils that are recognized because of their environmental qualities (see map on next page).



Legend

Farmland Classification

Prime Farmland

Farmland of Statewide Importance

N

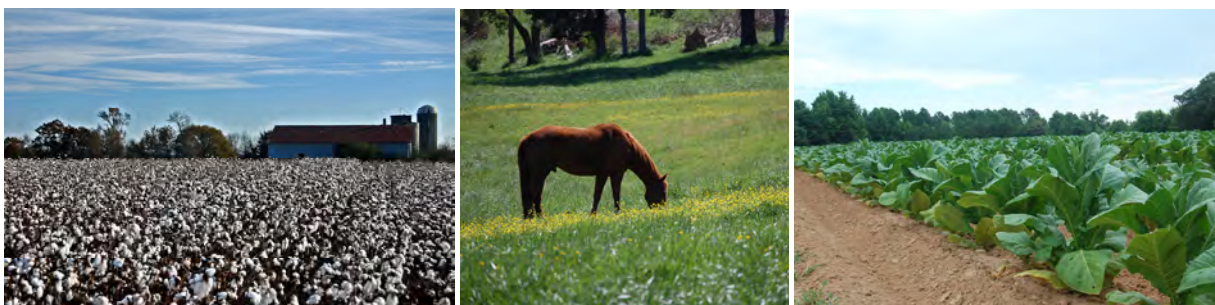
▲

Prime Farmland
Brunswick County, VA



HILL
STUDIO

Farmers have been good stewards of agricultural land in Brunswick County and understand the need to care for, protect, and sustain land and water quality, as this is critical to making a living. Crop rotation, diverse plantings, and use of best management practices are fundamental agricultural practices. Many farmers network and participate in certification and training programs for quality assurance of their products (i.e., Virginia Grown Program). The Virginia Cooperative Extension Service links two land grant universities, Virginia Tech and Virginia State University, with County residents and agricultural producers. In addition, agricultural producers work with the Virginia Department of Forestry, the Natural Resources Conservation Service of Virginia (United States Department of Agriculture), the Farm Service Agency (U.S.D.A.), the Virginia Association of Soil and Water Conservation Districts (Lake Country District), and the Virginia Farm Bureau.



Farmland in Brunswick County

The Virginia Century Farm Program recognizes and honors those farms that have been in operation for at least 100 consecutive years. Generations of Virginia farm families have diligently dedicated efforts to maintain these farms. There are 1,379 registered Century Farms in Virginia; nine of these distinguished farms are in Brunswick County.

Century Farms in Brunswick County		
<i>Farm Name</i>	<i>Owner</i>	<i>Location</i>
Diamond Grove Farm	Douglas B. Child	Brodnax
Flat Rock Farms	Mr. Thom E. Coleman, Mr. and Mrs. Christopher Baird	Warfield
Gibbs Farm	Mrs. James N. Gibbs, Sr., Joseph L. Gibbs	Dolphin
Hobson's Choice	Nan J. Adams	Dolphin
Jones Farm	Beatrice Brown	Lawrenceville
Northview	Susan Warriner Custer, David T. D. Warriner, Julia Warriner Boles	Brodnax
Old Homestead	Patricia B. Conner	Ebony
Spring House Farm	Mr. and Mrs. Charles F. Barnes, Mr. and Mrs. Charles F. Barnes, Jr.	Dolphin
Webb Farm	Wayne R. and Brenda H. Webb	Alberta

OPPORTUNITIES AND CHALLENGES: FORESTRY AND AGRICULTURE

Agriculture and local food production is of increased attention nationally. With a growing interest in the environment and organic foods, many families focus on understanding where and how their foods are grown. Farmers' Markets, direct farm sales, and agritourism are new economy opportunities for Brunswick County that can benefit residents and visitors. Employment in agriculture and forestry is expected to increase in the future.

The County should nurture family-owned agricultural and forestal operations, as well as small producers and artisans by providing supporting education and facilities that will “add value” to their products and the region’s economy. In Virginia, there are many funding opportunities that will support agriculture, especially as it pertains to providing local foods in needed areas and to facilitating small businesses and enhancing their products. With its special heritage in agriculture, Brunswick County would be a great location for an Agriculture Business Accelerator. This type of establishment could provide shared manufacturing or production services to small agricultural entrepreneurs (i.e., kitchen or canning equipment, food inspections), as well as provide business training, certifications, and marketing assistance.



Another opportunity to expand the agricultural economy is to establish an Agricultural and Forestal Advisory Board in Brunswick County to promote agricultural and forestal opportunities and share information with County leaders. Other counties similar to Brunswick have established successful advisory boards that assist in furthering economic and environmental initiatives (e.g., Mecklenburg, Essex, and Rockingham).

In addition, adding school programs such as 4H and Future Farmers of America are excellent ways to develop leadership and practical life skills, as well as a great way to recruit young people to agriculture. Brunswick County farming is a community heritage that is important to residents and to the generations of families that grew up here. Introducing these types of programs back into the schools can help maintain agriculture as an economic driver for the future.



Potential Action Project Agriculture Business Accelerator



The land on Christanna Highway at Dry Bread Road that was the location of the former Brunswick School could be redeveloped as a destination attraction and business opportunity as an **Agriculture Business Accelerator**. The property is in a prime agricultural area and along a scenic corridor between Lawrenceville and Lake Gaston. Shown above, a new building and development could house a kitchen and other needed production equipment to enhance the production and marketing of local agricultural products; provide classroom training and resource space for small business producers; host outdoor agricultural activities and educational exhibits; and contain market space for producers and artisans that would showcase products of Brunswick County. The Business Accelerator would foster training and advancement of agricultural/forestral business entrepreneurs, while also providing a destination attraction that educates visitors and celebrates agriculture in Brunswick County.

South Hill is pursuing a Southern Virginia Food Hub, a similar type of facility in downtown, which can serve as a model for other complementary facilities in the region. The project will provide local farmers an opportunity to sell local meats, fruits and vegetables, as well as prepare local products for sale using commercial kitchen equipment. The project has received initial funding for building improvements and the commercial kitchen.

Several of these agricultural facilities in the region could boost local food marketing, agricultural business development, and tourism.

4.10 ECONOMY - TOURISM

EXISTING CONDITIONS: TOURISM

Tourism is a growing economic development industry in many communities, especially in scenic, rural regions that offer outdoor recreation amenities and cultural assets. In 2015, the Virginia Tourism Corporation reported that domestic travel was the fifth largest employer in Virginia with expenditures that amounted to \$22.9 billion and supported 223,100 jobs. In Brunswick County alone, domestic travelers spent \$36.7 million, which generated approximately \$830,000 in local tax revenue, and supported 430 jobs.

In the past decade, Brunswick County and the Southside Region have made great strides in investing and promoting tourism to attract visitors to the region. Many communities in the region have developed tourism plans to help focus initiatives and coordinate activities. In 2011, adjacent Mecklenburg County developed and adopted a Strategic Tourism Plan as part of its Economic Development Strategic Plan. In 2010, the Town of Lawrenceville drafted a tourism plan. In 2013, the *Virginia Tourism Plan* addressed Southern Virginia.

2013 Virginia Tourism Plan - Southern Virginia Region

Vision for Southern Virginia – Regional stakeholders wanted to utilize the region's natural assets and develop outdoor recreation experiences, while building upon the region's towns and rural experiences to increase tourism.

- Visitor insight showed favorable ratings for Southern Virginia were strongest among Generation X travelers and families. However, Southern Virginia had less name recognition among past and prospective travelers to Virginia compared to other regions. Top tourism assets for visitors included NASCAR and small towns/farms/rural areas. In addition, the region is recognized as being relaxing and good for families. Additional activities and entertainment are opportunities to improve the appeal of the region.
- North Carolina is a regional competitor. While Southern Virginia has key product strengths, including its motorsports assets, towns, history, and outdoor recreation, North Carolina offers similar tourism experiences in its natural landscape, outdoor opportunities, motorsports, and tobacco heritage.
- Southern Virginia has considerable growth potential as a tourism region. However, the region is challenged in tourism marketing because there is no region-wide organization to promote Southern Virginia.
- The plan identified primary and secondary areas of product focus for Southern Virginia and recommended many strategies and actions to further tourism:
 1. Nature & Outdoor Recreation, Town/City Centers, Sports (Motorsports), History & Heritage, Culinary (Agritourism), and Events
 2. (2) Culinary (Wineries, Dining), and Arts & Music.

As of 2017, the Brunswick County / Lake Gaston Tourism Association, a non-profit, 501c3, operates under the County with volunteers. Over the past several years, the organization's volunteers and Brunswick County officials worked with the Southside Planning District Commission on several tourism initiatives including development of a Visitor Center on

Route 46, two potential boat launches on the Meherrin River, and a map of County *Scenic Byways, Historic Sites, and Points of Interest* for visitor publications. In addition, Brunswick County advocated for public access to Lake Gaston, including consideration of a state park development that could include cabins, campsites, and lake access. These initiatives build on the Tobacco Heritage Trail and the linkages to the historic downtowns of Brunswick County. Other popular tourist activities identified as opportunities for Brunswick County include equestrian facilities, bicycling (U.S. Route 1 and East Coast Greenway) and agritourism.

In 2010 and 2011, Brunswick County received funding from the Virginia Tobacco Commission and from VDOT (Scenic Byways Program) to develop the Brunswick Byways Visitor Center on Route 46, Christanna Highway. The project will transform an existing building located on 1.7 acres into a visitor destination center that includes historical exhibits, a film on Brunswick County, destination information for visitors, and trip planning assistance. The center is within a mile of the Fort Christanna Historical Park and is sited in close proximity to the Meherrin River Blueway Canoe Trail. As of 2016, the design of the project is complete and construction is expected to begin in 2017.

Brunswick County supports and participates in marketing events and destinations through *Virginia Crossroads*. This regional tourism initiative markets South Central Virginia to travelers interested in recreation and history, specifically the Civil War History Trail and the Civil Rights in Education Heritage Trail. The tourism consortium consists of twelve counties, including Brunswick County, which focus on marketing the historic, recreational, and natural resources of the region to boost the tourism economy.

OPPORTUNITIES AND CHALLENGES: TOURISM

The culture and social characteristics of a region are fundamental elements of a successful tourism destination. From a tourism perspective, visitors want to experience the “authentic” local culture of a destination, such as art, music, history, local crafts, traditions, local food, architecture, religion, and distinctive leisure activities. The cultural, heritage, and natural assets of Brunswick County make it very attractive for tourism. The asset network of Brunswick needs to be connected and several challenges addressed to ensure that visitors stay and spend money in the County.

Tourism offers a great opportunity as an economic engine for Brunswick County. It can greatly complement economic development efforts, enhance the quality of life for residents, and help preserve natural and historic assets. A Tourism Director position has been put in the 2017 County budget.

A primary need for Brunswick County is additional lodging. At present, there is only one motel (circa 1950) in the northeast portion of the County. There is market demand for increased lodging, especially in the central and southern portions of the County. Lodging could be provided in diverse forms such as a signature hotel, bed and breakfast establishments, cabins, and even a top-notch campground. In addition, visitors must have a variety of activities and business support services (retail stores, restaurants, grocers, etc.)

BRUNSWICK COUNTY TODAY AND TOMORROW

within easy access (e.g., downtown business districts). Activities must be available during both the daytime and at night.

The recommendations of the 2013 Virginia Tourism Plan for Southern Virginia are still very valid for furthering tourism as an economic generator for Brunswick County. They provide great insight for opportunities and for action strategies. For more information, see [https://www.vatc.org/uploadedFiles/Partnership Alliance Marketing/SouthernVirginiaRegionalSectionVTC3292013.pdf](https://www.vatc.org/uploadedFiles/Partnership%20Alliance%20Marketing/SouthernVirginiaRegionalSectionVTC3292013.pdf).

There are several tools that Brunswick County should consider to further tourism efforts and business development. Many communities have adopted taxes on meals to raise revenues to support tourism activities. Also, there is legislation in Virginia that allows localities to establish “tourism zones” to facilitate development of tourism related businesses in specific areas (VA Code Section 58.1-3851). There is similar legislation for an “arts and culture district” which can provide incentives for the support and creation of arts and culture venues (VA Code Section 15.2-1129.1).



Fort Christanna Activities

Potential Action Project
Outdoor Recreation and Agriculture Destination Network for Brunswick County



4.11 NATURAL ENVIRONMENT

EXISTING CONDITIONS: NATURAL ENVIRONMENT

Brunswick County lies in the Piedmont Plateau Physiographic Province of Virginia which exhibits a relatively flat, rolling landscape. The elevation of the County averages 225 feet above sea level.

Most of the County lies within the Chowan River Basin which includes watersheds of the Nottoway River (north) and the Meherrin River (central); the southern portion of the County lies within the Roanoke River Basin which includes Lake Gaston. Other surface water impoundments in Brunswick County are Great Creek Reservoir, Brunswick County Lake, and Lake Phoenix (also known as Lake Rawlings). Because of its flat topography, there are many tributary streams and small lakes throughout the landscape.

The Soil Survey for Brunswick County completed by the U.S. Department of Agriculture, Natural Resources Conservation Service states that the soils are predominantly well-drained sandy loam or clay. There are abundant clay deposits that have been used for decades to make bricks for commercial use. A significant portion of the County (the eastern crescent) contains prime agricultural soils or soils of statewide significance.

Three-fourths of the county is in forests which primarily are loblolly pine and oak. The County is a major producer of commercial timber. Of special note is that the National Champion Eastern White Oak tree stands in Brunswick County (Source: 2016 American Forests Champion Trees National Register).

Brunswick County also has special ecological areas protected under Virginia's Natural Heritage Program. In 2015, eleven acres of private land in the Red Oak Election District was designated a "natural area preserve" by the Virginia Department of Conservation and Recreation. The property contains granite flatrock and shallow soils that support a Southern Piedmont hardpan forest and two rare plants — Small's purslane and granite-loving sedge. The conservation status of these resources is rare on global and state scales.



*2016 National Champion Eastern White Oak
Great Oak Road, Brunswick County*

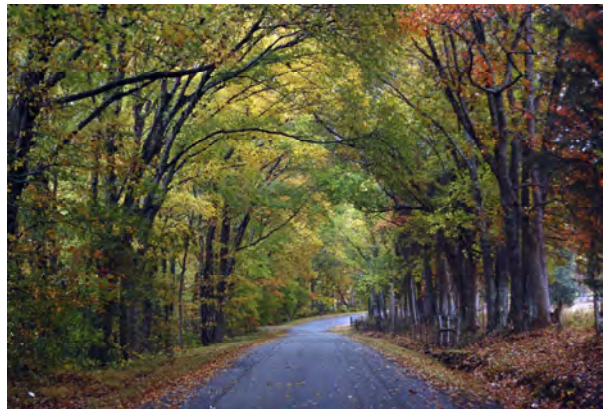
OPPORTUNITIES AND CHALLENGES: NATURAL ENVIRONMENT

Forests products and agriculture are an integral part of the economy of Brunswick County. Prime agricultural soils foster the perpetuity of both of these industries. Future land use and development plans should carefully consider best management practices and conservation of these important natural resources.

In addition, the natural environment can be a primary draw for visitors looking for recreation and undeveloped, scenic landscapes. Many rural communities have taken advantage of their natural assets for tourism by proactively addressing light pollution and limiting the intrusion of artificial light to protect the “dark sky” ambience of the community. For example, the dark night sky has been a draw for visitors interested in stargazing and astronomy in Southern Virginia in Halifax County at Staunton River State Park. This destination is listed as an International Dark Sky Park. During a community meeting in Ebony, citizens expressed a need for addressing light pollution in scenic areas. Updating the County development ordinances to include lighting standards and provisions that protect scenic or natural destinations could be very beneficial for the future.

BRUNSWICK COUNTY TODAY AND TOMORROW

Natural Resources and Landscapes of Brunswick County



4.12 HISTORIC RESOURCES

EXISTING CONDITIONS: HISTORIC RESOURCES

The most important cultural resources for planning purposes are those listed on or “eligible” for the National Register of Historic Places or the Virginia Landmarks Register.

NATIONAL REGISTER OF HISTORIC PLACES AND VIRGINIA LANDMARKS REGISTER

The National Park Service maintains the National Register of Historic Places which is the official list of structures, sites, objects, and districts that embody the historical and cultural foundations of the nation. The Virginia Department of Historic Resources maintains the Virginia Landmarks Register which contains properties important to the history of Virginia. Agencies use the same criteria for evaluating resources for the state and national registers.

A map of the historic and cultural resource properties in Brunswick County that are listed on, or eligible for, the National Register or the Virginia Landmarks Register is on the following page.

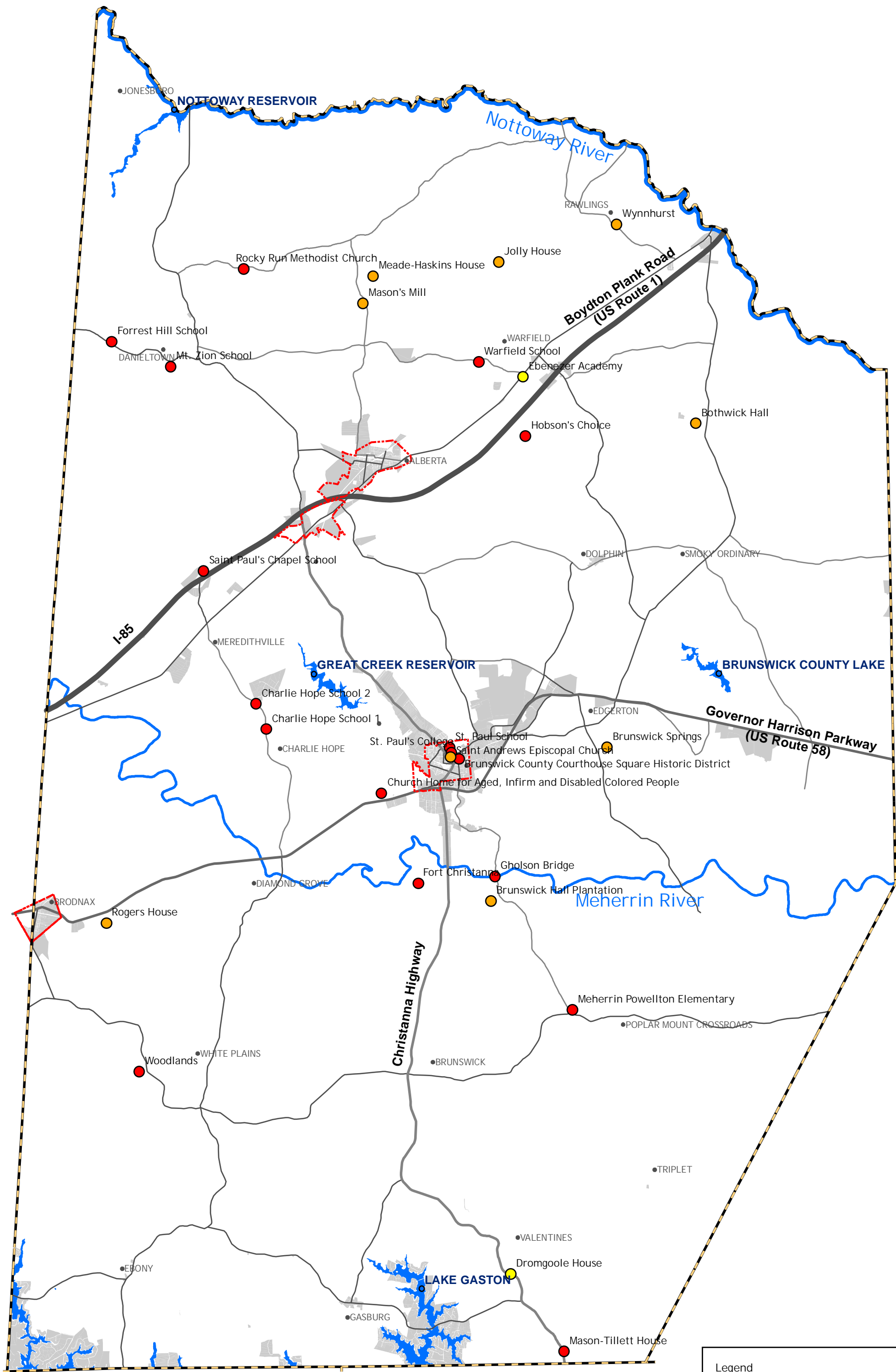
The following is a list of all individual National Register and Virginia Landmarks Register properties in Brunswick County:

- **Fort Christanna Archeological Site** (Route 686) - The site encompasses substantial archeological remains of Fort Christanna, built in 1714 by Governor Alexander Spotswood. The pentagonal fort closed in 1718. Three hundred Saponi Indians lived in an adjacent village complex under the protection of the colonial government. The archeological remains of the personal residence of Governor Spotswood are less than a mile east, built to encourage growth and settlement in what was a remote frontier area.



Fort Christanna, Meherrin District

- **Church Home for Aged, Infirm and Disabled Colored People** (Pleasant Grove Drive)- Martha Hicks Buford established the Church Home in 1882 as a hospital for the many freed slaves who had little or no access to medical services after Reconstruction. The existing Church Home dates to 1891, constructed after a fire destroyed the original 1883 building.



Legend

National Register of Historic Places

Eligible for National Register of Historic Places

Other Important Places



County Historic Sites
Brunswick County, VA



- **Gholson Bridge** (Route 715) - The Wrought Iron Bridge Company built the Gholson Bridge in 1884. The wrought iron, Pratt truss bridge consists of two spans and stands on an ashlar sandstone substructure.



Gholson Bridge on Iron Bridge Road at Meherrin River

- **Hobson's Choice** (Route 606) - The ca. 1794 late Georgian house is a vernacular interpretation of the Palladian-style Virginia plantation houses built in the third quarter of the 18th century. The house, built by Dr. Richard Feild, exemplifies the economic prosperity of Brunswick County at the turn of the 18th century due to its thriving tobacco and cotton industries.
- **Mason-Tillet House** (Route 46, Christanna Highway) - The late 18th century house is significant as the probable location of the First Session of the Virginia Conference of the Methodist Episcopal Church (now United Methodist Church) in 1785. The conference was the occasion for substantial debate regarding the Methodist support of the abolition of slavery.
- **Rocky Run Methodist Church** (Route 616) - Located in the Town of Alberta, the ca. 1857 church is a finely crafted example of Greek Revival architecture in a rural setting.
- **Saint Paul's Chapel School** (Route 46, Christanna Highway) - The one-room school, completed in 1920, is an example of the early work of the Rosenwald Fund, which provided educational facilities for African-Americans in the rural south. This nomination was part of the Rosenwald Schools of Virginia Multiple Property Document.
- **Saint Paul's College** (Route 46, Christanna Highway) - James Solomon Russell of the Protestant Episcopal Church founded this historically black college in 1888 to train African-American teachers. Located in Lawrenceville, the college is listed in the National Register of Historic Places. The National Register boundaries include Memorial Chapel, the Saul Building, and the Fine Arts Building.
- **Woodlands** (Route 659) - The ca. 1831-33 farmhouse, located in southern Brunswick County, is significant as an outstanding example of an I-house. It was remodeled into a highly stylized temple-front residence in 1860 under the ownership of Alexander J.



Saint Paul's College

BRUNSWICK COUNTY TODAY AND TOMORROW

Brodnax. The house plan was influenced by Philadelphia taste and fashion of Samuel Sloan, author of *The Model Architect*.

The following is a list of properties determined “eligible” for the National Register of Historic Places and the Virginia Landmarks Register. These have not been nominated or listed officially.

- Bothwick Hall (Great Oak Road)
- Brunswick Springs (Western Mill Road)
- Brunswick Hall Plantation/Ellerslee (Route 715)
- St. Andrews Episcopal Church (Windsor Ave.)
- Jolly House (Route 636)
- Mason’s Mill (Masons Mill Road)
- Meade-Haskins House (Route 606)
- Rogers House (Rogers Road)
- Wynnhurst (Rawlings Road)

HISTORIC DISTRICTS

There are two designated National Register Districts in the County: Brunswick County Courthouse Square and Lawrenceville Historic District.

Brunswick County Courthouse Square: Located in downtown Lawrenceville, Courthouse Square comprises 1.5 acres of courthouse grounds and hosts a central 1854 Greek Revival courthouse. Other contributing resources in the square include the 1893 Clerk’s Office, 1941 Library, and a late 19th century metal horse trough. The restoration of Courthouse Square was a special project of Brunswick County Government.

The Lawrenceville Historic District: Lawrenceville came to prominence in the late 19th century, with the arrival of the



Bothwick Hall, Great Oak Road



Brunswick Mineral Springs, Western Mill Road



Brunswick County Courthouse, Lawrenceville

Atlantic and Danville Railroad in 1891. The historic district encompasses 425 historic resources relating to the development of the town during its period of prosperity, including a well-preserved collection of late 19th and early 20th century commercial and residential buildings representing a wide range of architectural styles. The historic district includes Brunswick County Courthouse Square and Saint Paul's College.

CHALLENGES AND OPPORTUNITIES: HISTORIC RESOURCES

The heritage of Brunswick County is important to residents; also, it can be an attraction for visitors. Special places and historic properties provide communities with a unique sense of place. Knowing what these resources are and managing them for education and protection is beneficial to the community and the quality of life.

In particular, Fort Christanna is a significant archaeological resource that should be preserved, managed, and promoted for tourism. A local historic district for the property and its surrounding landscape would be beneficial to ensure its preservation and environmental ambience. In addition, the property is difficult to find for visitors; improved entrance landscaping and sign at Route 46 and additional wayfinding signs to the property will assist expanded tourism efforts.

Brunswick County has more than 1,100 surveyed historic archaeological and architectural resources documented with the Virginia Department of Historic Resources in the agency's cultural resource database. While there are many historic and cultural resources in Brunswick County, an updated countywide survey of historic and cultural resources can be beneficial in identifying important properties and expanding information on existing ones. Eligibility considerations and documentation methods have improved over the years, as has the available funding for survey. Typically, "intensive or comprehensive" surveys help communities proactively plan for activities in advance of a development project. The Virginia Department of Historic Resources manages and coordinates such surveys and evaluates potential resources to determine if they are eligible for listing on the National Register of Historic Places or the Virginia Landmarks Register. Matching funds are available to assist communities with updating and expanding surveys.

One significant benefit of a survey is that historic properties listed on the National Register can qualify also for federal and state historic tax credits. These credits can be very valuable to property owners and investors in assisting with appropriate rehabilitation and restoration work. Tax credits can provide a financial return of up to 40% on qualifying work for federal tax credit purposes and up to 25% for state tax credit purposes. For information on historic tax credits, refer to the following webpage link:

http://www.dhr.virginia.gov/tax_credits/tax_credit.htm.

Potential Action Projects

Local Historic District

Fort Christanna is a significant cultural and historic site. A local historic district can help preserve this property and its environs for future generations. Having a local historic district can help preserve other historic resources as well. Such a district would be incorporated into the County zoning code as an overlay district.



A local historic district at Fort Christanna can help preserve the property and surrounding environs.

Historic Resources Survey

The Virginia Department of Historic Resources offers technical and financial assistance for surveying historic properties in communities. An updated countywide survey of Brunswick County will provide a better understanding the historic resources and help government and residents make better decisions for these properties. These special resources represent important people and places in the community that distinguish it from other communities. Historic designations and districts can provide financial incentives for development in the form of state and federal tax credits. In addition, understanding the history of a place encourages community pride and can be a tool for increasing tourism (e.g., driving tour of historic sites).



A survey can clarify the importance of old buildings, such as this one on Western Mill Road.

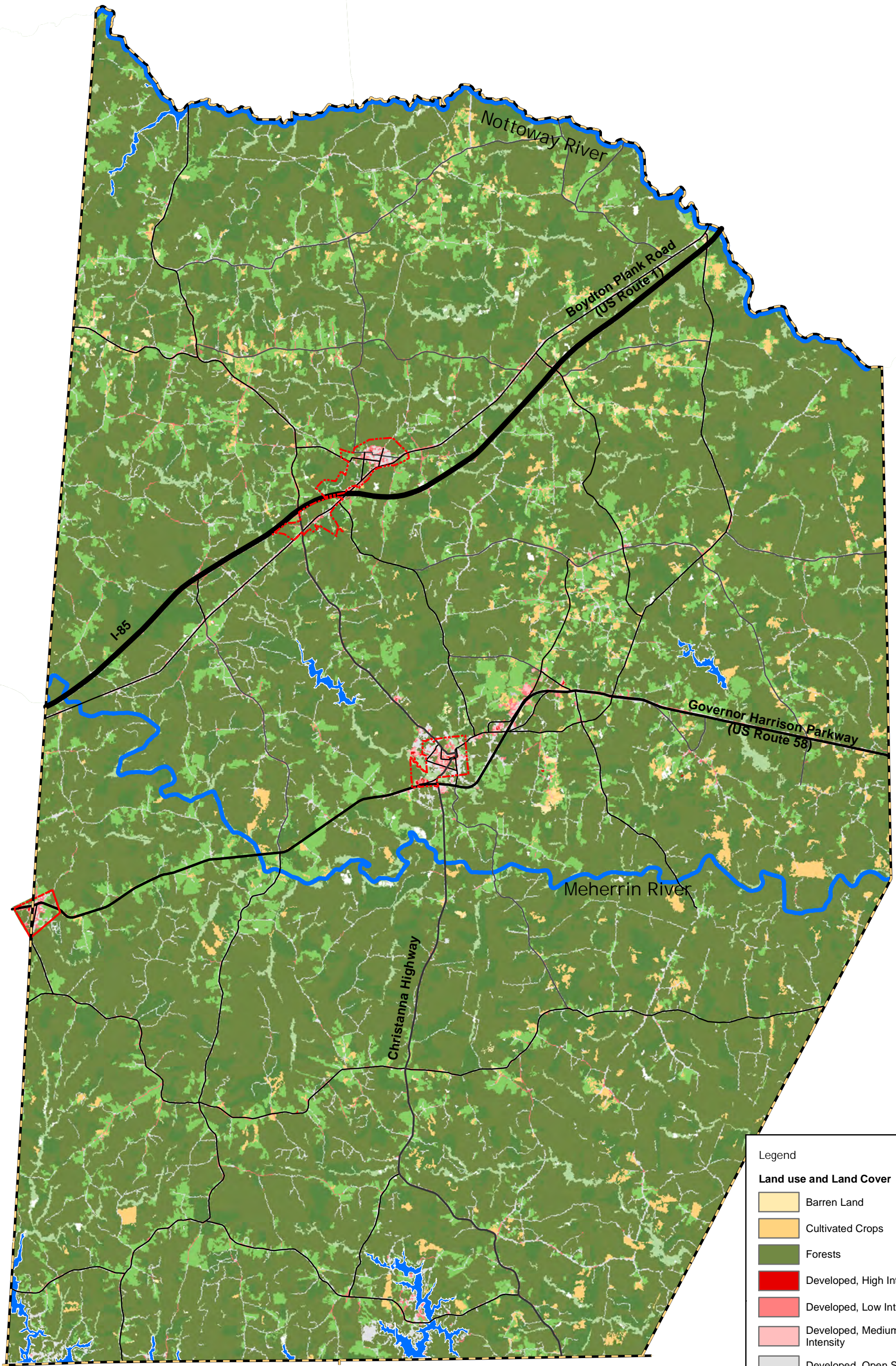
4.13 LAND USE AND MANAGEMENT

EXISTING CONDITIONS: LAND USE AND MANAGEMENT

Much of the land in Brunswick County is in agricultural and forestal use. In general, land that has been developed lies in or near the incorporated towns, around Lake Gaston, and along the primary corridors of U.S. Route 1 (Boydton Plank Road), Route 46 (Christanna Highway), and U.S. Route 58 (Governor Harrison Parkway). Two maps on the next pages show the existing land use and natural vegetative cover and the existing zoning patterns of the County and the incorporated towns.

Brunswick County has adopted land development ordinances that regulate how land is used. The last major updates to the Zoning and the Subdivision Codes were in the 1990s. Each incorporated town has their own zoning and development regulations.

Overview Brunswick County Zoning Code		
Zoning District		General Permitted Uses
Agricultural District	A-1	Agriculture, forests, lakes, rural residential (1 acre or more)
Rural Residential District	RR	Low density residential (5 acres or more); single family, manufactured homes 19 ft. or more
Rural Residential Manufactured Home District	RR- MH	Low density residential (1 acre or more), single family, manufactured homes
Residential District, Limited	R-1	Low density residential (10,000-32,000 sf lots or 1 acre min. depending on water/sewage and use); single family, two family, manufactured homes 19 ft. or more
Residential District, General	R-2	Medium-high density residential (20,000-34,000 sf or 1 acre min. depending on water/sewage and use); single family, two family, multi-family, some commercial
Business District	B-1	Retail and service businesses, highway commercial uses; no lot area min. except required for sewage system
Industrial District	I-1	Heavy commercial and industrial operations, assembly, manufacturing, storage yards, greenhouses, others with conditional use permit; no min. lot area except required for sewage system, 70% lot coverage max, landscaping at street frontage
Highway Corridor Overlay District	HC	Overlay district at north county gateway – U.S. Route 1 at Route 46 and I-85; extends 500 feet on each side of road; tree protection and visual buffer provisions; development review requirements; architectural and development standards apply; does not apply to single family residential or agricultural structures
Floodplain District	F-1	Overlay district for FEMA 100-year floodplains



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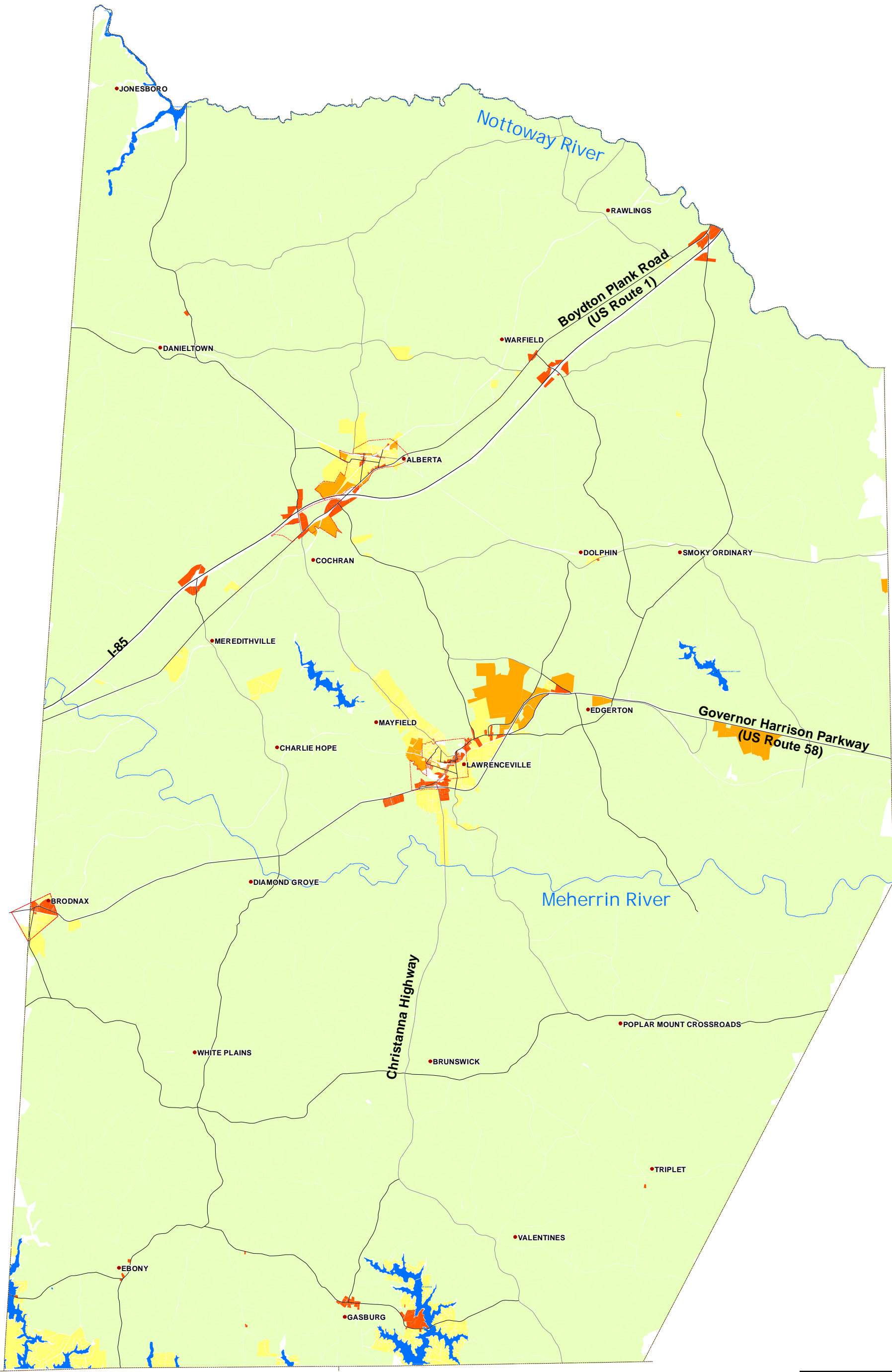
Land use and Land Cover

- Barren Land
- Cultivated Crops
- Forests
- Developed, High Intensity
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, Open Space
- Wetlands
- Hay/Pasture
- Understory Plants



Land Use and Land Cover
Brunswick County, VA





Legend

- Industrial District
- Business/Commercial District
- Agricultural District
- Residential District

N

Existing Zoning / Land Use
Brunswick County, VA

HILL
STUDIO

CHALLENGES AND OPPORTUNITIES: LAND USE AND MANAGEMENT

Brunswick County has much vacant land, which is an asset for recruiting business and residents. The key issue for the future will be management of where and how the land develops. Typically, the availability of public infrastructure (roads, water, sewer, power, etc.) drives the location of dense residential, business, and industrial development.

The Comprehensive Plan developed in 2007 identified four general areas for future development. Listed below, these general growth areas continue to represent good direction for land development in the future.

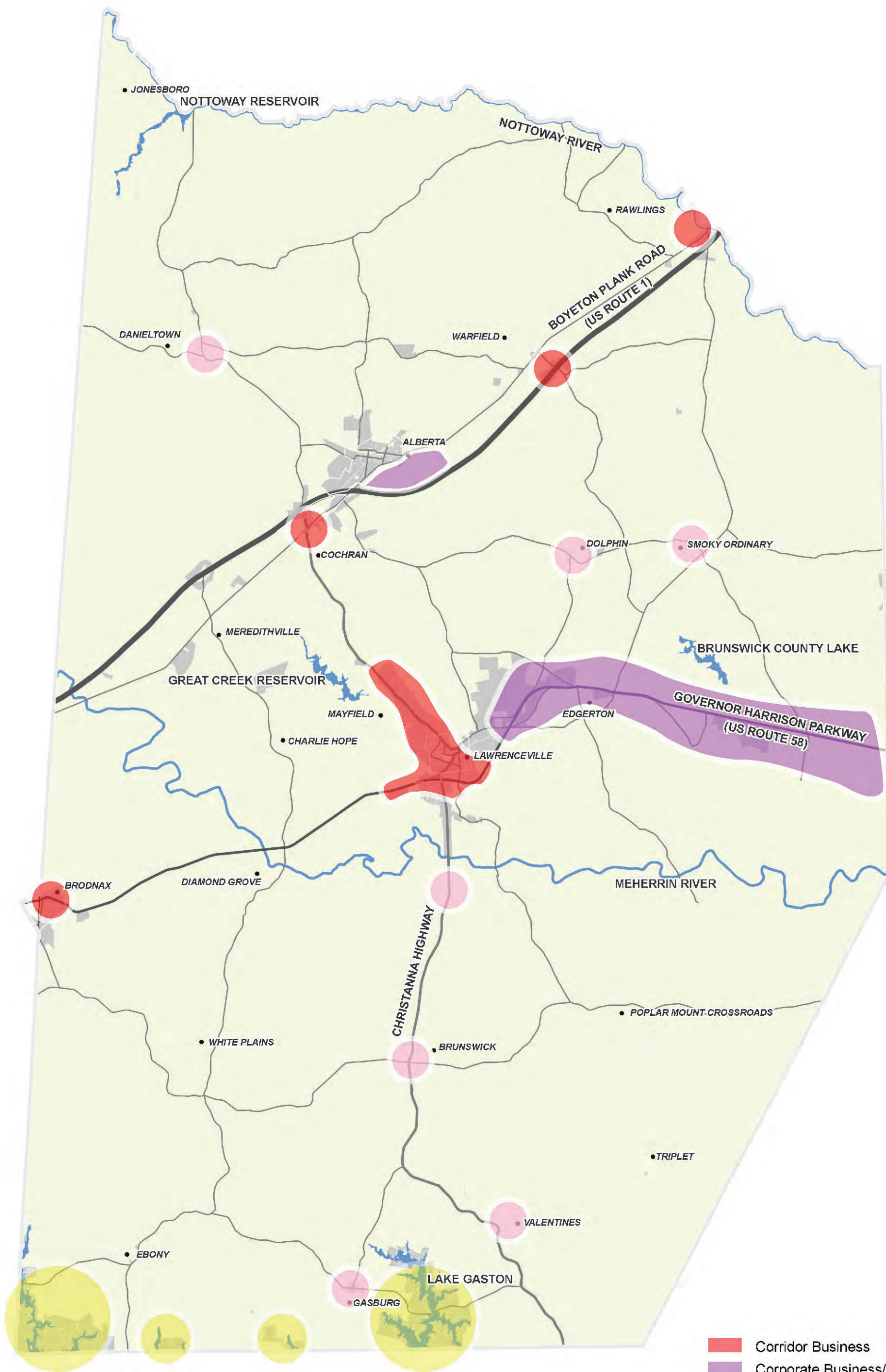
- **North County Planning Area** -
Alberta / U.S. Route 1 (Boynton Plank Road) / Interstate 85
- **East County Planning Area** -
Lawrenceville / U.S. Route 58 (Governor Harrison Parkway)
- **West County Planning Area** -
Brodnax / U.S. Route 58 (Governor Harrison Parkway) -
- **South County Planning Area** -
Ebony / Gasburg / Lake Gaston

Future development of the County should occur in areas with sufficient public infrastructure; this is generally near established towns, crossroads communities, and along primary highway corridors. Over the next 10-20 years, the public infrastructure must be extended to these growth areas in order to foster, guide, and accommodate the desired development patterns for Brunswick County in 2037.

The purpose of the following Future Land Use Map is identify the general locations where changes likely will occur in land use and development patterns, rather than specifically identify parcels. The County Zoning applied to the property will guide how a parcel is developed. Ultimately, the Planning Commission and the Board of Supervisors will determine whether a change in zoning or land use is justified based on available infrastructure capacities, consistency with the policies and recommendations of this Comprehensive Plan, and criteria established in the adopted development codes.

The Future Land Use Map on the next page portrays the general location of projected growth areas and accompanying future land uses for 2037. Existing developed areas are shown in gray and areas for potential growth are shown in colors for each projected land use. Much of Brunswick County is expected to remain in agriculture and low-density rural residential. Growth areas for commerce and industry are in strategic areas along the primary road corridors. Increased residential densities may develop where there are sufficient public utilities (e.g., within incorporated towns or where there are approvable water and septic facilities).

Following adoption of the Comprehensive Plan, the County Zoning and Subdivision Codes should be updated to ensure that regulations for development are consistent with the adopted direction. Amendments and additional tools that could be considered include provisions for a conservation subdivision, historic district, and developing improved design guidelines for commercial and industrial development along the primary corridors.



- Corridor Business
- Corporate Business/Industry
- Community Business
- Residential
- Agricultural/Residential

Existing Developed Areas



Future Land Use
Brunswick County, VA



The paragraphs below describe the Future Land Uses for Brunswick County:

- Agriculture, Forestry, Rural Residential – This land use category provides for large size lots and farms used for agriculture, forestry, and very low density residential development in rural areas without supporting public infrastructure. Typical land uses may include commercial and private farms, single-family homes, and small crossroads commercial developments (by special permit) that serve the surrounding rural community (e.g., general store, post office). Lot sizes are typically large, usually five acres or more, but smaller lots may exist.
- Low Density Residential – This land use category provides for low-density residential development on lots of one acre or more. Typical land uses may include single-family homes, manufactured homes, and two family dwellings. Depending on the location, a small business may be permitted in an existing commercial structure to serve the surrounding community. The development and density would relate to the availability and capacity of available public infrastructure.
- Medium Density Residential – This land use category provides for low to medium density residential development, generally on lots smaller than one acre. Typical land uses may include single-family homes, two family homes, and multi-family development (apartments and condominiums). The development and density of these areas would relate to the availability and capacity of available public infrastructure.
- Community Business – This land use category provides for small business development in key crossroad locations to serve the surrounding community. The commercial use(s) may be in existing commercial buildings or in new buildings of 5,000 square feet or less. Typical land uses may include grocery store, convenience store, gas station, or medical office. Many of these crossroad locations are zoned for agriculture or rural residential uses.
- Corridor Business – This land use category provides for business development on major transportation corridors. Typical land uses may include grocery stores, lodging, convenience/gas stations, professional offices, restaurants, and other similar commercial uses that can be accommodated adjacent to primary highways.
- Corporate Business / Industrial – This land use category provides for large-scale business development, industry, or major facilities with many employees. Typical land uses may include corporate offices, warehousing and distribution facilities, manufacturing and assembly operations, large utility facilities, and planned business and industrial parks. These locations would have good transportation access and sufficient public utilities to meet the needs of the business and industrial users.

CHAPTER 5: IMPLEMENTING THE PLAN - ACHIEVING VISION 2037

This section provides an overview of policy recommendations, action strategies, and project initiatives to engage public and private partners in implementing the 2037 Comprehensive Plan. There must be many partners committed to working toward future goals. These include both public and private interests. Local government does not have the financial resources or the staffing to take on all of the issues and challenges discussed in this plan; regional partnerships and leadership are essential. Brunswick County Officials can guide public investment and land development decisions, but developers, citizens, and private interests must assist in furthering the strategies identified herein. Collaboration with the Towns of Brunswick County and state agencies will be essential to moving the plan forward.

5.1 OPPORTUNITY ACTION PROJECTS

As a means of implementing this long-range plan, several opportunity action projects discussed throughout this document will further the 2037 Vision for Brunswick County. These potential projects can jump-start implementation and engage important partners. The paragraphs below describe some of these key initiatives. These action projects and opportunity areas for growth and development are included on the Development Opportunities Map which follows.

Conservation Subdivisions - Planned residential or mixed-use development areas in selected areas of Brunswick County that can accommodate infrastructure needs for new market rate housing and supporting community development. The conservation concept relates to conserving land for agriculture, scenic views, or forested landscapes and clustering residential or supporting development to best manage community assets or natural features.

County Utility Authority – A regional entity representative of all County jurisdictions that can proactively plan for and implement needed public infrastructure to outlying portions of Brunswick County for the purposes of economic development and directed community growth.

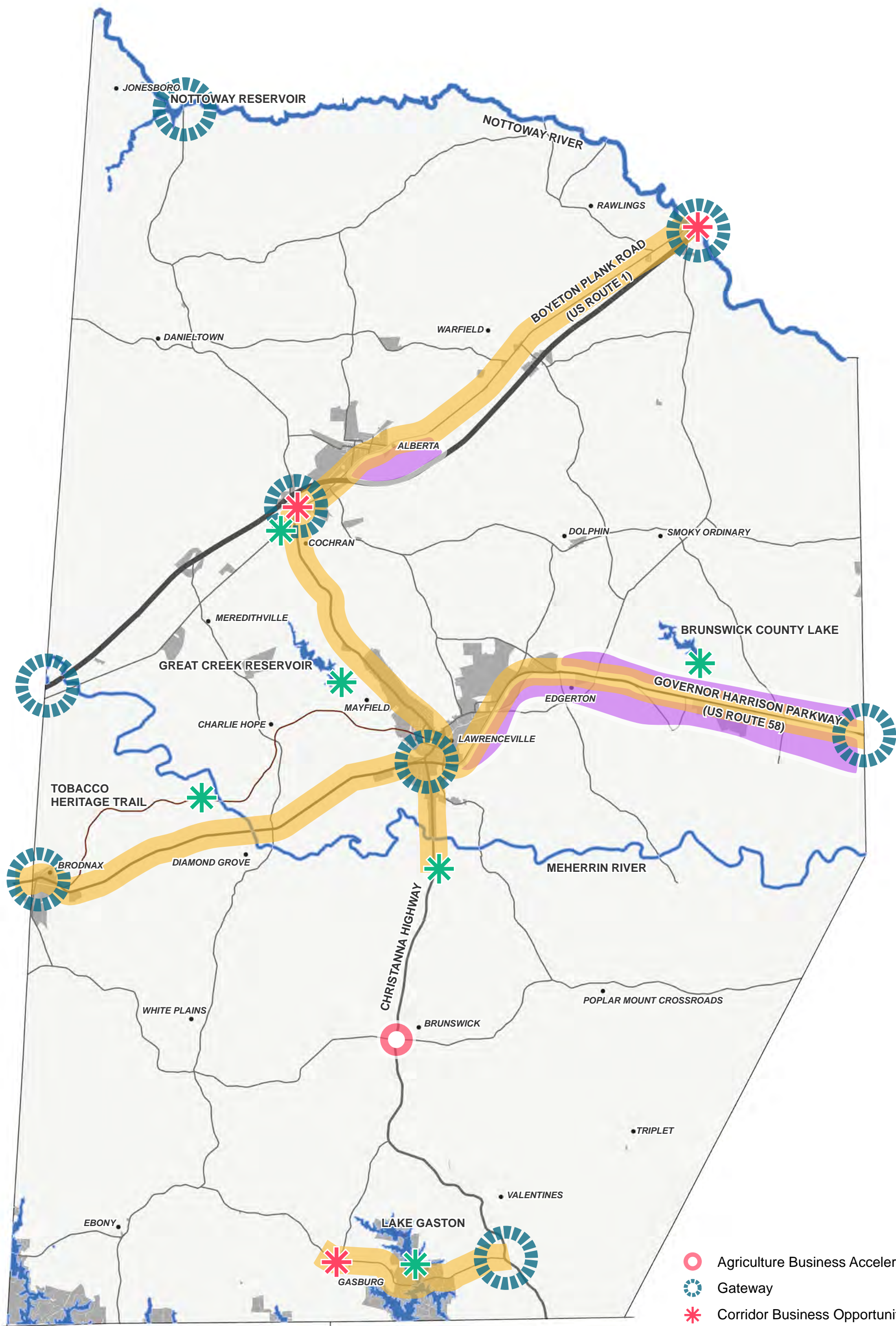
Economic Development Blueprint Update – This initiative of the IDA will complement the County Comprehensive Plan and provide more detailed direction with respect to economic development and improvements to public infrastructure to support business growth. This initiative is expected to be complete in 2017.

Corridor Mixed Use Development at Route 46 (Christanna Highway) and at U.S. Route 1 (Boydton Plank Road) – This gateway intersection is a critical intersection in the northern part of Brunswick County. Because of its proximity to I-85, the Southside Virginia Community College, the Brunswick County I-85 Business Park, and the Town of Alberta, this particular intersection is a key area for planned mixed use, commercial and residential development that is consistent with adopted corridor design guidelines. Because of its location on historic U.S. Route 1 (Boydton Plank Road), the development could include a destination marker and visitor area for the historic highway that highlights the corridor in Brunswick County and shares information on the significance of this highway tourist attraction.

Agriculture Business Accelerator – This initiative on Christanna Highway at Dry Bread Road celebrates the agricultural heritage and prosperity of Brunswick County while providing needed support for agricultural business development and processing. By providing both physical facilities and educational resources for agricultural entrepreneurs, the accelerator serves as a destination for tourists and as a “value-added” agricultural resource to grow and expand agricultural businesses. The facility can be tied with other similar regional facilities to complement an agricultural network for agritourism.

Tourism Plan + Expanded Outdoor Recreation & Agriculture Amenities – There are many opportunities to expand upon and connect the outdoor recreation assets of Brunswick County to boost tourism and economic development. These amenities are of benefit to residents and to visitors. An expanded network of opportunities will attract enthusiasts and enhance supporting service businesses (i.e., restaurants, lodging, outfitters, etc.). A strategic plan for tourism will provide valuable direction for boosting visitors and increasing economic benefits to the County.

Updated Historic Resources Survey – An updated inventory of historic resources can identify additional historic buildings and properties and further their preservation and rehabilitation. Such a survey can facilitate rehabilitation of properties through use of historic tax credits. The Virginia Department of Historic Resources provides funding for inventory studies.



-  Agriculture Business Accelerator
-  Gateway
-  Corridor Business Opportunity
-  Tourism Opportunity
-  Utility Expansion
-  Economic Development Opportunity



Development Opportunity Map
Brunswick County, VA



5.2 MONITORING THE PLAN: 2037 IMPLEMENTATION MATRIX

The following matrix provides recommended public policies and strategies to further the 2037 Vision for Brunswick County. The matrix is a guide and a management tool to help achieve the desired long-term goals for the County. The matrix it is not a public directive; it is a reference tool for developing and updating a work program. Timeframes are flexible and implementation will depend on community priorities, available funding, and leadership from both the public and private sectors. Successful implementation requires multiple partners, collaborative discussion, and participative resources.

2037 Brunswick Comprehensive Plan Implementation Matrix					
Resilient Communities		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Policy RC-1	Housing and Communities – Promote quality residential development in areas that can accommodate the density and provide supporting private or public infrastructure.				
Strategy 1	Encourage and facilitate planned, market rate residential housing in designated growth areas of the County where there is sufficient infrastructure for development. Solicit partners to increase market rate housing.	■	■	■	Planning Planning Commission Board of Supervisors Realtors Developers VHDA
Strategy 2	Encourage responsible property maintenance and rehabilitation of existing buildings throughout the County. Investigate and implement a property maintenance code (or other strategies) to deal with blighting and unsafe buildings. Consider incentives that will encourage the rehabilitation of buildings.	■	■		Building Official Planning Planning Commission Board of Supervisors Citizens
Strategy 3	Identify and plan for appropriate Community Improvement Projects in the County that will address identified community needs for improved, safe housing, or other community development projects. Pursue or support appropriate state and federal funding programs for projects.	■	■		Southside PDC VA DHCD VA Tobacco Commission Planning Human Service Agencies
Policy RC-2	Education – Invest in and improve public schools to provide quality facilities and outstanding educational opportunities for youth.				
Strategy 1	Establish Brunswick County as a recognized ACT “Certified Workforce Ready Community” to bridge education programs and specialized workforce skill sets for employers.	■			Southside VA Community College Workforce Investment Consortium Brunswick County Schools County Employers

2037 Brunswick Comprehensive Plan Implementation Matrix					
Resilient Communities		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Policy RC-3	Public Safety – Support and monitor public safety services and volunteer staffing to ensure excellence in response service levels.				
Strategy 1	Review annual reports for public safety and emergency service providers to ensure appropriate public service levels. Work with providers to improve and address any identified service deficiency and to plan for anticipated future service needs.	■	■	■	County Government Board of Supervisors Sheriff Crew Chiefs Emergency Services Advisory Board
Strategy 2	Enhance communications and coordination among public safety entities. Implement Countywide communication system.	■			County Government Emergency Services Advisory Board
Policy RC-4	Community Services - Ensure that essential services for residents’ health and well-being are locally available and accessible.				
Strategy 1	Ensure quality and convenient public access to essential community and health care facilities. Work with regional health care providers and agencies to recruit important medical facilities	■			Regional Health Providers Health Dept. Emergency Services Advisory Board Human Service Agencies
Policy RC-5	Recreation – Promote and invest in outdoor recreation and events for residents and visitors.				
Strategy 1	Implement additional segments of the Tobacco Heritage Trail.	■	■	■	County Government Tourism Southside PDC
Strategy 2	Install entrance landscaping and sign and improve directional signage to Fort Christanna and County Park at Great Creek. Develop a park master plan for the County which will assess facilities and programming, as well as identify areas for improvement and programming. Promote recreational facilities and activities.	■			County Government Tourism Southside PDC

2037 Brunswick Comprehensive Plan Implementation Matrix					
<i>Resilient Communities</i>		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Strategy 3	Work with Lake Gaston community and others to identify and provide public access point at Lake Gaston	■			County Government Tourism Southside PDC VA DCR
Strategy 4	Identify and facilitate development of additional public access points to the Meherrin River. Work with regional recreational partners for planning and implementation	■	■		County Government VA Conservation & Recreation VA Game & Inland Fish. Corps of Engineers Roanoke River Basin Assn VDOT
Strategy 5	Update the Virginia Outdoors Plan for the Region. Connect recreation and natural and scenic resources of Brunswick County.	■			Tourism VA Conservation & Recreation Southside PDC
Strategy 6	Support and enhance programs that further arts and culture in Brunswick County.	■	■	■	Tourism County Government Historical Society Cultural Organizations
Policy RC-6	Public Utilities – Expand the network of public utilities to future growth areas to further the economic prosperity of Brunswick County.				
Strategy 1	Work with stakeholders to investigate and implement a County Utility Service Authority that can undertake needed infrastructure improvements for the future.	■	■		County Government Town Administrators IDA Southside PDC
Strategy 2	Update public infrastructure needs study for water and wastewater supply. (Last study was in 2000.)	■			Board of Supervisors County Government IDA

2037 Brunswick Comprehensive Plan Implementation Matrix					
<i>Resilient Communities</i>		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Policy RC-7	Transportation – Plan for and provide a safe and efficient transportation system that incorporates multi-modal opportunities and accommodates community needs and projected growth.				
Strategy 1	Update Six-year and Regional Transportation Plans to reflect anticipated growth needs.	■	■	■	Southside PDC VDOT County Government
Strategy 2	Monitor progress of East Coast High Speed Rail Project. Update applicable plans and ordinances to manage anticipated development and growth.			■	Southside PDC County Government VA Rail Authority

2037 Brunswick Comprehensive Plan Implementation Matrix						
Dynamic Economic Growth		Estimated Timeframe			Implementing Partners	
		1-5	5-10	10 +		
Policy EG-1	Industry – Proactively plan for and pursue clean, quality industrial and large-scale business employers that will leverage economic growth, diversify business, and enhance the quality of life in Brunswick County.					
Strategy 1	Partner with IDA, the VA Growth Alliance, VA Economic Development Partnership, and other economic development or regional entities to pursue new business and industry that will increase employment and economic investment in Brunswick County.	■	■	■	County Government IDA VA Growth Alliance VA ED Partnership Southside PDC	
Strategy 2	Update the <i>Economic Blueprint</i> to reflect the Comprehensive Plan and the desired development in targeted growth areas.	■			IDA County Government ED Coord. Council Citizens	
Strategy 3	Implement priority economic development strategies and redevelopment opportunities. Enhance support for business entrepreneurs and startups.	■	■	■	Southside PDC County Government IDA VA Growth Alliance VA ED Partnership	
Strategy 4	Develop a capital plan and financial strategy for improving and expanding public infrastructure and utility systems for economic development, including water, wastewater, broadband, etc.	■	■	■	IDA County Government Econ. Dev. Coord. Council Citizens	
Strategy 5	Cooperate and work with property owners of vacant industrial properties (e.g. Virginia Department of Corrections) to market industrial properties for redevelopment.	■	■		IDA County Government Board of Supervisors VA ED Partnership	
Strategy 6	Promote and market Brunswick County as a desirable location for new and expanded business, industry, and entrepreneurs.	■	■	■	IDA County Government Board of Supervisors VA Growth Alliance	

2037 Brunswick Comprehensive Plan Implementation Matrix					
<i>Dynamic Economic Growth</i>		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Strategy 7	Plan, facilitate, and prepare suitable sites for large business and industrial development. Identify key properties for potential development and update land management tools to streamline and enhance processes and development outcomes.	■	■	■	IDA County Government Board of Supervisors Planning Commission ED Coord. Council VA ED Partnership VA Growth Alliance Southside PDC
Policy EG-2	Commerce, Downtowns and Corridors – Revitalize and invest in established downtown business districts and entrance corridors.				
Strategy 1	Develop illustrated design guidelines for business development in primary highway corridors that will serve as tools for achieving quality development.		■		Southside PDC Planning VA DHCD
Strategy 2	Work with stakeholders and local partners to market and/or repurpose the former St. Paul's College Campus.	■			Board of Supervisors IDA Town of Lawrenceville Citizens
Strategy 3	Continue working with the IDA to develop a Brunswick County Conference Center.	■			Board of Supervisors IDA
Policy EG-3	Sustainable Agriculture – Strengthen agriculture as an economic engine and champion opportunities that will foster new farming techniques and business endeavors.				
Strategy 1	Work with VA Cooperative Extension Service and County farmers to elevate importance of farming and forestry as a desirable occupation and an important economic driver for Brunswick County. Consider establishing 4H and Future Farmers of America programs in schools to engage youth.		■		VA Coop. Ext. Service Schools Farmers County Government

2037 Brunswick Comprehensive Plan Implementation Matrix					
<i>Dynamic Economic Growth</i>		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Strategy 2	Promote the agricultural heritage and prosperity of the County by facilitating local food production, agricultural tourism, and “value-added” agriculture initiatives.	■	■		VA Coop. Ext. Service Farmers County Government
Policy EG-4	Tourism – Develop and implement an aggressive tourism program to further economic development and market the assets and recreational opportunities of Brunswick County.				
Strategy 1	Establish full-time position for tourism coordination and marketing.	■			County Government Board of Supervisors
Strategy 2	Work with VA Tourism Corporation to develop strategic plan for tourism in Brunswick County. Build on previous regional tourism planning efforts and marketing campaigns.	■			Tourism County Government
Strategy 3	Implement the Byways Visitor Center on Christanna Highway to promote tourism, recreation, and historic and cultural opportunities. Work with participating partners to program, staff, and operate the facility.	■	■		Board of Supervisors County Government Tourism Director Historical Society Southside PDC
Strategy 4	Encourage and recruit a signature hotel to Brunswick County. Facilitate other overnight lodging options such as bed and breakfasts, inns, or cabin/camping facilities.	■			Board of Supervisors County Government IDA Tourism Director
Strategy 5	Pursue increased recreational amenities for residents and tourists. Expand the Tobacco Heritage Trail in the County.	■	■		Board of Supervisors County Government Southside PDC Tourism VA Conservation & Rec. VA Game & Inland Fish.

2037 Brunswick Comprehensive Plan Implementation Matrix					
<i>Dynamic Economic Growth</i>		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Strategy 6	Pursue increased recreational amenities for residents and tourists. Improve marketing and directional signage to recreational facilities.	■			Board of Supervisors County Government Southside PDC Tourism VA Conservation & Rec. VA Game & Inland Fish.
Strategy 7	Facilitate and enhance arts and culture programming and recreational events in the County by working with and assisting community organizations.	■	■		County Government Tourism Arts/Cultural Org.

2037 Brunswick Comprehensive Plan Implementation Matrix					
<i>Preserved Heritage</i>		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Policy PH-1	Historic and Cultural Sites – Celebrate and preserve the significant historic and cultural sites of Brunswick County.				
Strategy 1	Undertake an updated survey of historic resources in the County to better understand historic and cultural properties.		■		VA DHR County Government Brunswick County HS
Strategy 2	Improve entrance landscaping and signage to Fort Christanna.	■			Daughters American Revolution Brunswick County HS Tourism County Government
Strategy 3	Celebrate and promote the history of U.S. Route 1 in Brunswick County. Investigate establishing a tourist destination marker along the corridor that shares information on the history of the road and Brunswick County as a mid-point along the north south corridor from Maine to Florida.		■		County Government Tourism Federal Highway Adm. VDOT
Policy PH-2	Natural Environment – Preserve and protect the natural resources and scenic landscapes of Brunswick County.				
Strategy 1	Nurture and conserve natural resources for continued prosperity through education, planning, and use of best management practices.	■	■	■	VA Coop. Ext. Service VA DCR Tourism County Government

2037 Brunswick Comprehensive Plan Implementation Matrix					
Managed Land Use and Development		Estimated Timeframe			Implementing Partners
		1-5	5-10	10 +	
Policy LU-1	Land Use and Development – Implement the Comprehensive Plan through updated land management tools set forth in the Brunswick County Code and respective zoning and subdivision regulations.				
Strategy 1	Review existing codes to ensure consistency with recommendations of the Comprehensive Plan.	■			Planning
Strategy 2	Develop a cluster provision in the Subdivision Ordinance that will enable an alternative method of residential subdivision to conserve rural land.	■			Planning Southside PDC
Strategy 3	Manage development and lighting in scenic areas designated for tourism. Develop zoning code provisions that address lighting standards and preserve the dark night sky in significant natural areas.	■			Planning Southside PDC Tourism
Strategy 4	Proactively plan for future growth areas by providing public infrastructure and fostering new investment that will leverage change.	■	■	■	Planning IDA Regional Authority
Policy LU-2	Web-based Service Tools and Geographic Information Systems – Support management of land development in the County through expanded use of technology, enhanced geographic data, and improved web-based service methods for citizens and developers.				
Strategy 1	Update Brunswick County Web Page to improve customer service and provide beneficial, up to date information on County services, permitting, and facilities.	■	■	■	County Government
Strategy 2	Establish and maintain a Geographic Information System (GIS) that is available on the County webpage to support citizens, developers, and businesses.	■	■	■	County Government Planning