

# **Brunswick County, Virginia 2006 Comprehensive Plan Update**

**Adopted: May 8, 2007**



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## **ACKNOWLEDGEMENTS**

VISION 2015, County of Brunswick, Virginia 2006 Comprehensive Plan Update is the result of the efforts of many individuals and groups. Brunswick County wishes to express its sincere gratitude to all who participated in the preparation of this document, especially the citizens of the County who provided input during the comprehensive planning process.

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VISION 2015

**COUNTY OF BRUNSWICK, VIRGINIA**

**2006 COMPREHENSIVE PLAN UPDATE**

ADOPTED: May 8, 2007

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## EXECUTIVE SUMMARY

### I. INTRODUCTION

A comprehensive plan is a statement of long-range policy made by the governing body of a community concerning its future physical development. Comprehensive planning is one process available to local government for addressing current issues, anticipating need, and scheduling public improvements. If growth and development are occurring, and if public funds must be spent to provide facilities, it is logical to assume that the two should be coordinated, that community values be preserved and public funds be spent prudently. It is the purpose of the Brunswick County Comprehensive Plan to provide a sound basis for the preparation of detailed functional plans which will serve as a general guide in the day-to-day decisions of the County government. It establishes goals and implementation strategies for managing the future growth and development of the County. It contains an inventory and analysis of existing land use, growth trends, natural resources, population and economic factors, and public facilities, as well as the need for housing, preservation of agricultural and forested land, and protection of the environment and natural resources. It contains recommendations for the general development of the County, and includes the following plan elements: land use, planning areas, transportation, public facilities, and housing.

The respective plan elements were prepared by the Planning Commission with the assistance of consultants. Collectively, they will assist the present and future Boards of Supervisors in making routine decisions, reviewing development proposals, scheduling public improvements, and budgeting. As an official statement of public policy, it will also be of value to other governmental agencies, the business community, and private citizens.

The goal of this plan is not to chart a rigid course for the future. This is neither possible nor desirable. First, the condition upon which it is based will change, making even the most careful forecasts somewhat accurate. Second, policies and attitudes change; consequently, so should the plans and programs upon which they are based.

This plan is based upon the target date of 2015.

As directed by the Code of Virginia, the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be. Such plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the commission's long-range recommendations for the general development of the territory covered by the plan.

The comprehensive plan may also be considered a guide to managing resources wherever a balance is sought between competing needs--for example, protecting the environment's aesthetic or cultural qualities versus providing the population and its interests with needs such as shopping areas, housing, and industrial employment.

This document is an update of VISION 2015 (the 1997-1998 Brunswick County Comprehensive Plan). In the preparation of this update, account was taken of the physical, economic, social, and population factors which affect the County. After data relating to these factors was collected and analyzed, projections for future growth patterns were developed. Subsequent to analysis of the data and projections based thereon, detailed recommendations were prepared to provide guidelines for the future development of the County.

Upon completion, plan updates must undergo the same adoption procedure as prescribed for original plans in Section 15.2-2204 of the Code of Virginia.

The towns of Alberta and Lawrenceville are in Brunswick County. The Town of Brodnax is in both Brunswick and Mecklenburg Counties. Alberta and Lawrenceville have developed and adopted comprehensive plans. In this comprehensive plan, the County focused on the unincorporated areas of the County while including each town in a planning area and inviting input from Town officials and residents.

Realizing that Brunswick County has diverse development patterns and natural and man-made developmental constraints, the comprehensive planning effort required the establishment of planning areas. In this way, a more localized and specific analysis of existing conditions and needs could be undertaken. Described in detail in Chapter VIII, EXISTING LAND USE, the Brunswick County Planning Areas are:

- Alberta - U.S. 1/I-85-North County Planning Area
- Brodnax - U.S. 58 West Planning Area
- Ebony - Gasburg - Lake Gaston Planning Area
- Lawrenceville - U.S. 58 East Planning Area

In addition to the planning areas, special attention is given to rural and conservation areas and village centers.

As noted earlier, this document is an update of VISION 2015. Thus, it provides findings and analyses--based on updated and new data and field surveys--for the County with respect to: natural conditions, population and demographics, economy, housing, transportation, utilities, and community facilities and services. The format of this update is the same as that of the VISION 2015, the 1997-1998 Brunswick County Comprehensive Plan, which won a Distinguished Planning Award from the Virginia Chapter of the American Planning Association in 1999.

In Chapter VIII, EXISTING LAND USE, existing conditions in each of the planning areas are described and analyzed. Chapter IX, FUTURE LAND USE, projects future conditions in the respective planning areas with respect to land use and utilities and services needs.

The goals and implementation strategies of the comprehensive plan (Chapter X, COUNTY-WIDE GOALS AND IMPLEMENTATION STRATEGIES) addresses the needs and findings covered in the plan elements noted above for the County as a whole. The implementation strategies of this element, in particular, set forth the directions being recommended for the current as well as future Boards of Supervisors to take in continuing efforts to solve problems, meet needs as set forth in the goals, and make best use of the County's advantages and resources. This chapter of the plan is concluded with general measures that must be carried out to implement the plan. These measures are primarily enforcement, administrative, promotional, or community development-type actions. The final chapter deals with the goals and implementation strategies for the specific planning areas, including measures to ensure that adequate physical infrastructure is provided.

A significant requirement in the development of any comprehensive plan is the collection and evaluation of adequate information relative to the geographic, demographic, and economic conditions of the study area. Geographic data reveals the various physiographic advantages and limitations characteristics of the locality, including water, mineral, timber, and agricultural resources; slopes; and soil types. Equally important is the evaluation for the growth potential of the area in terms of population it can be expected to sustain. The factors of probable future size, composition, basic characteristics, and spatial distribution of the population are significant in their effects on the extent and types of possible future land development.

The data sources used in the preparation of this plan included statistical reports such as United States Bureau of Census documents, State and local plans dealing with specific work elements of functional plans for the County, interviews with citizens of the area, and VISION 2015, the 1997-1998 Brunswick County Comprehensive Plan. The SOURCES CONSULTED section of this plan update contains a listing of individual source material. A variety of field surveys were also performed as information vital to the preparation of the existing land use map and the future land use map.

Although public hearings are required prior to plan adoption, this planning effort went well beyond this requirement and began to solicit citizen participation at the beginning of the process. As previously noted, the County was divided into planning areas. Prior to having a public input session at the outset of the update process, a workshop was conducted which included the Planning Commission, members of the Board of Supervisors, County staff, and consultants. Public input sessions were held in each of the planning areas.

In addition, the Planning Commission discussed the comprehensive plan update at its regular monthly meetings throughout the process. Information and citizen input gathered at the various meetings and public forums helped develop this update. Input received is reflected in later sections of this update.

Prior to adoption of this update by the Board of Supervisors, the required public hearings were conducted by the Board of Supervisors and Planning Commission.

Brunswick County was formed in 1720 from Prince George, Isle of Wight, and Surrey Counties and named for the Duchy of Brunswick-Lunenburg, one of King George I's German possessions. Brunswick was originally all the area south of the Nottoway River to the mountains, including present Greenville County. (Lunenburg County was cut off in 1746 and Greenville County cut off in 1781.)

In 1781, the Courthouse moved to present day Lawrenceville. Greenville County had just been divided from Brunswick, and it was necessary to locate the Courthouse in the center of the County. In 1784 the Courthouse was completed. Thirty years later, in 1814, the Virginia General Assembly decreed 20 acres of land be divided into lots to establish a town in the Courthouse. This new town became Lawrenceville, which was incorporated in 1874. In addition to Lawrenceville, the County currently has two other incorporated towns: Alberta, incorporated in 1928, and Brodnax, incorporated in 1915.

Brunswick is one of 105 counties and independent cities in Virginia. Brunswick County lies in south-central Virginia, on the North Carolina border. It is bound by the Virginia Counties of Nottoway and Dinwiddie to the north, Greenville to the east, and Mecklenburg and Lunenburg to the west, and the North Carolina Counties of Warren and Northampton to the south.

Brunswick County consists of 579 square miles of generally flat or gently rolling land. Elevations range from 150 to 315 feet above sea level. Drainage is provided by the Meherrin, Nottoway, and Roanoke Rivers and their tributaries.

The County seat, Lawrenceville, is 64 miles southwest of Richmond and 75 miles northeast of Raleigh. The County is connected to other Virginia localities and other states by an excellent transportation network consisting of highway, rail, and air transportation systems.

The County government is centered in the traditional Board of Supervisors, augmented by the Board's appointed administrative officer, the County Administrator. The Board is composed of five members with one from each of the County's election districts, elected by citizens for a term of four years. The seat of government is located in Lawrenceville.

## II. NATURAL CONDITIONS

According to the Virginia Department of Environmental Quality, Office of Air Monitoring, no monitoring activity has occurred in Brunswick County in recent history. No air quality problems exist in the County. As far as National Air Quality Standards are concerned, Brunswick County is in compliance.

A moderate climate prevails in Brunswick County with an average annual temperature of 57 degrees. Summer temperature average 76.5 degrees, while winter temperatures average 42 degrees. The frost-free growing season extends from about April 15<sup>th</sup> to October 20<sup>th</sup>, providing a growing season of approximately 188 days. The annual rainfall averages 43 inches. The months of July and August generally average over 5 inches of rainfall, while November (the driest month) averages 2 inches. The area occasionally experiences a snow storm, generally during the colder months of January and February. Total annual snow accumulation seldom exceeds 12 inches. Winds prevail from a southerly direction and are of low velocity. Some light winds can be expected during storms.

Perhaps the most obvious and easily understood conservation area is the flood plain, the area where water spreads out beyond the normal creeks or riverbanks in times of heavy rain. The flood areas that are not so obvious are the floodway fringe areas. These are areas in which flooding may occur once every 50 to 100 years.

The stream and river flood plains in Brunswick County have been mapped by the Federal Emergency Management Agency (FEMA) in Washington, D.C. Brunswick County and Lawrenceville qualify for the National Flood Insurance Program. This program provides those structures within the mapped flood hazard areas with flood insurance coverage at moderate premium rates. Insurance under the program is underwritten by private insurance companies in conjunction with Federal monetary support.

The flood plain areas will be an integral part of the Comprehensive Plan. The knowledge of these areas will benefit both the public and individuals. The County can protect itself and flood plain property owners from disastrous life and property losses by controlling the location and uses within the flood plain.

Flood Insurance Rate Maps (FIRM) and Floodway Boundary and Floodway Maps are available for Brunswick County from FEMA. Copies of these maps are available for public inspection in the County's administrative offices.

The availability of adequate supplies of water is critical for urban type development. Brunswick County is located in the Chowan and Roanoke River Basins. The northern 80% of the County is in the Chowan Basin with surface water channeled toward the Chowan River via the Nottoway and Meherrin Rivers. Major tributaries feeding into these rivers include Waqua Creek and Sturgeon Creek into the Nottoway River, and Great Creek, Reedy Creek, Rose Creek, Hays Creek, and Allen Creek into the Meherrin River. The remainder of the County is in the Roanoke Basin with surface water channeled toward the Roanoke River via Poplar, Pigeonroost, Rattlesnake, Songbird, Lizzard, Mill, Cold Spring, and Pea Hill Creeks.

There are three major existing water impoundments in Brunswick County: Cedar Creek Reservoir (Fort Pickett), Lake Gaston, and Great Creek Watershed. Numerous smaller impoundments also represent a significant water resource. Cedar Creek Reservoir, located on the Nottoway River at Christanna Highway Route 46, serves as a public water supply for the Town of Blackstone in Nottoway County. An average of .3 million gallons per day (MGD) to a maximum of .5 MGD of water is withdrawn by Blackstone.

Lake Gaston, completed in 1962 by the Virginia Electric and Power Company, is located principally in North Carolina and partly in Mecklenburg and Brunswick Counties, Virginia. This reservoir, 34 miles long (18 miles in Virginia), has a surface area of 20,300 acres and 350 miles of shoreline. The lake is located in the southern part of Brunswick County bordering North Carolina and has 75 miles of shoreline in the County. The water level in this lake is maintained with very little or no fluctuation, with the primary exception being a recent need to temporarily lower the level to control the spread of the nuisance weed Brazilian Elodea by exposure to the effects of freezing and drying. The anticipated frequency of control is once every three to five years. Lake Gaston is a water source for the City of Virginia Beach through an 85-mile long pipeline.

The Great Creek Watershed Project has a surface area of 210 acres and 9.9 miles of shoreline. This water impoundment, located generally northwest of the Town of Lawrenceville, serves (among other purposes) to curtail flooding in low lying areas in and around Lawrenceville.

Brunswick County is in the Piedmont province and is underlain by igneous and metamorphic rocks. In the past, quarries have been operated in granitic rocks near Lawrenceville by Vulcan Materials Company, near Rawlings by Lone Star Industries, and near Dolphin by Dolphin Stone - a division of West Sand and Gravel Company. The stone was crushed and marketed for roadstone, ballast, concrete aggregate, and other uses. Vulcan Materials currently operates a rock quarry on approximately 20 acres near Freeman. Land use planning should consider the impacts these active and potentially active mining operations have on surrounding areas and discourage incompatible development.

Forestlands are perhaps the most important aesthetic, environmental, and economic resources of Brunswick County. While their annual value as a cash crop can be determined, their economic value as the scenic backdrop of the County is incalculable. They provide most of the beauty which the County offers as a residential community and tourist attraction, and are of great importance in reducing soil erosion and in creating wildlife habitats. Major stands of trees that remain along traffic arteries and between or within smaller residential neighborhoods reduce noise levels, provide a sense of privacy, create scale, protect residential values, and make urban development less noticeable by isolating smaller units.

Forests cover 80% of the County's total land area with approximately 287 thousand acres in forestland. Dominant forest types include both hard and soft woods.

Soils interact with topography to further determine natural land use patterns. A detailed soil survey of the County is currently in process. Currently the best information available relates to soil associations as defined and mapped by the U.S. Department of Agriculture, Soil Conservation Service. Soil associations reflect only general or relative conditions, but can still be useful in making general decisions regarding where development should be encouraged or discouraged. The soils of Brunswick County have been classified into nine soil associations. The associations are rated according to limitations for selected uses. These ratings are only a general guide. Thus, a finer scale of analysis is still necessary to determine the characteristics of specific parcels of land.

Brunswick County consists of 579 square miles of generally flat or gently rolling land. Elevations range from 150 to 315 feet above sea level. Drainage is provided by the Meherrin, Nottoway, and Roanoke Rivers and their tributaries. The land surface of Brunswick County slopes gradually toward the southeast. The slope of land is a determinant of land use. Level or nearly level land (0-5% slope) is well suited for all types of development. Rolling or gently sloping land (5-10% slope) is best suited for residential development on large lots. Steeply sloping land (above 15% slope) is best suited for open space, watershed and erosion protection, and conservation purposes. Approximately 90% of the land in Brunswick County is classified 0 to 5% slope. The 5 to 10% slopes generally occur southwest and west of Lawrenceville and in the northern section near Fort Pickett. Above 15% slopes are

sparsely located in these latter locations. Topographic conditions in Brunswick County are generally not a deterrent to urban type or agricultural development.

Brunswick County's natural conditions are a huge drawing card for visitors and a source of pride for residents. The County must work in concert with private, State, and Federal entities to protect and preserve resources while providing for jobs and necessary community facilities.

### **III. COUNTY-WIDE POPULATION AND DEMOGRAPHIC ANALYSIS**

The County's population as reported by CENSUS 2000 was 18,410. There were 9,776 males and 8,643 females. The median age of the total population was 38.1 years.

The trend toward an older population is well established. Barring a sharp increase in the birth rate, a rapid in-migration of young people, or a rapid out-migration of older residents, this trend will continue.

There were a total of 9,022 married persons in Brunswick County according to CENSUS 2000.

In 2000, there were 4,310 families in Brunswick County.

In 2000, there were 6,277 households recorded based on a reporting population of 15,518. There were 2.47 people per household.

The County has gained population since 1980.

### **IV. COUNTY-WIDE ECONOMY**

Brunswick County's civilian labor force, employment totals, and unemployment totals and rate have remained relatively constant. In 2006, the unemployment rate was 7/0%.

The total number of employees located in Brunswick County in 2004 was 4,761. The largest major industry sector was Education Services with 22 percent of the employment, followed by Administration, Support, Waste Management, and Remediation with 12 percent, and Public Administration with 12 percent.

The average weekly wage for Brunswick County in the 4<sup>th</sup> Quarter of 2004 was up to \$525. This would be equivalent to \$13.13 per hour or \$27,300 per year, assuming a 40-hour week worked the year round.

According to CENSUS 2000, 40.8% of people in Brunswick County who worked, lived and worked in Brunswick County while 41.1% commuted out of the County to work. An estimated 18.1% of people working in Brunswick County commuted into the County to work from other areas. The net in-commuters in 2000 was reported as -23.0%.

According to the U.S. Department of Agriculture (USDA), National Agricultural Statistics Service (NASS), there were 333 farms in Brunswick County, up 2% from 326 farms in 1997. However, the land in farms decreased 3% from 81,241 acres in 1997 to 79,045 acres in 2002. Similarly, the average size of farms decreased 5% from 249 acres in 1997 to 237 acres in 2002. Land in farms by type of land in 2002 was reported to be: 38.94% cropland; 48.95% woodland; 6.61% pasture; and, 5.50% other uses.

The market value of agricultural production in Brunswick County decreased 29%, from \$17,908,000 in 1997 to \$12,632,000 in 2002. Crop sales accounted for \$7,352,000 of the total value in 2002. Livestock sales accounted for \$5,280,000 of the total value. Of ninety eight localities in Virginia

included by NASS, in 2002, Brunswick County ranked 51<sup>st</sup> in the total value of agricultural products sold. Of 95 localities counted, Brunswick County ranked 6<sup>th</sup> in value of sales of tobacco and 13<sup>th</sup> in value of sales of cotton and cottonseed.

Census 2000 reported 502 people employed in the agriculture, forestry, fishing and hunting, and mining industry. Principal operators of farms in 2002 in Brunswick County included 270 male operators and 63 female operators. The average age of principal operators was 58.3 years in 2002.

As of 2002, VEC reported 70 manufacturing firms in Brunswick County. Twenty-nine (29) of these produced durable goods, while forty-one (41) seven produced non-durable goods. Manufacturing employment accounted for about 10% of the employment in Brunswick County.

The Brunswick County Industrial Development Authority, through its Executive Director, actively recruits manufacturing firms to locate in Brunswick County. The County has an industrial park along U.S. 58 and long-range goals include the establishment of other parks in various parts of the County.

In 2000, of the 6,467 people in Brunswick County counted as part of the employed civilian population over 16 years of age, 142 people were employed in wholesale trade, while 743 people were employed in retail trade. Food stores, convenience stores, and eating and drinking establishments employed about 25% of those employed in retail trade. Historically, sales of food and sales of automotive goods are the two largest categories of retail sales. Sales of general merchandise, furniture, and household appliances account for little of the total retail sales.

In Brunswick County in 2000, there were 1,632 people employed by government agencies, accounting for 25% of the County's 6,467 employed civilian population over 16 years of age. There are 15 State establishments, 15 local establishments, and eight Federal establishments employing people in Brunswick County.

The US Department of Commerce, Bureau of Economic Analysis (BEA) reports in 2003, Brunswick County had a per capita personal income (PCPI) of \$18,802. This PCPI ranked 101<sup>st</sup> in the State and was 56 percent of the State average, \$33,730, and 60 percent of the national average, \$31,472. The 2003 PCPI reflected an increase of 3.5 percent from 2002. The 2002-2003 State change was 2.3 percent and the national change was 2.2 percent. In 1993 the PCPI of Brunswick County was \$13,134 and ranked 104<sup>th</sup> in the State. The 1993-2003 average annual growth rate of PCPI was 3.7 percent. The average annual growth rate for the State was 4.1 percent and for the nation was 4.0 percent.

BEA reports in 2003 Brunswick County had a total personal income (TPI) of \$342,128,000. This TPI ranked 80<sup>th</sup> in the State and accounted for 0.1 percent of the State total. In 1993 the TPI of Brunswick County was \$214,710,000 and ranked 81<sup>st</sup> in the State. The 2003 TPI reflected an increase of 2.6 percent from 2002. The 2002-2003 State change was 3.6 percent and the national change was 3.2 percent. The 1993-2003 average annual growth rate of TPI was 4.8 percent. The average annual growth rate for the State was 5.4 percent and for the nation was 5.1 percent.

Total personal income includes net earnings by place of residence; dividends, interest, and rent; and personal current transfer receipts received by the residents of Brunswick County. In 2003 net earnings accounted for 58.5 percent of TPI (compared with 59.7 in 1993); dividends, interest, and rent were 13.9 percent (compared with 15.3 in 1993); and personal current transfer receipts were 27.6 percent (compared with 25.0 in 1993). From 2002 to 2003 net earnings increased 2.5 percent; dividends, interest, and rent decreased 1.4 percent; and personal current transfer receipts increased 5.0 percent. From 1993 to 2003 net earnings increased on average 4.6 percent each year; dividends, interest, and rent increased on average 3.8 percent; and personal current transfer receipts increased on average 5.8 percent.

Earnings of persons employed in Brunswick County increased from \$169,785,000 in 2002 to \$172,491,000 in 2003, and increase of 1.6 percent. The 2002-2003 State change was 4.8 percent and the national change was 4.1 percent. The average annual growth rate from the 1993 estimate of \$115,310,000 to the 2003 estimate was 4.1 percent. The average annual growth rate for the State was 5.9 percent and for the nation was 5.3 percent.

CENSUS 2000 reported 2,559 people in Brunswick County lived below the poverty level. This represented about 14% of the County's total 2000 population (18,419). CENSUS 2000 reported 570 families living below the poverty level. Of this total, 353 (62%) were families with a female householder with no husband present.

Brunswick County must redouble its efforts to attract new business and industry to provide employment opportunities for its citizens. The lack of jobs and employment opportunities makes job creation and economic development more crucial than ever. The lack of a job base and the potential demise of tobacco as a cash crop make Brunswick County officials focus on alternatives to tobacco to maintain the agricultural base of the County and the expenditure of public funds to attract business and industry for the jobs these will bring.

## **V. COUNTY-WIDE HOUSING ANALYSIS**

Working with the Southside Planning District Commission and Lawrenceville, Brunswick County has taken some measures to insure that decent housing is available to its residents.

There were approximately 4,000 acres of land in the County utilized for residential purposes.

In 2000, there were 7,541 total housing units in Brunswick County, 6,271 of which were occupied.

Since 1996, Brunswick County has seen a relatively constant level of building activity. Manufactured homes accounted for 1,188 (72%) of the building permits issued for new structures from 1996-2004. Site built homes accounted for 453 (28%) of the permits issued.

In 2000, the median valued of specified owner-occupied homes was \$73,000, up significantly from the median value (\$43,300) reported in 1990.

In Brunswick County by 2000, there were approximately 7,541 total housing units. CENSUS 2000 reported that 5,248 of these were built between 1960 and March 2000.

In 1990, manufactured housing accounted for about 24% of the residential units in the County. In 1997, manufactured homes accounted for about 37%. By 2000, these units totaled 2,036 or 27% of the County's 7,451 total housing units.

## **VI. COUNTY-WIDE TRANSPORTATION**

The Virginia Department of Transportation (VDOT) has been responsible for planning and implementing highway programs in the Commonwealth since the 1930's. However, the General Assembly granted counties the option of sharing responsibility for determining highway improvement priorities with the Department of Transportation. Currently, VDOT maintains about 587 miles of secondary roads in Brunswick County. The total primary mileage in the County is over 87 miles.

Interstate 85 passes through the northwest corner of Brunswick County near the Town of Alberta. Interstate 85 connects Interstate 95 from Petersburg, Virginia to Atlanta, Georgia. Interstate 95 lies 10 miles east of Brunswick County at Emporia. There are five interchanges of Interstate 85 with other

roads in Brunswick County, at Route 712, Route 630, Route 1, Route 46, and Route 644. The total interstate mileage through Brunswick County is nearly 21 miles.

There are three primary routes in Brunswick County - Route 1, Route 137, and Route 46. Route 1 runs parallel to Interstate 85 through Alberta and carried the interstate traffic prior to its opening.

Brunswick County should work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain the Iron Bridge (a.k.a. Gholson Bridge) in its present location as a valuable historical and cultural asset. Brunswick County should also work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain designated scenic byways in the County and its towns and support the recognition of additional scenic byways such as Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road) as valuable historical and cultural assets.

During the course of the development of this and prior comprehensive plan updates, several general transportation-related issues and concerns have been voiced by those attending public meetings and by staff members. These include the heavy truck traffic and high speeds along Christanna Highway (SR 46), the number of dirt roads throughout the County, the condition of the paved roads, the excessive number of private roads (an estimated 239), difficulty of getting to interstates and main highways (example given of SR 712), poor maintenance of secondary roads, and the general appearance and maintenance of roads throughout Brunswick County.

Two routes in particular — Old Stage Road (SR 712) and Ebony Road/Hendricks Mill Road (SR 903) — require special attention. Old Stage Road runs from I-85 to U.S. 58 and as such is a major connector carrying a great deal of truck and passenger car traffic. Improvements are necessary to bring it to primary standards. Ebony Road/Hendricks Mill Road (SR 903) is a primary road in North Carolina and serves as a major connector in the Lake Gaston area. It continues to carry the SR 903 designation into Virginia. The route needs to be upgraded to and re-designated as a primary road in Virginia as well.

In the Alberta - U.S.1/I-85 - North County Planning Area, traffic hazards or system deficiencies have been identified (by residents) at or near the:

- intersection/vicinity of Danieltown Road (SR 137) and Mt. Zion Road (SR 653)
- intersection/vicinity of Danieltown Road (SR 137) and McDowell Lane (private road)
- intersection/vicinity of Danieltown Road (SR 137) and Reavis Gin Road (SR 673)
- Danieltown Road (SR 137) from Danieltown to the Lunenburg County line.

In the Brodnax - U.S. 58 West Planning Area, traffic hazards or system deficiencies have been identified (by residents) at or near:

- the Bridge over Genito Creek on Brodnax Road (SR 659)
- Tanner Town Road (SR 657) from Brodnax to Boydtown Plank Road (U.S. 1)
- Grandy Road/Robinson Ferry Road (SR 644) from I-85 to the North Carolina line
- Brodnax Road (SR 659) from Brodnax south to the intersection of Brodnax Road (SR 659) and Alvis Road (SR 611).

In the Ebony - Gasburg - Lake Gaston Planning Area, traffic hazards or system deficiencies have been identified (by residents) at or near:

- the intersection/vicinity of Robinson Ferry Road (SR 626) and Hendricks Mill Road/Ebony Road (SR 903)
- the intersection/vicinity of Gasburg Road (SR 626) and Ankum Road (SR 665)
- Gasburg Road (SR 626) from Elam Road (SR 644) to Gasburg
- the intersection/vicinity of Robinson Ferry Road (SR 644) and Dry Bread Road (SR 611)
- the intersection/vicinity of Christanna Highway (SR 46) and Gasburg Road (SR 626)
- Ankum Road (SR 665) (widen and pave)
- Ebony Road/Hendricks Mill Road (SR 903) west from Ebony (should be upgraded to and re-designated as a primary road)
- roads leading to North Carolina (should at least have a double yellow line on them)
- Robinson Ferry Road (SR 644) (should be upgraded from I-85 to the North Carolina line).

In the Lawrenceville - U.S. 58 East Planning Area, traffic hazards or system deficiencies have been identified by residents at or near:

- the Food Lion entrance and Governor Harrison Highway (U.S. 58)
- Brunswick Square Mall (generally)
- the intersection/vicinity of 5<sup>th</sup> Ave. and Christanna Highway (SR 46) South
- Western Mill Road (SR 670) to Lawrenceville Airport
- the stop light at U.S. 58 Business in Lawrenceville
- Planters Road (SR 606) from Lawrenceville Plank Road (U.S. 58 Business) to Poor House Road (SR 642) (should be upgraded)
- Brooks Crossing (SR 606) south of Governor Harrison Parkway (U.S. 58) and Airport Drive (SR 670) (should be upgraded)
- Governor Harrison Parkway (U.S. 58) (study options to create another access to Governor Harrison Parkway (U.S. 58) from the landfill/industrial area to handle truck traffic).

VA Primary Route 46 (Christanna Highway) has also been designated a scenic byway from the North Carolina Line to the Brunswick County/Nottoway County line. State Routes 626 and 903 have been designated as scenic byways. The County is requesting scenic byway designation for Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).

With a bill signing, which took place on the Iron Bridge (a.k.a. Gholson Bridge) on Sunday, June 25, 2006, the State officially designated the Meherrin River as a State Scenic River. The Iron Bridge across the Meherrin River is a State and National Historic Landmark. The County should promote and encourage efforts to protect, preserve, and maintain the Iron Bridge in its present location as a valuable historical and cultural asset.

As in previous years, highway improvements in the County will continue to be initiated by the State. Highway improvement priorities are continually being reviewed, as the "Secondary System construction Program" (Six-Year Plan) is updated on an annual basis. This plan should

be referred to as the official County highway improvement and maintenance plan. The current plan is file in the Brunswick County Planning Department. As annual updates are developed by the County and VDOT and adopted by the County, similar plans will be available for public inspection in the Brunswick County Planning Department.

The Code of Virginia authorizes counties to recommend to VDOT that a road be taken into the secondary system as a rural addition. The State and County are allowed to provide 50% matching amounts, but Brunswick County has not participated in this program in the past several years. Streets added to the State system shall be constructed to VDOT standards for the traffic served.

Brunswick County can and has applied to VDOT for funds to be used to construct roads to serve industrial development. The program is a valuable economic and industrial development incentive tool, most recently used by the County in conjunction with the industrial park off the U.S. 58 Bypass near Lawrenceville.

Brunswick is served by two airports. The Lawrenceville-Brunswick Airport, with a lighted runway of 3,200 feet and a 2,800-foot alternate runway, is a general aviation facility. The Mecklenburg-Brunswick Regional Airport is located at Brodnax. This general aviation facility has a runway of 5,000 feet, and can accommodate all but the largest jet transports. The closest commercial aviation facilities are the Richmond International Airport and the Norfolk International Airport.

Brunswick County is served by the Norfolk Southern Corporation (Norfolk-Franklin-Danville Railroad). The Norfolk Southern runs east from Lawrenceville, providing railway express and heavy freight service, and connects with north and south rail lines in Emporia, thus providing rail transportation access to all parts of the nation.

Motor freight service is provided by numerous trucking companies, providing interstate shipping service and/or intrastate service.

Commercial bus services are provided by commercial carriers in the nearby City of Emporia.

Brunswick County, in partnership with the Virginia Department of Transportation, must work to identify and correct traffic system deficiencies and hazard situations to enhance its citizens' quality of life and promote managed residential and economic growth.

Brunswick County should work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain the Iron Bridge (a.k.a. Gholson Bridge) in its present location as a valuable historical and cultural asset. Brunswick County should also work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain designated scenic byways in the County and its towns and support the recognition of additional scenic byways such as Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).as valuable historical and cultural assets.

## VII. COMMUNITY FACILITIES AND SERVICES

Brunswick County does not have a public water system; however, the three incorporated towns, Alberta, Brodnax, and Lawrenceville, do have systems which serve these towns and portions of the respective surrounding County.

The Town of Lawrenceville operates a public water system which obtains water from Great Creek using a 2.0 million gallon per day (MGD) intake structure, with an auxiliary supply (1.0 MGD) from the Meherrin River. The system was upgraded in 2000 and now has a capacity of 2.0 million gallons per day (MGD). The system's usage is approximately 1.0 MGD. The excess capacity (1.0 MGD) has been guaranteed for the County's use, which in turn has given the BCIDA authority over its apportionment. Storage in the system consists of several elevated storage tanks ranging from 150,000 to 400,000 gallons, and 300,000 gallon ground level storage (with booster pumps). A new 300,000 gallon ground level storage tank has been constructed along Us Highway 58. Beyond recent improvements, the Lawrenceville Water Treatment Plant's expandability has been estimated at 5.0 MGD, given certain circumstances.

Alberta's water system was developed in 1950 with a major addition in 1971 and further additions in 1988. The system utilizes water from the Lawrenceville water system, supplied via a 6.5 mile long, 10" diameter water main (along Route 46 and Route 1) and a 250 gallon per minute booster station. Alberta and Lawrenceville have a multi-year purchase agreement. Alberta is supplied up to 200,000 gallons per day (GPD). Alberta owns and operates its own system. The water is presently stored in two elevated storage tanks with a capacity of 75,000 gallons and 200,000 gallons each. Alberta uses approximately 75,000 GPD.

The Brodnax water system was developed in 1946, with additions in 1967 and 1987. Prior to 2000, the system utilized groundwater from two wells, one of which was off-line in 2000 due to high iron content. The other well supplied only 21 gallons per minute to the system which was permitted for up to 64,000GPD. Water was stored in a 100,000 gallon elevated tank, and average demand was approximately 32,000 GPD. The system was abandoned following the August 2000 connection of a 16" waterline from the Town of LaCross to the Brodnax Town Line

Brunswick County could benefit from the availability of potable water from public entities including: the Roanoke River Service Authority, of which Brunswick County is a member; Greensville County; and, Northampton County (NC). Other sources of water could include: Lake Gaston (Virginia Beach pipeline); Nottoway River; and, quarries such as the Vulcan Quarry, the Dolphin Quarry, and the Rawlings Quarry

Brunswick County does not have any County-owned wastewater treatment facilities, but there are two facilities operated by towns within the County. Both the Town of Lawrenceville and the Town of Alberta have wastewater collection and treatment facilities.

The Lawrenceville wastewater treatment plant has a current capacity of 1.2 MGD which discharges into Rose's Creek. Average flows at the plant are 1.0 MGD. The wastewater treatment plant discharges to Rose's Creek. The plant could be expanded to 5.0 MGD; with an intermediate expansion to 2.4 MGD also an alternative.

The Alberta wastewater treatment plant has a capacity of 100,000 gallons per day. The average usage is approximately 60,000 gallons per day. Effluent from the plant is discharged into Rose's Creek southwest of Town. Long range expandability is estimated at 0.5 MGD, and an intermediate step expansion to 0.2 MGD has been evaluated. Service outside the Town is limited to small residential areas.

Wastewater generated by the Town of Brodnax is conveyed through a 6" force main to LaCross, then through a 8" force main to the Town of South Hill's wastewater treatment plant. Brodnax contracts with South Hill to treat up to 50,000 gallons per day of wastewater.

The County may be able to utilize some of the excess capacities in the systems of Lawrenceville and Alberta under certain conditions. The systems of South Hill and Greensville County are options as well.

Brunswick County commissioned the "Water and Sewer Study for Brunswick County, Virginia (1997)" by B & B Consultants, in order to "identify means for meeting the future water and wastewater needs of Brunswick County, Virginia." A more detailed water and sewer study was prepared for the Brunswick County Industrial Development Authority (BCIDA) by Timmons, Inc. dated August 21, 2000. The "Water and Wastewater Utility Master Plan," which is on file in the Brunswick County Administrator's Office, addresses several specific project alternatives to meet future needs. The Study is an effort to identify alternatives for the provision of water and wastewater service to areas targeted by the BCIDA for industrial development, in order to be better equipped to attract industry to the County.

Brunswick County continues to support the concept of constructing a power generating facility (with a water impoundment) on a tract of land adjacent to Virginia Beach's Lake Gaston Water Pipeline. The County, if and when such a facility is constructed, would be permitted to withdraw raw water from the impoundment for treatment, distribution, and public consumption.

At the time of this writing, new State regulations are being discussed which would mandate that on-site sewage disposal systems (septic tanks and drain fields) are pumped out on a regular basis. The State mandated pump out regulations will require treatment of the waste collected at a receiving facility such as a public wastewater plant. The implementation of such regulations will mean that upgrades to existing public wastewater facilities, most notably the Lawrenceville wastewater treatment plant, will be necessary. Alberta is in the process of upgrading its wastewater treatment facilities. Brunswick County should work with its towns to monitor this issue and if necessary, work together to provide the necessary facilities or upgrades to meet demands.

Brunswick County is serviced by Virginia Power Company, Southside Electric Co-op, and Mecklenburg Electric Co-op.

In 1997, the Brunswick Waste Management Facility was opened by Allied Waste Industries, Inc. of Scottsdale, Arizona. The landfill encompasses 822 acres with approximately 27 active acres. The State has approved 420 acres for use. The majority of the waste is trucked in from the surrounding areas in Virginia and neighboring states, including North Carolina and Maryland, and from New York. The landfill is located on Mallard Crossing Road, SR 733.

Brunswick County has entered into a 20-year contract to dispose of its waste at no charge and to participate in the revenues generated by the landfill. Waste that is non-hazardous is accepted from North Carolina, Maryland, and New York. Plans for an on-site rail spur are being developed.

Until the mid-1990's, the County operated a system of refuse containers (344 containers) at 164 sites throughout the County. In 1997-98, the development of this system was curtailed and sites closed out.

The County developed a system centralized drop-off sites utilizing larger, roll-off type containers located at: South Brunswick, Gasburg, Dolphin, Freeman, Cochran, Ante, Totaro (approved but not yet constructed), and Ebony. Currently, the County empties its refuse containers using County-owned vehicles.

Brunswick County is serviced by Columbia Gas Transmission Corporation.

Brunswick County has several communication companies servicing the area. Included are Verizon, Sprint, Bell Atlantic, and Buggs Island Telephone Company. Cellular service providers include Verizon, Sprint, Nextel, Cingular, and Alltel.

Police protection is provided for Brunswick County by the County Sheriff's Department, located in Lawrenceville. The Towns of Alberta, Brodnax, and Lawrenceville have their own Police Departments.

The Brunswick County Sheriff's Department includes 20 full-time employees, 10 vehicles and 10 mobile communications sets, eight personal communications sets, one major base communications set, and two additional emergency base units. The response time of the Sheriff's Department is approximately 10 minutes.

The Alberta Town Police Department includes two officers with vehicles and communications equipment.

The Brodnax Town Police Department includes one full-time employee, one vehicle, and one mobile communications set.

The Lawrenceville Town Police Department includes five full-time employees, five vehicles and five mobile communications sets, and four personal communications sets operated from the central base communications network of the Sheriff's Department. The Town Police have an average response time of four minutes within the Lawrenceville town limits.

Should a situation occur that demands more manpower than local departments can provide, the Virginia State Police provides assistance.

The Virginia Department of Corrections (DOC) operates a facility in Brunswick County, located near Lawrenceville. Brunswick Correctional Center consists of two units: a Level 3 security prison (medium custody male facility) which opened in 1982 and houses an average daily population of 663; and, Brunswick Work Center for Women which is a Level 1 facility. The Lawrenceville Correctional Center is another DOC facility, operated by the Geo Group, Inc. (formerly the Wackenhut Corrections Corporation) which has 1,536 beds.

Brunswick County has seven volunteer fire departments (Alberta, Brodnax, Dolphin, Ebony, Gasburg, Lawrenceville, and Triplet). These departments have a joint response cooperation agreement on all structural fires. In addition, there is an agreement with the South Hill Fire Department to provide a ladder truck and a pumper truck to the Lawrenceville Fire Department for all structural fires (with a response time of less than 30 minutes).

The Alberta Fire Department consist of 27 members, Brodnax Fire Department consists of 30 members; Lawrenceville Fire Department consists of 30 members; Dolphin Fire Department consists of 20 members; Ebony Fire Department consists of 30 members; Gasburg Fire Department consist of 39 members; and Triplet Fire Department consist of 24 members.

Brunswick County has two rescue squads. The Brunswick Volunteer Rescue Squad provides Basic Life Support and Advanced Life Support services. The squad consists of 37 members and is equipped with three ambulances, one crash truck, and one command unit. The squad covers about two-thirds of Brunswick County including all of Interstate 85 and Governor Harrison Highway (U.S. 58). They operate out of the main station in Lawrenceville and a substation in Alberta. The Brunswick County Squad has a response time of 10 minutes.

The Central Volunteer Rescue Squad provides Basic Life Support and Advance Life Support services. The squad consists of 36 members and is equipped with three ambulances, one crash truck, one command unit, and four 16-foot boats with trailers. The squad serves the southern one-third of Brunswick County. Its area includes approximately one-fifth of the area surrounding Lake Gaston. The Central Squad has a response time of 10 minutes.

Hospital and emergency room services are available at Community Memorial in South Hill, 19 miles west of Lawrenceville; Southern Regional Hospital, 18 miles east in Emporia; and Petersburg General in Petersburg, 50 miles north of Lawrenceville.

Public health services are administered by the Virginia State Health Department. The Department's office is located in Lawrenceville and offers a number of medical services, including medical care, The Women, Infant, and Children Nutrition Program (WIC), Medicaid services, maternity services, communicable disease treatment, home health for homebound patients, family planning, and others.

There are three private health care offices/clinics in the County with four doctors and five dentists available. The clinics are: Christopher Ackerman, M.D., Southside Community Health Center, and Brunswick Family Practice.

Brunswick Mental Health Services, located in Lawrenceville, provides direct services to the County including individual and group counseling and psychotherapy; marital and family therapy; sexual counseling and therapy; alcohol and drug abuse services; diagnostic assessments - intelligence, personality, and aptitude; consultation to social services, public health, schools, law enforcement, physicians and hospitals, clergy, corrections, and other local agencies; aftercare assistance for former residents of State institutions; and education/outreach services to local schools, clubs, and other organizations.

Ruxton Health of Lawrenceville (formerly The Brian Center Nursing Care-Lawrenceville) began operation in June 1989 and is a 90-bed nursing home facility providing capacity for 13 assisted living, 67 intermediate care, and 10 skilled care residents.

Outdoor recreational opportunities are nearly limitless in Brunswick County due to its excellent water resources and vast forest lands. Lake Gaston, a 20,000-acre man-made lake, is located partially in Brunswick County and is a prime water skiing, boating, and fishing site. In addition to Lake Gaston, the Meherrin and Nottoway Rivers and numerous creeks and ponds within the County offer fine canoeing and fishing. The Great Creek Watershed Project provides additional opportunities for water-related recreational activities. Great Creek Park, located off U.S. 46 just north of Lawrenceville, opened in 1998.

Other recreational facilities include golf courses, tennis courts, and ball fields. Lighted athletic fields are available for softball, baseball, and football. The SCORE Recreation Park (started in 2005), east of Lawrenceville on Lawrenceville Plank Road will provide athletic fields, tennis courts, a track, a retreat center, and amphitheater, and cabins.

At the time of this writing, Virginia's Department of Rails and Public Transportation is planning to develop the Southeast High Speed Rail line in the alignment of CSX's abandoned Seaboard Railroad corridor (called the S-Line). This railroad corridor has been identified as a major component of the Tobacco Heritage Trail, necessary to link the Norfolk, Franklin, and Danville corridor that passes through LaCross with the Virginia Railroad that passes through Alberta. The S-Line has also been identified as the preferred route for the East Coast Greenway from Petersburg to Raleigh, North Carolina. A bicycle and pedestrian facility should be constructed in the alignment of the Southern High Speed Rail line as part of the construction of the railroad project. It should also include considerations for trailhead access points in Brunswick County, with the County determining the preferred locations for trailhead accesses. Since funding for the construction of the Southeast High Speed Rail line has not been appropriated, the bed of the abandoned Seaboard Railroad should be used in the interim as the alignment of the Tobacco Heritage Trail and the east Coast Greenway.

There are also private clubs in the County offering swimming, tennis, and golf. The Family Fun Center at The Club offers an inside swimming pool, game room, and bowling alley. There are community centers in the towns and most communities have facilities for dances, meetings, and exhibits.

Brunswick County offers some of the best hunting in the State. Dove, quail, duck, rabbit, squirrel, deer, fox, and raccoon are all abundant within the County, as there is a great deal of privately- held timberland open to public hunting by permit.

The Virginia Historical Landmarks Commission lists 74 historic buildings scattered throughout the County. Of these, approximately 70 are either occupied at present or are being used for a purpose. In addition, there are numerous cemeteries, seven old stone road markers, and the former sites of two historic buildings, Fort Christanna and Ebenezer Academy.

The downtown area of Lawrenceville contains many historic buildings, which as a unit should be preserved as typical iron-and- brick construction of the late 1800's. The area is primarily dominated by Courthouse Square, where the County's administrative offices are located.

St. Paul's College has its chapel listed in the National Historic Register.

In 1714, Governor Alexander Spotswood established a fort on high ground overlooking the Meherrin River at a location about three miles south of the present Town of Lawrenceville.

Under the auspices of the Brunswick County Historical Society and funded primarily by the County, an archeological excavation of the fort was conducted during the summers of 1979, 1980 and 1981. The outlines of the old palisade wall and locations of several blockhouses have been established.

With a bill signing, which took place on the Iron Bridge (a.k.a. Gholson Bridge) on Sunday, June 25, 2006, the State officially designated the Meherrin River as a State Scenic River. The Iron Bridge across the Meherrin River is a State and National Historic Landmark. The County should promote and encourage efforts to protect, preserve, and maintain the Iron Bridge in its present location as a valuable historical and cultural asset.

Route 626 and Route 903 are Virginia Scenic Byways. Route 626 (Robinson Ferry Road and Gasburg Road) carries the designation from the intersection with Route 903 to the intersection with Route 46. Route 903 (Hendricks Mill Road) carries the designation from the Mecklenburg County Line to the intersection with Route 626. VA Primary Route 46 (Christanna Highway) has also been designated a scenic byway from the North Carolina Line to the Brunswick County/Nottoway County line. The County is requesting scenic byway designation for Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).

Library service is provided by the Meherrin Regional Library, established in 1950 as the Brunswick-Greenville Regional Library. The present system serves Brunswick and Greenville Counties. The library is headquartered in Lawrenceville. Services of the library include a bookmobile, film programs

for all age groups, lending library, reference collection, information and referral service, periodicals, inter-library loan service, educational and recreational programs for adults and youth, copying, and lending of audio resources. Programs offered include reading, programs, art displays, and use of facilities for community functions. The library has inter-library access to the Virginia State Library in Richmond. The County is also served by Southside Virginia Community College Library. Both college libraries serve the general public as well as their students. In addition, St. Paul's College in Lawrenceville has a library and a large microfilm and microfiche collection which is generally open to the public.

The Brunswick County Public School System serves the County and the Towns of Alberta, Brodnax, and Lawrenceville. The school system consists of a high school, junior high, and three elementary schools.

Administrative offices for the system are located near Lawrenceville in the former Sturgeon Elementary School building as of December 2006. Other facilities include the school bus garage located east of Lawrenceville on School Days Drive (Route 727) and a maintenance shop located in Lawrenceville. The mission of the Brunswick County Public School System is to provide an educational program and staff to help 21<sup>st</sup> Century citizens achieve full development of their potential. The fulfillment of this mission is guided by the knowledge that student success requires a shared responsibility and cooperation by students, school personnel, parents, and community.

Brunswick Academy, an independent co-educational facility consisting of grades K-12, is located within two miles of Lawrenceville. Brunswick Academy recently added a new middle school and has made additions to its library.

There are two colleges located in the County. The Virginia Community College system operates the Christanna Campus of the Southside Virginia Community College near Alberta as part of their statewide two-year college system. The school offers occupational technical training for employees, the first two years of most four-year degree programs, and associate degrees, diplomas, and certificates. Programs of study include Information Systems, Business Management, Computer-Aided Drafting and Design, Electronics, Air-Conditioning, Electricity, Human Services, Administration of Justice, Nursing, Truck Driving, and many others.

Saint Paul's College in Lawrenceville is a private, church-affiliated, coeducational institution. It offers the Bachelor of Science degree, the Bachelor of Arts degree, and the Bachelor of Science in Education degree. The disciplines include Biology, Business Administration, Business Education, English, Elementary Education, Mathematics, Office Administrative Services, Political Science, Secondary Education, and Social Science and Sociology. Concentrations offered include Accounting, Chemistry, Computer Science, History, Management, and Marketing. Computer literacy is required of all students. Cooperative education, internships, fieldwork, and independent research offer opportunities to gain new skills and test career interests. A Student Union Building has been added to the campus since 2000.

Adult education programs are offered through the public school system, St. Paul's College, and the Southside Virginia Community College's Christanna Campus. Opportunities for adult education range from General Equivalency Diploma (GED) preparation to self-improvement and technical training courses.

The Lawrenceville-Brunswick Airport is located at the intersection of Governor Harrison Parkway (U.S. 58) and Airport Drive (SR 670). The Mecklenburg-Brunswick Airport is located in Mecklenburg County, about 12 miles west of Lawrenceville.

County offices, including Administration, Building Inspection, Planning and Zoning, School Administration, Treasurer, Commissioner of the Revenue, Registrar, Sheriff, Health Department, and Social Services are located in County-owned buildings. The County has constructed and occupied a new courts building in Lawrenceville.

Brunswick County must constantly re-evaluate its community facilities and services to ensure that the tax dollars are spent in the most cost-efficient manner possible. The County is in the process of developing a Capital Improvements Plan to chart its course with respect to buildings and facility expansions. The County has traditionally utilized its annual budgeting process as an opportunity to evaluate programs and services. The County has also attempted to work closely with Federal, State, and regional agencies to obtain grant funds and cost-sharing arrangements. With respect to costly utility expansions and extensions, the County should work closely with its towns and with State and Federal agencies to ensure that essential services are provided when growth occurs.

## **VIII. EXISTING LAND USE**

General development patterns have not changed significantly in Brunswick County in the past 15 to 20 years. Approximately 96% of the acres in the County are used for agriculture and forestry. Residential uses account for about 1% of the land area while commercial and industrial uses account for about 1%. Public and semi-public uses account for about 2%, while incorporated areas account for less than .5%.

Development in the County is concentrated in five general areas: in and around the three towns, along rural highways, and in the vicinity of Lake Gaston. Most of the County is still agricultural and forest land. Governmental services are centered in the towns, with rural areas being afforded limited services. Rural commercial activities are scattered throughout the County. These activities will continue to be needed to serve the agricultural community, tourists, and others passing through the area.

Increasing development along highways, particularly close to the towns, can create problems. Congested highways can cause safety hazards. Highway-oriented development therefore, should be properly planned and laid out, providing for efficient ingress and egress, on-site parking and loading/unloading facilities. Furthermore, it is important to realize that strip development along highways not only cuts off back land from development, but increases the cost of government services.

Land use categories include residential, commercial, industrial, public/semi-public or governmental, agriculture, forest, and rural residential.

Residential uses include lands used for any type of housing unit, whether "single-family" detached, "multi-family," which is defined as having two or more units within the structure, and "manufactured homes."

Commercial uses include lands and buildings used for retail, consumer services, and professional activities. Commercial land can be local commercial, which includes neighborhood business activities providing necessary services for the day-to-day operation of a household; general commercial, which includes all business and commercial activities which generally depend on a trade area larger than the immediate neighborhood; and intensive commercial, which includes retail businesses or other commercial activities whose nature and services to the public tend to encourage traffic congestion and parking problems or create special problems.

Industrial uses include lands and buildings used for manufacturing and warehousing, including such accessory uses as rail loading yard, parking, and storage. Industrial land can be light industry, which includes warehousing and light manufacturing uses which produce some noise, traffic, congestion, or danger, but which are of such limited scale or character that they present no serious hazard to neighboring properties; and heavy industry, which includes industrial activities which may be of a dangerous or nuisance-producing character.

Public and semi-public uses include lands and buildings used for government, community service, or recreational purposes. Semi-public uses would include private schools, churches, fraternal lodges, recreational associations, golf clubs, and other similar uses with limited public contact or access.

All other land uses fall in one or more of the following categories: agricultural, forestry, vacant, rural residential, water, or conservation areas.

In order to more closely examine various development trends and patterns in Brunswick County, the County was divided into several planning areas. The use of planning areas allow decision makers to look at specific issues and concerns in different parts of Brunswick County and develop policies and implementation strategies to meet these issues and concerns. The planning areas identified in this plan

are; Alberta - U.S. 1/I-85 - North County Planning Area; Brodnax - U.S. 58 West Planning Area; Ebony - Gasburg - Lake Gaston Planning Area; Lawrenceville - U.S. 58 Planning Area; and Agricultural and Conservation Areas. Also identified were various village centers which are crossroads communities in each planning area.

The Alberta - U.S. 1/I-85-North County planning area is bounded on the north by the Nottoway River and Nottoway County. To the south is a boundary which extends 500 feet south of U.S. 1 and I-85. The eastern boundary is the Nottoway River and Dinwiddie County. To the west is Lunenburg County. The planning area encompasses an estimated 101 square miles, including Alberta's 1.84 square miles. Alberta adjusted its boundaries in 2002, increasing its incorporated area from 1.03 square miles to 1.84 square miles. The estimated population is 4,107 people, including Alberta's 306 people. The estimated population per square mile is about 41 persons. Predominant land uses in the planning area are agricultural, vacant, single-family residential and manufactured homes. Residential dwellings are estimated to total 1,278 structures. These structures consist of single-family residences and/or manufactured homes. Located within the Town of Alberta are an additional 158 residential structures. Of that total, 128 are considered 1-unit detached, two are considered 1-unit attached, eight are considered 2-4 units, and 20 are considered mobile homes or trailers. Notable structures and features include Brunswick Historical Society and Southside Virginia Community College - Christanna Campus. Fort Pickett Military Reservation extends into the northern part of the planning area. The Town of Alberta is located within the planning area, as are the following communities: Cochran, Danieltown, Hickory Run, Jonesboro, Kress, Meredithville, Ordsburg, Rawlings, Sturgeonville, and Warfield. Major roadways include Christanna Highway (SR 46), Interstate 85, and Boydton Plank Road (U.S. 1). Utility lines run through a portion of the planning area. Significant natural features located in the planning area include Nottoway Reservoir, Cedar Creek, Masons Mill Pond, and the Meherrin River, which runs through the southwest corner of the planning area. Public water and wastewater utilities are available from the Town of Alberta within its borders.

The Brodnax - U.S. 58 West planning area extends along Governor Harrison Parkway (U.S. 58) from near Lawrenceville to the Mecklenburg County and the Brodnax Town limits. The planning area encompasses an estimated 36 square miles, including the 0.4 square miles of Brodnax in Brunswick County. The estimated population is 1,150 people, including the estimates 322 people in the Brunswick County portion of Brodnax. The population per square mile is about 32 people per square mile. Predominant land uses in the planning area are agricultural, vacant, single-family residential and manufactured homes. Residential dwellings are estimated to total 248 structures. Located within the Town of Brodnax are an additional 128 residential structures. Of those residential structures, 110 are considered 1-unit detached dwellings; one is considered 2-4 units; and 17 are considered mobile home or trailers. Notable structures include Brodnax Lumber, Hopewell Sewing, Brodnax Town Hall, and Brodnax Rescue Squad. A water treatment plant is located within the town limits of Brodnax. The pipeline runs through the middle of the planning area. The Town of Brodnax is located within the planning area. Significant natural features in the planning area include the Meherrin River, which runs through the middle of the planning area. Public water and wastewater utilities are available from the Town of Brodnax within its borders.

The Ebony - Gasburg - Lake Gaston planning area is bounded on the north by Alvis Road to Brodnax Road to Dry Bread Road and over to Christanna Highway. To the south is the Virginia-North Carolina State line. The eastern boundary extends approximately 500 feet east of Christanna Highway (SR 46). To the West is the Mecklenburg County line. The planning area encompasses an estimated 49.3 square miles. Lake Gaston encompasses approximately 8.7 square miles of the planning area. The estimated population is 4,087 people. The population per square mile is about 83 people. Predominant land uses in the planning area are agricultural, residential, and recreational. Residential dwellings are estimated at 1,429 structures. These structures consist of single-family residences and/or manufactured homes. Notable structures include Gasburg Volunteer Fire Department, Central Rescue, and Ebony Volunteer Fire Department. Communities located within the planning area include Ankum, Barker Crossroads, Bowens Corner, Breezewood Park, Brunswick, Ebony, Ellis Estate, Gasburg, Gholsonville, Joyceville, Lakeview Estates, Pea Hill Estates, Poplar Creek Estates, Siouan Shores, Tanglewood Shores, and Valentines. Significant natural features located within the planning area include Lake Gaston. Among the man-made features is a radio tower located on Tillman Road.

The Lawrenceville - U.S. 58 East planning area is bounded on the north by an area which extends approximately one mile north of Governor Harrison Parkway (U.S. 58), Bright Leaf Road (SR 641) and to a point one mile north of the Lawrenceville town limits. To the south extends an area approximately one mile south of Governor Harrison Parkway (U.S. 58). The Greenville County line incorporates the eastern boundary. The western boundary is located at the intersection of Governor Harrison Parkway (U.S. 58) and Northview Drive (SR 699). The planning area encompasses an estimated 18.3 square miles. The estimated population is 3,360 persons, including Lawrenceville's 1,275 people. The population per square mile is about 183 people. Predominant land uses in the planning area are agricultural and recreational. Residential dwellings are estimated at 623 structures. These structures consist of single-family residences and/or manufactured homes. In addition to the residential structures are 552 structures located within the Town of Lawrenceville. Of this total, 387 are considered 1-unit detached, 13 are considered 1-unit attached, 78 are 2-4 units, 56 are 5-9 units, seven are considered 10-or-more units, and 11 are considered mobile homes or trailer. Notable structures include Brunswick County Courthouse, Brunswick County Museum, Brunswick County Sheriff's Office, Brunswick County Library, Brunswick County School Board Office, Lawrenceville Town Hall, Brunswick Prison, and Brunswick County High School. The Town of Lawrenceville is located within the planning area. Communities located within the planning area include Edgerton, Freeman, Green Acres, and Lawrenceville Hills. Utility lines run through the southeastern part of the planning area. The Brunswick County Industrial Park and Lawrenceville-Brunswick Airport are located northeast of the Lawrenceville town limits. Public water and wastewater utilities are available within and around the town of Lawrenceville.

Brunswick County remains predominantly rural in nature. The area of the County not included in the aforementioned planning areas has been classified agricultural and conservation areas. This classification contains the majority of lands in Brunswick County. Generally speaking, County-wide goals and implementation strategies apply to this planning area.

There are communities in each planning area that are considered village centers. These include areas located outside the incorporated towns, either where residents tend to congregate, population densities are greater, or there is a major crossroads.

## IX. FUTURE LAND USE

The future land use plan delineates the areas in Brunswick County best suited for residential, commercial, industrial, public/semi-public, and agricultural and conservation land uses. The future land use plan is mainly concerned with the general location and amount of land proposed for each of the various land uses. The land use plan can be used either to formulate a new County land use policy governing zoning and subdivision regulations or to amend an existing set of land use policies. The year 2015 is chosen as the target date for planning purposes.

The development goals and implementation strategies contained in this document provide the framework for the future use of the land in Brunswick County. The land use pattern described below is one that will maintain the rural and agricultural character of the County while providing for residential, industrial, and commercial growth.

In areas of Brunswick County where major growth is encouraged. Services necessary to support all types of development are or will be provided. Emphasis in these growth areas is on the development of employment and commercial centers and the development of residential uses that may require urban-type services. Through the implementation of the future land use plan, the County is thus able to encourage the separation of major growth areas from rural areas and encourage the economical and efficient delivery of public services while exercising a greater sensitivity to environmental constraints to development, providing for the anticipated increase in economic activity, and attempting to reverse the projected decrease in population.

While the future land use plan classifies areas of the County and the designated planning areas into five principal land use types, it is important to note that residential development is permitted within the agricultural areas. This residential development will either be concentrated in planned communities (subdivisions) or located as strip development (frontage lots) along the highways in order to preserve the agricultural and timber economy of the County. Brief discussions of each major land use category follow.

This classification represents existing residentially developed areas within the County and areas that are likely to be developed for low/medium density residential purposes, primarily those areas on the fringes of incorporated towns. Due to the shortage of vacant land available within the towns, residential growth beyond the limits of the incorporated towns is assured. However, difficulties may arise relative to the provision of an adequate and desirable level of services. For that reason, dense residential development should occur in vacant areas outside of the towns where public water and sewer utilities are either available or can be easily extended from the incorporated towns.

The majority of the residential units in the County today are single-family dwellings. However, given the shortage of affordable housing in the County and recent building trends, it is expected that by the end of the planning period future residential development in the form of mobile homes (referred to as "manufactured housing") will continue to increase, although site built homes are the preferred type of single family development. In order to assure proper development of the residential areas, strict enforcement of subdivision and building codes is necessary. The zoning ordinance is another important tool for implementing the proposed residential policies. An overall density should not exceed one single-family dwelling per subdivision lot or parcel. While a double-wide mobile home, on a permanent foundation, is assessed the same as a stick-built dwelling and is considered real estate, single-wide mobile homes are not. For this reason, single-wide mobile homes should not be allowed

within residential zoned areas and should be encouraged to locate within existing mobile home parks. Public, social, and community facilities should be allowed to develop in the residential areas.

The County encourages large lot/acreage rural residential subdivisions for single-family residential type development. This type low-density residential development (referred to by some people as mini-farms) appeals to people desiring the controls and restrictions normally associated with subdivision development, coupled with larger tracts of land.

At the time of this writing, a multi-family/multi-use development (Lakeside Commons) is underway along State Route 626 in the Ebony-Gasburg-Lake Gaston Planning Area.

Industry, which will provide much of the basic employment needed for anticipated growth, has more critical location requirements than other major land uses. Prime industrial sites should be located where they can be served by major transportation facilities, including major highways, railroads, and airports. Industries dependent upon the transportation of heavy materials and products require locations served by railroad facilities. Other types of industry may prefer locations near major highways to facilitate truck service and access by employees, and still others may seek location near the airports. In addition to transportation facilities, industries should be in locations where adequate public utilities and services can be provided. Other requirements include suitability of sites with respect to slope, drainage, and soil bearing capacity, and suitable buffering from residential or other incompatible uses.

Potential industrial sites are located on the fringe of existing towns, along the corridors of major highways and the Norfolk Southern Railroad. In addition, other land areas are allocated for industrial development near major existing plants to provide for future expansions.

The land use plan displays these potential industrial sites, as well as the areas of the County now used for major industrial purposes.

The commercial land use category represents existing commercial districts, their immediate surrounding areas, and interstate interchanges which will serve the needs of towns, regional areas, and village centers throughout the County.

Brunswick County has a unique location on the major north-south and east-west travel corridor along the eastern seaboard. Interstate 85 and U.S. Route 1 have the potential to see the location of a number of highway commercial establishments offering convenient access and services to travelers. Through the County, U.S. Route 58, which provides access to the mountains of Virginia to the west and to the Atlantic Ocean to the east, has resulted in the location of several highway commercial establishments. However, most of these are located primarily within the Town of Lawrenceville. Two types of highway commercial activities are discussed here: the commercial establishments clustered around the interstate interchanges and commercial strip development. There are five interchanges on Interstate 85 in Brunswick County. The most common interchange uses are car and truck services. Highway-oriented uses have markets directly related to traffic volume on major routes adjacent to their sites. They require very close proximity to the interchange, good access, and visual exposure to the interchange. Potential highway-oriented uses include gas stations, truck stops, motels, and restaurants. While these interchange areas may prove to be beneficial from both an economic and travel-time viewpoint, no such development should be allowed at the expense of safe and efficient ingress and egress to the interstate.

Strip commercial development is a common highway-oriented situation. Such uses are viewed as generally unsuitable because of undue traffic congestion, encroachment into residential areas, and the blight that results from improper development and advertising. However, the congestion of traffic and the spread of commercial and residential blight along such commercial strips are caused primarily by a failure to establish sound land development standards. Future strip commercial development should be allowed if it meets recommended standards such as controlled access, parallel roads, adequate building setbacks, corridor development standards, and off-street parking.

Public/semi-public land uses include schools, government buildings, County-owned property, solid waste collection sites, and recreational facilities. As shown on MAP 6, areas in the County have been designated as public/semi-public to allow for future expansion of these type uses.

At the time of this writing, a recreation facility (SCORE Recreation Park) is being developed in the Lawrenceville-U.S. 58 Planning Area. In addition, the County endorses the concept of a Tobacco Heritage Trail, a regional trails effort which is under development by Roanoke River Rails to Trails, Inc. Trailhead accesses within Brunswick County must still be determined.

Virginia's Department of Rails and Public Transportation is planning to develop the Southeast High Speed Rail line in the alignment of CSX's abandoned Seaboard Railroad corridor (called the S-Line). This railroad corridor has been identified as a major component of the Tobacco Heritage Trail, necessary to link the Norfolk, Franklin, and Danville corridor that passes through LaCross with the Virginia Railroad that passes through Alberta. The S-Line has also been identified as the preferred route for the East Coast Greenway from Petersburg to Raleigh, North Carolina. A bicycle and pedestrian facility should be constructed in the alignment of the Southern High Speed Rail line as part of the construction of the railroad project. It should also include considerations for trailhead access points in Brunswick County, with the County determining the preferred locations for trailhead accesses. Since funding for the construction of the Southeast High Speed Rail line has not been appropriated, the bed of the abandoned Seaboard Railroad should be used in the interim as the alignment of the Tobacco Heritage Trail and the east Coast Greenway.

Agricultural land is one of the most valuable of all natural resources. Of major importance, and an objective of land use planning in Brunswick County, is to identify prime agricultural land and prevent it from being developed for residential or other land uses. Once developed, it cannot easily be restored to its original condition.

Much of Brunswick County has been retained in an agricultural land use category for the duration of the planning period. The main purpose of this land use classification is to facilitate existing and future farming operations, reduce the effects of soil erosion, and protect watersheds, in order to promote the continuation of farming as one of the most active sectors of the economy.

Permitted uses are restricted to agriculture and others that are compatible with the existing land use pattern, such as forestry, passive recreation, and other conservation uses, as well as incidental rural residential use. The overall density of these uses should be kept at a relatively low level by maintaining minimum lot areas and allowing for only one dwelling unit (single-family dwelling) per lot. This should effectively limit development in the agricultural areas and encourage development in and on the fringe of the existing towns.

Brunswick County's natural environment is one of its most valuable assets, and at the same time one of its most vulnerable. There are extensive watersheds, areas subject to flooding, wetlands, unsuitable soils, wildlife, and woodland areas located throughout the County. Primary environmental concerns arising from this combination of circumstances include deforestation, soil erosion, storm water runoff from built surfaces, destruction of wildlife habitat, loss of agricultural acreage, and destruction of property and loss of life due to flood waters.

The conservation classification covers the unincorporated portions of the County which may exhibit one or more of the environmentally sensitive land conditions discussed above. The conservation area is not suitable for intensive land use development and this category of land use is intended for the conservation of water and other natural resources (forests and prime agricultural lands) of Brunswick County, thereby reducing soil erosion in the floodplain areas, preventing pollution of the major streams and rivers, and preserving the quality of open space for future generations to enjoy.

Single-family residential development may be permitted in this district under strict minimal lot area requirements. Agriculture, forestry, passive recreation, and other conservation uses may also be permitted.

The Alberta – U.S. 1/I-85 – North County Planning Area is expected to remain rural in nature with the majority of land reserved for agricultural use. There are areas near Chalk Level Road (SR 652), Mason Mill Road (SR 606), and Littlemont Road (SR 628) that have been designated for future residential use. Residential growth is projected to be in the form of low-density residential development with private well and individual septic systems. Industrial growth is anticipated along Boydton Plank Road (U.S. 1) just east of Christanna Highway (SR 46). Commercial development is anticipated along both sides of Boydton Plank Road (U.S. 1) and I-85. Future commercial development has been designated along near the intersections of I-85 and Sturgeon Road (SR 630), Christanna Highway (SR 46), and Brunswick Drive (SR 644); at the intersection of Christanna Highway (SR 46) and Great Creek Road (SR 648); and at the intersections of Boydton Plank Road (U.S. 1) and Liberty Road (SR 634) and Waqua Creek Road (SR 630). Public development is anticipated to maintain its current locations at Fort Pickett Military Installation, U.S. postal locations, churches, and fire and rescue departments. The Town of Alberta is located within the planning area and is expected to maintain its mix of residential, multi-family, commercial, industrial and public/semi-public development. After completing a boundary adjustment through which it expanded its boundaries along the U.S. 1/I-85 corridor, Alberta has developed and adopted a zoning ordinance and a comprehensive plan. There are several village centers in this planning area including Danielstown, Cochran, Warfield, and Rawlings. The remaining land within the planning area is shown for agricultural use, thus preserving the environmentally sensitive areas and maintaining the rural character of the outlying areas. The water and wastewater systems in Alberta serve the Town and have been improved to meet current and projected needs within the Town. The systems may provide some potential to serve northeastern Brunswick County.

The Brodnax – U.S. 58 West Planning Area is expected to remain rural in nature with the majority of land reserved for agricultural use. Residential growth is anticipated to maintain its with current locations in the Town of Brodnax and Tanner Town Road (SR 657). Residential growth is projected to be in the form of low-density residential development with private well and individual septic systems. Industrial growth is anticipated along Governor Harrison Parkway (U.S. 58), east of Brodnax. Commercial growth is anticipated along Governor Harrison Parkway just west of Twin Ponds Road (SR 694). The Town of Brodnax is located in the planning area and is expected to maintain its mix of residential, industrial, and public/semi-public development. The remaining land within the planning area is shown for agricultural use, thereby preserving the rural character of the surrounding area.

In 2000-01, Brunswick County commissioned the Brodnax Planning Area Study to more closely examine land use and development potential in the Brodnax Planning Area. The study is on file in the Brunswick County Planning Department. Brodnax has adopted a zoning ordinance. The Brodnax water and wastewater utilities should meet current and projected needs. The system may provide some potential service to western Brunswick County. .

The Ebony – Gasburg – Lake Gaston Planning Area is expected to remain rural in nature with the majority of land reserved for agricultural use. Residential development is likely to occur near Lake Gaston. Areas that have been designated for future residential use includes Siouan Road (SR 723), Barker Road (SR 660), Hammack Road (SR 718), and Delbridge Road (SR 705). Residential growth is projected to be in the form of low-density residential development with private well and individual septic systems. At the time of this writing, a multi-family/multi-use development (Lakeside Commons) is underway along State Route 626 in the Ebony-Gasburg-Lake Gaston Planning Area. Industrial development is not designated for this planning area. Commercial growth is anticipated along Gasburg Road (SR 626) at the intersections of Ankum Road (SR 665), Oak Grove Road (SR 667), and Baird Road (SR 668). Public and semi-public development is expected to remain as is with designated areas near the U.S. postal locations, churches, and fire and rescue stations. Village centers located within the planning area include Ebony and Gasburg. The remaining land within the planning area is shown for agricultural use, thereby preserving the rural character of the surrounding area and maintaining its lake characteristics. The issue of reserve drain field areas for septic systems around Lake Gaston is a concern that may need additional study during the planning period.

The Lawrenceville – U.S. 58 East Planning Area is expected to grow in the areas of residential and industrial development. Residential development is anticipated to occur north of Lawrenceville on Christanna Highway (SR 46), north of Governor Harrison Highway (U.S. 58). Residential growth is projected to be in the form of low-density residential development with private well and individual septic systems. Industrial growth is anticipated along Governor Harrison Parkway (U.S. 58) near the existing industrial park and airport, at the Bright Leaf Road (SR 641) intersection and west of Lawrenceville on Brickyard Street (SR 1003). Commercial growth is anticipated along Governor Harrison Parkway (U.S. 58) and Christanna Highway (SR 46) south of Lawrenceville and Lawrenceville Plank Road (U.S. 58 Business) just east of Lawrenceville. Public and semi-public development is expected to remain as is with its current designations for schools, U.S. postal locations, churches, and fire and rescue departments. At the time of this writing, a recreation facility (SCORE Recreation Park) is being developed in the Lawrenceville-U.S. 58 Planning Area. The Town of Lawrenceville is located in the planning area. Effective January, 2007, Lawrenceville adjusted its boundaries to include the commercial area along U.S. 58 to encompass the Food Lion shopping center area. The Town will update its comprehensive plan in 2007-08. Projected future land uses within the Town limits will be a part of the comprehensive planning process. Village centers located within the planning area include Edgerton and Freeman. The remaining land within the planning area is reserved for agricultural, thus preserving the rural character of the surrounding area. Some septic systems in some residential subdivisions may fail, which in turn may require or lead to utility service extensions. Utilities, as needed and determined to be cost-beneficial, may be extended through agreement with Lawrenceville.

Agricultural and conservation areas are expected to remain rural in nature with land reserved for agricultural use. Low-density residential growth is anticipated in the form of strip development and one-acre lots with private well and septic systems along the highway. Public utilities are not available to sustain intense residential development. Incidental commercial establishments may locate throughout this planning area in support of residential growth.

Village centers are expected to remain rural in nature with land reserved for agricultural use. Low-density residential growth is anticipated in the form of strip development and one-acre lots

with private well and septic systems along the highway. Public utilities are not available to sustain intense residential development. Incidental commercial establishments may locate throughout this planning area in support of residential growth. Areas adjacent to some village centers may be designated for future industrial development. The remaining village centers will continue to maintain their rural character and continue to serve as crossroad communities throughout Brunswick County.

## **X. COUNTY-WIDE GOALS AND IMPLEMENTATION STRATEGIES**

The Comprehensive Plan's goals and implementation strategies are to be integrated into the county-wide planning process to enhance desirable development practices for future growth. The goals and strategies for their implementation delineated in the Comprehensive Plan will determine the future prosperity and general well-being of the citizens of Brunswick County. It is critical that goals reflect the perceived needs and desires of the citizenry based on past and current situations in the County. The failure to implement well-conceived goals is a prime cause of many problems faced by counties today.

To facilitate the understanding of goals and implementation strategies, the terms used in this document are defined as follows:

<b>GOALS:</b>	Long-range community aspirations for the significant positive gains that should be achieved by the County and serve to establish the future direction of the County.
<b>IMPLEMENTATION STRATEGIES:</b>	Guidelines for action which direct the accomplishment of goals and enable the County to respond to a wide range of problems as they arise.

These planning concepts are essential components of this Comprehensive Plan and shall advocate, through the application of appropriate implementation strategies, favorable developmental patterns for the County.

Ten County-wide general issue areas have been identified. These are growth management, water and sewer, transportation, housing, public facilities and community services, recreation, economic and industrial development, agriculture and forestry, history and culture, and natural resources. The goals for each of the issue areas follow. These help governmental decision-makers define the character and scope of public interest and concern. They aid understanding of how various local activities fit into the context of the public interest for the County. This compendium does not dictate to local officials' actions that must be taken and as such is not binding, but rather sets forth positive suggestions that can be both a yardstick for measuring the effectiveness of present planning activities and a foundation for future planning efforts. Further, these goals must be represented in those of specific planning areas. The Comprehensive Plan's implementation strategies will be more specific than its goals. They will delineate the steps to achieve County goals.

### **1. Growth Management**

**Goal: Promote sound land use and development practices.**

*Implementation Strategies:*

- a. Utilize the comprehensive planning process to logically and consistently manage and guide growth and development.
- b. Guide and support sound and attractive land use development within the County that will result in the least possible adverse fiscal and environmental impact.
- c. Formulate plans to promote efficient use of land, energy, and resources.
- d. Encourage development which is compatible with the population densities and reasonable rates of growth and available resources.
- e. Emphasize community planning and industrial development that is designed to economize the costs of roads, utilities, and land use.
- f. Provide tools, methods, and techniques for planners and decision-makers to develop a comprehensive and long-range plan for environmental concerns.
- g. Recognize the importance of utilities, schools, and other community facilities in encouraging proper development.
- h. Make planning and development decisions that account for the special characteristics and identity of each community.
- i. Establish standard procedures by which County citizens or groups can meet with government officials and resolve differences of opinions.
- j. Encourage innovative design proposals which complement natural and man-made features.
- k. Encourage the preservation and protection of lands needed in the future for roads, parks, schools, and other public facilities in development plans.
- l. Encourage efforts to provide a better understanding of the relationship between land uses and environmental quality.
- m. Collect and update data related to the environment and land uses that will be useful in developing policy that preserves environmental quality.
- n. Monitor and support or oppose, as necessary, actions and programs at the Federal, State, regional, and local levels which:
  - 1) guide land development in the unincorporated portions of the County;
  - 2) effect the capability to raise revenue for locally initiated services and facilities; and,
  - 3) could be facilitated by inter-jurisdictional contracts to provide services to growth areas.
- o. Enact land use regulations to ensure that land uses are compatible with land capabilities and with each other.
- p. Identify environmental standards, including air and water quality criteria, against which infrastructure and land use plans and decisions can be evaluated.
- q. Encourage the provision of adequate services and facilities in residential developments by enforcing the subdivision ordinance, and study amendments to the subdivision ordinance as may be necessary to ensure the provision of such services and facilities.
- r. Support the planned unit development concept in growth areas.
- s. Utilize the zoning ordinance to direct intensive land use development in areas where the efficiency of transportation systems, utility services, and community facilities will be maximized and their costs minimized.
- t. Discourage the development of conflicting land uses in adjacent areas that would prevent proper land development.
- u. Encourage the continued development of low-density (acreage tracts) rural residential subdivisions in the rural areas and encourage medium-density (20,000 square feet lots) and high-density development (multi-family) in areas that are already densely developed and already zoned residential.
- v. Encourage continuing coordination and cooperation among public and private agencies

- regarding development policies, programs, and projects.
- w. Maintain a continuing program of public communication in order to keep the County development policies before the citizens.
- x. Study and enact amendments to the highway corridor (HC) overlay district section of the zoning ordinance as may be necessary.
- y. Study the development of a rural residential zone to encourage mini-farms (five acres or more) along Boydton Plank Road (U.S. 1) east of the Mecklenburg County line and other areas in Brunswick County.
- z. Study the adoption of regulations to deal with communications tower location.
- aa. Support regional community development goals and regional cooperation when deemed to be in the best interests of Brunswick County.

## 2. Water and Sewer

**Goal: Promote the development of water and sewer systems within planning areas to serve designated growth areas and planned residential, commercial, and/or industrial developments.**

### *Implementation Strategies:*

- a. Emphasize the importance of adequate water and sewer systems for proper land use development.
- b. Periodically review regional water and sewer plans.
- c. Provide the necessary administrative and financial policy guidelines for planning and extending necessary utilities.
- d. Minimize pollution of surface and ground water.
- e. Establish policy guidelines and basic criteria to deal with water quality and/or supply problems.
- f. Encourage public and private interests to design new water or sewer systems for individual communities and independent subdivisions to accommodate future growth.
- g. Coordinate present and future governmental and private efforts relating to water and sewer developments within the County area in accordance with the Comprehensive Plan.
- h. Continue to seek regional cooperation to correct water and sewer system deficiencies and promote expansion of existing facilities and/or construction of new facilities that meet common needs.
- i. Support the recruitment and siting of environmentally compatible industry and commercial establishments in areas that are already similarly developed or in public or private industrial parks.
- j. Develop and adopt a comprehensive County-wide water and sewer master plan.
- k. Study the creation of a water and sewer authority involving the County and its towns.
- l. Study regulations to require the set-aside of reserve drain field areas.
- m. In conjunction with the Health Department, study alternatives to mitigate the effects of septic system failures, such as community awareness campaigns and periodic pump-out requirements.
- n. Brunswick County will consider support of proposals to construct a power generating facility (with a water impoundment) on a tract adjacent to the Virginia Beach's Lake Gaston Water Pipeline, provided that the County would be permitted to withdraw raw water from the water impoundment for treatment, distribution, and public consumption by County residents.
- o. Brunswick County will work with its towns to monitor the implementation of State regulations which would require that on-site sewage disposal systems (septic tanks and drain fields) be pumped out on a regular basis, and consider, if necessary, working together to provide the necessary facilities or upgrades to meet demands.

### 3. Transportation

**Goal: Promote a balanced, safe, and efficient transportation system that will shape and serve growth areas.**

*Implementation Strategies:*

- a. Support State highway policies which improve the appearance, safety, and capacity of the major thoroughfares and the secondary system, and promote the completion of projects supported by the County.
- b. Support State highway policies which relieve present traffic congestion through the provision of adequate facilities and levels of service.
- c. Discourage unnecessary traffic in residential areas in order to reduce noise, litter, and safety hazards.
- d. Encourage the planning and evaluation of the County's transportation system in terms of the users' convenience, cost, travel time, safety, preference, and the substantial effect which transportation facilities have on social, economic, and environmental goals.
- e. Encourage the construction or improvement of transportation facilities that blend into the natural landscape, taking advantage of scenic vistas, topography, and other natural features.
- f. Encourage cooperation at all levels of government in the placement of major transportation facilities so as to serve and strengthen, rather than disrupt, communities.
- g. Develop land use controls which promote sound land use without jeopardizing the function of high-speed thoroughfares.
- h. Support the development of public and/or private transportation and/or ride-sharing services when and where needed and feasible.
- i. Support the development of existing rail and air facilities and encourage the development of additional rail and air service.
- j. Support transportation system improvements that provide an economical, safe, and efficient means for the movement of people and goods within the County and between the County and other parts of the region.
- k. Integrate the County's transportation recommendations with the Six-Year Secondary Maintenance and Construction Fund Program administered by the Virginia Department of Transportation (VDOT).
- l. Integrate the County's transportation recommendations with the plans developed by the Virginia Department of Transportation.
- m. Support special transportation services for citizens of the County (elderly and handicapped) who are in need of such programs.
- n. Locate land uses generating high volumes of vehicular traffic near roads capable of handling additional traffic volume.
- o. Brunswick County will work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain the Iron Bridge (a.k.a. Gholsen Bridge) in its present location as a valuable historical and cultural asset.
- p. Brunswick County will work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain designated scenic byways in the County and its towns and support the recognition of additional scenic byways such as Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).as valuable historical and cultural assets.

### 4. Housing

**Goal: Promote the provision of and access to adequate housing for County residents.**

*Implementation Strategies:*

- a. Encourage the increase in supply of quality housing units, especially for low- and moderate-income families and individuals.
- b. Encourage the conservation of the County's housing that is sound and advocate repair and/or rehabilitation of the deteriorating housing stock.
- c. Encourage developers and sponsors to work with County officials in supplying low- and moderate-income housing.
- d. Encourage the development of an adequate supply and range of housing in order that all County residents might live in decent, safe, and sanitary units.
- e. Utilize, to the fullest extent feasible, Federal and State housing assistance for new construction and rehabilitation projects.
- f. Encourage the rehabilitation of deteriorated housing and removal of dilapidated housing and adopt and enforce the maintenance section of the Building Code.
- g. Encourage an overall County-wide balance in the construction of new housing types in a variety of price ranges.
- h. Provide appropriate areas for manufactured home park development and review County ordinances to ensure that manufactured homes remain a source of good quality housing in Brunswick County.

## **5. Public Facilities and Community Services**

**Goal: Promote the provision of and access to adequate public facilities and community services such as health care, public safety, educational programs, and social services for County residents.**

*Implementation Strategies:*

- a. Support the development of programs designed to enhance the quality of educational services available for all residents of the County.
- b. Support the establishment of community-oriented programs which are focused on more complete use of school facilities.
- c. Provide adequate education and school facilities.
- d. Provide vocational training within the school system.
- e. Develop a program to inform the needy of the availability of social services.
- f. Support social service programs which tend to reduce dependency upon the government and which encourage individuals and families to be self-sustaining.
- g. Abandon social programs which are proven ineffective.
- h. Implement a capital improvement program to ensure that community facilities are scheduled in a manner compatible with the financial capability of the County.
- i. Maximize the use of school facilities for civic purposes.
- j. Encourage the development and use of all appropriate social services.
- k. Support efforts to improve the state of health of all citizens.
- l. Support better coordination and consolidation of existing health facilities.

## **6. Recreation**

**Goal: Promote recreational opportunities which will serve County citizens and visitors while preserving open spaces.**

*Implementation Strategies:*

- a. In conjunction with other jurisdictions, governmental agencies, and organizations, encourage efficient and imaginative use of recreational resources and facilities available to the County.
- b. Encourage the development of sound, planned, and desirable commercial recreation sites in the County.
- c. Acquire and develop land for outdoor recreation to meet the expanding needs and interests of the County residents.
- d. Conserve unique natural features, scenic areas, and appropriate historic sites for the benefit and enjoyment of the public.
- e. Provide adequate facilities to meet the recreational needs of all segments of the Brunswick County population.
- f. Evaluate existing local hunting laws and regulations and the enforcement of same.
- g. Support law enforcement efforts to enforce hunting laws and regulations along the roadside.
- h. Encourage the private development of entertainment facilities such as public golf courses, movie theaters, arcades, bowling alleys, and skating rinks in the planning area.
- i. Endorse the concept of a Tobacco Heritage Trail, a regional trails effort under development by Roanoke River Rails to Trails, Inc. with trailhead accesses within Brunswick County (to be determined).
- j. Brunswick County will support, and as appropriate, participate in efforts to provide more public access to Lake Gaston.
- k. Brunswick County will encourage the Virginia Department of Game and Inland Fisheries to upgrade the public boat landing located off Delbridge Road.
- l. Brunswick County will support and encourage efforts to provide more public access to the Meherrin River for recreational boating activities.

## 7. Economic and Industrial Development

**Goal: Promote economic and industrial development that will ensure employment stability and provide ready access to needed goods and services in the County while encouraging local expansion of existing industry and the location of new industry to broaden the tax base and increase employment opportunities.**

### *Implementation Strategies:*

- a. Encourage the employment of qualified local residents in County programs and projects.
- b. Encourage job training programs, re-educational programs, and skills training utilizing local educational facilities.
- c. Consider developing a vocational training center for work force training and retraining.
- d. Plan for a balance of public and private capital investments which will promote the economic well-being of the whole County and comply with the goals and policies of the Comprehensive Plan.
- e. Support the efforts of the Brunswick County Industrial Development Authority and its director.
- f. Support the implementation of State and Federal sources of capital and management assistance to counties for the purpose of economic development.
- g. Encourage and guide industrial growth to specific sites in the County, considering the proximity to labor, resources, markets, and utilities and the slope, geology, soil, and flooding characteristics of each location.
- h. Recommend areas to be used for industrial purposes to provide for orderly development of industrial activities and to increase the value of the industrial sector.

- i. Ensure the development of new, planned industrial areas of the size, scale, and intensity of development which allow for the orderly growth and development of the County.
- j. Continue efforts to attract additional industry, while placing emphasis upon retaining the industrial firms which are located within the County.
- k. Encourage functional, safe, convenient, and attractively designed commercial areas.
- l. Encourage the proper planning and timing of industrial and commercial development to coincide with the provision of public services and utilities such as water distribution and treatment, sewage collection and treatment, and the collection and disposal of solid waste.
- m. Encourage existing highway commercial areas to expand parking and loading facilities and improve attractiveness and traffic flow.
- n. Recommend areas to be used for commercial purposes to provide for orderly development of commercial activities and to increase the value of the retail sector.
- o. Plan for and provide, where possible, tourist opportunities that will enhance the economic development of the County.
- p. Support the provision of adequate housing to meet the needs of employees of businesses and industry.
- q. Support educational programs to aid in developing skills for the unemployed and underemployed citizens of the County.
- r. Designate adequate and suitable land for the development of industrial parks.
- s. Support agencies and programs which provide mechanisms for attracting economic development.
- t. Examine the vocational-educational facilities and increase career planning programs in order to upgrade the quality of the labor force.
- u. Utilize capital improvement programming to locate utilities and community facilities so they are attractive to industry.
- v. Ensure that public and private groups responsible for economic growth within the County are in general agreement as to the direction the County should take in pursuing economic development.
- w. Support the recruitment and siting of environmentally compatible industry and commercial establishments in areas that are already similarly developed or in public or private industrial parks to minimize the sacrifice of prime agricultural land for such development.

## **8. Agriculture and Forestry**

**Goal: Promote the preservation and development of progressive, alternative, and environmentally compatible agriculture, forestry, and related industries as important economic components of the County.**

### *Implementation Strategies:*

- a. Support research into diversifying cropland previously used for tobacco production.
- b. Identify productive land that could be classified as economically productive.
- c. Support and encourage the use of USDA Resource Conservation Service “Best Management Practices” to protect productive agriculture lands.
- d. Support the reforestation of clear-cut timber lands and rely on the Virginia Department of Forestry to give guidance and advice.
- e. Support the reforestation of clear-cut hardwood forests using hardwood plantings.
- f. Support the recruitment and siting of environmentally compatible industry and commercial establishments in areas that are already similarly developed or in public or private industrial parks to minimize the sacrifice of prime agriculture land for such development.

- g. Protect prime agricultural land.
- h. Improve agricultural education and forestry management in the public school system and encourage the development of vocational education programs and facilities to support existing agricultural and timber-related industries in the County.
- i. Protect ecological and otherwise fragile areas for open space, forestry, and agricultural uses.
- j. Reserve flood hazard areas for open spaces, forestry, water, and agricultural uses.

## 9. History and Culture

**Goal: Promote the identification and preservation of areas and properties of historic and cultural significance.**

### *Implementation Strategies:*

- a. Preserve important historic, archaeological, and scenic assets of the County.
- b. Guide development so as to protect historic and potentially historic properties and perpetuate cultural heritage.
- c. Support historic preservation committees or societies.
- d. Encourage a County-wide survey of historic sites by local volunteers or State and Federal agencies and seek grant monies for the complete inventory of historically significant structures and sites.
- e. Coordinate housing code enforcement/redevelopment projects with the State Department of Historic Resources to ensure that any significant architectural details or buildings are identified and preserved.
- f. Coordinate public works projects with the State Department of Historic Resources to ensure the identification and preservation of significant archaeological sites.
- g. Support historic preservation districts and commissions in the County and seek financial and technical assistance to study the development of zoning regulations which would include historic areas.
- h. Request assistance from the State Department of Historic Resources in the development of historic districts and ordinances.
- i. Encourage efforts to maintain and repair historic structures in the County.
- j. Study regulations to require that redevelopment efforts be consistent with the historic reservation policies contained in this Plan Update.
- k. Promote tourism as an industry in the County.
- l. Brunswick County will work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain the Iron Bridge (a.k.a. Gholsen Bridge) in its present location as a valuable historical and cultural asset.
- m. Brunswick County will work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain designated scenic byways in the County and its towns and support the recognition of additional scenic byways such as Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).as valuable historical and cultural assets.

## 10. Natural Resources

**Goal: Promote the wise use of the County's nonrenewable earth and mineral resources and the preservation of open spaces and the natural environment.**

### *Implementation Strategies:*

- a. Reduce and work towards elimination of the pollution and wasteful use of air, water,

- soil, and other natural resources in cooperation with the Virginia Polytechnic Institute's Cooperative Extension Service and the USDA Resource Conservation Service.
- b. Provide for the wise use of land that is ideally suited for quarrying and mining operations.
  - c. Rely on State permitting agencies to regulate mining activities.
  - d. Communicate grievances to appropriate State agencies and officials, as necessary, concerning mining activities.
  - e. Protect and conserve surface and groundwater resources.
  - f. Eliminate waste and unnecessary destruction of plant life and encourage re-vegetation practices.
  - g. Support efforts and programs to control pollution.
  - h. Enforce zoning and subdivision regulations and support State and Federal programs and regulations intended to protect the water quality of the Fort Pickett reservoir, the Great Creek watershed, and Lake Gaston.
  - i. Support efforts and programs by localities that adjoin Lake Gaston to withdraw water from the lake -- when deemed to be in the best interests of Brunswick County.

Brunswick County can use several additional general implementation strategies to better chances of achieving its goals with respect to the issue areas identified. These general implementation strategies also will aid in achieving the goals set forth in Chapter XI for the various planning areas.

General implementation strategies include:

- Improve communication between residents and elected officials.
- Assist the County's communities and rural neighborhoods in dealing with their problems -- particularly with regard to services for which the County is responsible or over which it has influence.
- Improve the efficiency, effectiveness, and economy in delivery of governmental services.
- Stimulate citizen participation in County affairs through early involvement in both the definition of problems and the development of plans and policies for solutions.
- Encourage the County government to directly relate capital improvement programming to the Comprehensive Plan and to adopt the practice of budgetary and capital improvement programming.
- Maintain a planning staff to assist the Planning Commission, Board of Supervisors, and County Administrator.
- Provide assistance to various County departments, agencies, or organizations in preparing applications for State and Federal funds.
- Promote action which results in land use patterns consistent with principles of economics, planning, and resource conservation.
- Develop controls, standards, and land management practices which reduce and prevent pollution, soil erosion, and stream degradation.
- Inform County residents of the prolonged effects resulting from demands being placed on finite, natural resources.
- Integrate County development with the applicable local, regional, State, and Federal policies and planning projects.
- Maintain contact with all agencies engaged in planning involving Brunswick County and encourage the inclusion of the County's goals in their plans.
- Support the Comprehensive Plan in accordance with the adopted goals by:

- a. maintaining and updating the Plan, particularly the Plan’s Implementation Action Plan and Schedule (Chapter XI;
  - b. compiling new information having an effect on the plans under consideration by the Brunswick County Planning Commission; and,
  - c. providing guidance in Plan interpretation or refinement.
- Enforce the Uniform Statewide Building Code — maintenance and new construction
  - Enforce the erosion and sediment control ordinance.
  - Enforce the subdivision ordinance and amend the subdivision ordinance, as necessary, to ensure orderly development.
  - Enforce the zoning ordinance and amend the zoning ordinance, as necessary, to ensure orderly development.
  - Develop a recreational facilities plan.
  - Develop a capital improvement plan.

## **XI. PLANNING AREAS’ GOALS AND IMPLEMENTATION STRATEGIES**

Goals and implementation strategies for the planning areas and rural and conservation areas were developed for 10 issue areas. These are: growth management, water and sewer, transportation, housing, public facilities and community services, recreation, economic and industrial development, agriculture and forestry, history and culture, and natural resources.

Good comprehensive planning requires that the plan document include a separate action plan and schedule. The action plan includes the priority actions that Brunswick County will undertake to implement the plan. The accompanying schedule includes the year in which the actions are initiated and the year that they are complete. The schedule covers a 5-year period. The action plan and schedule can be a useful tool for the County’s elected and appointed leaders, and the general public to gauge the implementation status of the comprehensive plan. Good planning also requires the action plan to include a description of the specific steps that will be taken to involve citizens in the implementation of the plan. TABLE 22, reprinted at the end of this Executive Summary, outlines the County’s Action Plan and Schedule.

As a guide for land use decision making, the Brunswick County Comprehensive Plan should be used by the County’s elected and appointed officials and the community as a guide in making decisions about (or that affect) land use and development. It is generally accepted that the goals and objectives and the future land use map are decision-making guides and that they do not have the force of law. However, in considering the roles and status of the plan, the County must remain aware that the policies and the map may be used in a “regulatory” manner in the issuance of State and Federal permits.

The plan and its goals and objectives serve short-term purposes. The plan is used by various sectors. Developers and/or others seeking County review or intervention may consult the policies to formulate a request that is consistent with the policies, thereby increasing the chances of approval. The County staff will review requests in light of policies, pointing out those policies: (1) that support the request; (2) that are in conflict; and (3) that carry the most weight, thereby shaping the overall staff response. Planning Commission members can make individual determinations as to the consistency of the request with the policies. They may consider staff recommendation, but may choose to give different weights to the policies. The general public can reference the policies when speaking in favor of or against a petition. The Board of Supervisors can take into account and weigh the policy interpretations by the petitioner, the staff,

the Planning Commission, and residents, as well as its own interpretations and priorities in making its decision.

The plan also serves important long-term functions. It gives guidance to new development management tools and to major adjustments of existing tools. The plan may be used in the development of plans for major capital facilities. And finally, it may guide the development of plans for projects that support implementation of the plan.

The Comprehensive Plan's function with respect to zoning is of prime importance to Brunswick County since two of the main action items the County will undertake are the review (and amendment) of its subdivision and zoning ordinances. Once reviewed and amended, proper administration of the County's subdivision and zoning ordinances should require any review of a proposed text or map amendment – whether by the staff, the Planning Commission, or the Board of Supervisors – to be based on consideration of whether the proposed amendment is consistent with the Comprehensive Plan and otherwise advances the public health, safety, and general welfare.

Because the comprehensive plan's standards are wide ranging but explicit, it should be the principal guide to the Planning Commission's discussions and actions concerning land use management and development, particularly zoning ordinance amendments. The Commission, however, should also look beyond the plan and consider whether proposed developments or requests for amendments to zoning or other ordinances, even if consistent with the plan, advance the best interests of public health, safety, and general welfare. This very general criterion calls for consideration of a wide range of issues, including, but not limited to the potential impact of a development or a proposed ordinance amendment on:

- the natural environment – i.e., how a proposed development or development allowed by an amendment might affect air quality, water quality, flooding, erosion, important natural areas, etc.;
- important natural resources – i.e., how a proposed development or the development allowed by an amendment might threaten or enhance the continued availability and efficient use of finite natural resources for agriculture or forestry;
- the transportation system – i.e., whether any additional traffic generated by a proposed development or a development allowed by an amendment can be safely and efficiently accommodated by the County's transportation facilities;
- the provision of utilities and services – i.e., whether any additional demands for water supply, electricity, refuse collection, fire and police protection, education, health care, recreation, etc. generated by a proposed development or development allowed by an amendment can be safely and efficiently accommodated by public, community, or private utility and service systems;
- the County economy – i.e., how a proposed development or development allowed by an amendment might affect employment opportunities and the general health of the Brunswick County economy;
- important historical, architectural, archeological, and cultural resources – i.e., how a proposed development or development allowed by an amendment might threaten or enhance the continued existence and integrity of resources of architectural, archeological, or cultural significance;
- neighboring development – i.e., how a proposed development or development allowed by an amendment might affect living or working conditions in neighboring areas

(including whether development might deter or enhance the appropriate development or conservation of neighboring property;

- community function, character, and attractiveness – i.e., how a proposed development or development allowed by an amendment might enhance the attractiveness and functional mix of land uses needed to meet the needs of future populations and avoid adverse impacts; and, provision of affordable and convenient housing – i.e., how a proposed development or development allowed by an amendment might affect people’s ability to find affordable housing reasonably accessible to their place of employment.

**TABLE 22  
BRUNSWICK COUNTY, VIRGINIA  
ACTION PLAN AND SCHEDULE**

<b>IMPLEMENTATION ACTION</b>	<b>INITIATE</b>	<b>COMPLETE</b>
Conduct annual workshop(s) involving the Board of Supervisors and Planning Commission to establish priorities with respect to growth management and land use and development priorities.	Annually	Annually
Study amendments to the zoning ordinance to: promote “smart growth” principles such as development clustering; buffers and landscaping, timed approach development alternatives, sliding scale development options, etc.; design guidelines and standards for residential, commercial, and industrial developments; and, establish additional highway corridor overlays as needed.	2007	2008
Study amendments to the subdivision ordinance to: promote “smart growth” principles such as development clustering, timed approach development alternatives, sliding scale development options, etc.; discourage or prohibit strip residential development along State roads; require residential street and roads to be built to State standards; and, reduce the loss of prime agricultural land for residential purposes.	2007	2008
Consider implementing use value taxation and support the creation of private, voluntary agricultural districts to help preserve and protect prime agricultural lands.	2007	2008
Develop a capital improvements plan.	2008	2009
Continue developing a County web site.	On-going	On-going
Continue developing a County-wide mapping and geographic information system.	On-going	On-going
Work with neighboring localities, the State, and regional entities to assess needs and capabilities and develop an information technologies infrastructure plan.	2008	2009
Consider developing an economic and industrial development plan, including a marketing component and implement, as appropriate, the Comprehensive Economic Development Strategy developed by the Southside Planning District Commission (2005).	2008	2009
Consider developing a parks and recreation plan, including an eco-tourism component focusing on blue ways and greenways.	2008	2009
Consider developing a housing plan.	2009	2010
Continue public participation plan.	On-going	On-going
Consider developing a planning area study for the Ebony-Gasburg-Lake Gaston Planning Area.	2009	2010
Work with Lawrenceville, Alberta, and Brodnax, and surrounding localities to develop a regional water and sewer master plan.	2010	2011
Consider developing village plans for village centers within identified planning areas.	2010	2011

**TABLE 22 (continued)**  
**BRUNSWICK COUNTY, VIRGINIA**  
**ACTION PLAN AND SCHEDULE**

IMPLEMENTATION ACTION	INITIATE	COMPLETE
Continue support for efforts to improve the County’s appearance including programs to remove and dispose of junk vehicles, dilapidated structures, litter, hazardous materials, and debris.	On-going	On-going
Continue to work with Virginia Department of Transportation to identify and correct transportation system related problems and deficiencies and to develop a thoroughfare plan incorporating Six Year Plan(s) and Transportation Improvement Program.	On-going	On-going

## I. INTRODUCTION

### A. Purpose and Authority to Plan

A comprehensive plan is a statement of long-range policy made by the governing body of a community concerning its future physical development. Comprehensive planning is one process available to local government for addressing current issues, anticipating need, and scheduling public improvements. If growth and development are occurring, and if public funds must be spent to provide facilities, it is logical to assume that the two should be coordinated, that community values be preserved and public funds be spent prudently. It is the purpose of the Brunswick County Comprehensive Plan to provide a sound basis for the preparation of detailed functional plans which will serve as a general guide in the day-to-day decisions of the County government. It establishes goals and implementation strategies for managing the future growth and development of the County. It contains an inventory and analysis of existing land use, growth trends, natural resources, population and economic factors, and public facilities, as well as the need for housing, preservation of agricultural and forested land, and protection of the environment and natural resources. It contains recommendations for the general development of the County, and includes the following plan elements: land use, planning areas, transportation, public facilities, and housing.

The respective plan elements were prepared by the Planning Commission with the assistance of consultants. Collectively, they will assist the present and future Boards of Supervisors in making routine decisions, reviewing development proposals, scheduling public improvements, and budgeting. As an official statement of public policy, it will also be of value to other governmental agencies, the business community, and private citizens.

The goal of this plan is not to chart a rigid course for the future. This is neither possible nor desirable. First, the condition upon which it is based will change, making even the most careful forecasts somewhat accurate. Second, policies and attitudes change; consequently, so should the plans and programs upon which they are based.

This plan is based upon the target date of 2015. However, the Brunswick County Planning Commission and the Board of Supervisors must not lose sight of the fact that the achievement of the goals identified herein will require a continuous effort during the next five-year period. Such a continuous effort will be required to obtain governmental savings in the provision of services during the planning period. All groups concerned with comprehensive planning can greatly increase the efficiency, adequacy, and quality of the governmental services if reliable information is available upon which to base decisions. This planning document contains much of the information essential to making decisions intelligently and should thereby reduce or prevent duplication of effort and investment.

Although this plan focuses on the future, it is based upon present conditions within Brunswick County. As time passes, new data, unforeseen development in the County, and the development of innovative planning techniques may necessitate updates of this document. Therefore, the planning process should be considered a continuous task, demanding periodic re-evaluation and an update of economic, demographic, and land use projections. This plan should be considered as a flexible guide which may be revised at any time that changing conditions warrant a revision. However, as prescribed by Virginia law, at least once every five years the plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan. The general purpose of the comprehensive plan is found in the Code of Virginia, Title 15.2, Article 3 and Section 15.2-2223, which states:

In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, and prosperity and general welfare of the inhabitants.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be. Such plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the commission's long-range recommendations for the general development of the territory covered by the plan....

The comprehensive plan may also be considered a guide to managing resources wherever a balance is sought between competing needs--for example, protecting the environment's aesthetic or cultural qualities versus providing the population and its interests with needs such as shopping areas, housing, and industrial employment.

### **B. Planning Methodology**

This document is an update of VISION 2015 (the 1997-1998 Brunswick County Comprehensive Plan).

In the preparation of this update, account was taken of the physical, economic, social, and population factors which affect the County. After data relating to these factors was collected and analyzed, projections for future growth patterns were developed. Subsequent to analysis of the data and projections based thereon, detailed recommendations were prepared to provide guidelines for the future development of the County.

Upon completion, plan updates must undergo the same adoption procedure as prescribed for original plans in Section 15.2-2204 of the Code of Virginia. This legislation requires that the citizens of the County be afforded the opportunity to review and comment on the plan update. The Code of Virginia specifies that at least one public hearing be held before the Planning Commission may recommend the plan to the County Board of Supervisors. Prior to holding a public hearing, the Planning Commission must publish a notice specifying the time and place of the hearing. This notice must be published once a week for two (2) successive weeks, and not more than twenty-one (21) days or less than six (6) days prior to the public hearing, in a newspaper having general circulation in the County. The Planning Commission and the Board of Supervisors may hold a joint public hearing on the plan. If a joint hearing is held, only the Board of Supervisors need publish a notice of the joint hearing.

The comprehensive plan is only a statement of policy for future growth. After this plan has been adopted by the Board of Supervisors, they should consider the adoption of ordinances as needed to implement the recommendations set forth herein. Such ordinances and programs will have to be prepared and implemented if the County is to have a continuing planning program that reflects County policy and orderly growth.

The towns of Alberta and Lawrenceville are in Brunswick County. The Town of Brodnax is in both Brunswick and Mecklenburg Counties. Alberta and Lawrenceville have developed and adopted comprehensive plans. In this comprehensive plan, the County focused on the unincorporated areas of the County while including each town in a planning area and inviting input from Town officials and

residents.

### **C. Planning Areas**

Realizing that Brunswick County has diverse development patterns and natural and man-made developmental constraints, the comprehensive planning effort required the establishment of planning areas. In this way, a more localized and specific analysis of existing conditions and needs could be undertaken. Described in detail in Chapter VIII, EXISTING LAND USE, the Brunswick County Planning Areas are:

- Alberta - U.S. 1/I-85-North County Planning Area
- Brodnax - U.S. 58 West Planning Area
- Ebony - Gasburg - Lake Gaston Planning Area
- Lawrenceville - U.S. 58 East Planning Area

In addition to the planning areas, special attention is given to rural and conservation areas and village centers.

### **D. Plan Format**

As noted earlier, this document is an update of VISION 2015. Thus, it provides findings and analyses--based on updated and new data and field surveys--for the County with respect to: natural conditions, population and demographics, economy, housing, transportation, utilities, and community facilities and services. The format of this update is the same as that of the VISION 2015, the 1997-1998 Brunswick County Comprehensive Plan, which won a Distinguished Planning Award from the Virginia Chapter of the American Planning Association in 1999.

In Chapter VIII, EXISTING LAND USE, existing conditions in each of the planning areas are described and analyzed. Chapter IX, FUTURE LAND USE, projects future conditions in the respective planning areas with respect to land use and utilities and services needs.

The goals and implementation strategies of the comprehensive plan (Chapter X, COUNTY-WIDE GOALS AND IMPLEMENTATION STRATEGIES) addresses the needs and findings covered in the plan elements noted above for the County as a whole. The implementation strategies of this element, in particular, set forth the directions being recommended for the current as well as future Boards of Supervisors to take in continuing efforts to solve problems, meet needs as set forth in the goals, and make best use of the County's advantages and resources. This chapter of the plan is concluded with general measures that must be carried out to implement the plan. These measures are primarily enforcement, administrative, promotional, or community development-type actions. The final chapter deals with the goals and implementation strategies for the specific planning areas, including measures to ensure that adequate physical infrastructure is provided.

### **E. Plan Development**

A significant requirement in the development of any comprehensive plan is the collection and evaluation of adequate information relative to the geographic, demographic, and economic conditions of the study area. Geographic data reveals the various physiographic advantages and limitations characteristics of the locality, including water, mineral, timber, and agricultural resources; slopes; and soil types. Equally important is the evaluation for the growth potential of the area in terms of population it can be expected to sustain. The factors of probable future size, composition, basic characteristics, and spatial distribution of the population are significant in their effects on the extent and types of possible future land development.

Proper land use planning also requires an economic analysis of the area as a basis for its potential for continued economic growth. In addition, a survey of existing land use patterns is needed in order to establish historical trends in man's physical utilization of the land and to formulate general conclusions concerning each land use activity's magnitude and distribution within Brunswick County.

The data sources used in the preparation of this plan included statistical reports such as United States Bureau of Census documents, State and local plans dealing with specific work elements of functional plans for the County, interviews with citizens of the area, and VISION 2015, the 1997-1998 Brunswick County Comprehensive Plan. The SOURCES CONSULTED section of this plan update contains a listing of individual source material. A variety of field surveys were also performed as information vital to the preparation of the existing land use map and the future land use map.

### **F. Citizen Participation**

Although public hearings are required prior to plan adoption, this planning effort went well beyond this requirement and began to solicit citizen participation at the beginning of the process. As previously noted, the County was divided into planning areas. Prior to having a public input session at the outset of the update process, a workshop was conducted which included the Planning Commission, members of the Board of Supervisors, County staff, and consultants. Public input sessions were held in each of the planning areas. See APPENDIX.

In addition, the Planning Commission discussed the comprehensive plan update at its regular monthly meetings throughout the process. Information and citizen input gathered at the various meetings and public forums helped develop this update. Input received is reflected in later sections of this update.

Prior to adoption of this update by the Board of Supervisors, the required public hearings were conducted by the Board of Supervisors and Planning Commission.

### **G. Historic Setting**

Brunswick County was formed in 1720 from Prince George, Isle of Wight, and Surrey Counties and named for the Duchy of Brunswick-Lunenburg, one of King George I's German possessions. Brunswick was originally all the area south of the Nottoway River to the mountains, including present Greenville County. (Lunenburg County was cut off in 1746 and Greenville County cut off in 1781.)

In 1781, the Courthouse moved to present day Lawrenceville. Greenville County had just been divided from Brunswick, and it was necessary to locate the Courthouse in the center of the County. In 1784 the Courthouse was completed. Thirty years later, in 1814, the Virginia General Assembly decreed 20 acres of land be divided into lots to establish a town in the Courthouse. This new town became Lawrenceville, which was incorporated in 1874. In addition to Lawrenceville, the County currently has two other incorporated towns: Alberta, incorporated in 1928, and Brodnax, incorporated in 1915.

### **H. Geographic Setting**

Brunswick is one of 105 counties and independent cities in Virginia. Brunswick County lies in south-central Virginia, on the North Carolina border. It is bound by the Virginia Counties of Nottoway and Dinwiddie to the north, Greenville to the east, and Mecklenburg and Lunenburg to the west, and the North Carolina Counties of Warren and Northampton to the south. See MAP 1.

Brunswick County consists of 579 square miles of generally flat or gently rolling land. Elevations range from 150 to 315 feet above sea level. Drainage is provided by the Meherrin, Nottoway, and Roanoke Rivers and their tributaries.

The County seat, Lawrenceville, is 64 miles southwest of Richmond and 75 miles northeast of Raleigh. The County is connected to other Virginia localities and other states by an excellent transportation network consisting of highway, rail, and air transportation systems.

The County government is centered in the traditional Board of Supervisors, augmented by the Board's appointed administrative officer, the County Administrator. The Board is composed of five members with one from each of the County's election districts, elected by citizens for a term of four years. The seat of government is located in Lawrenceville.

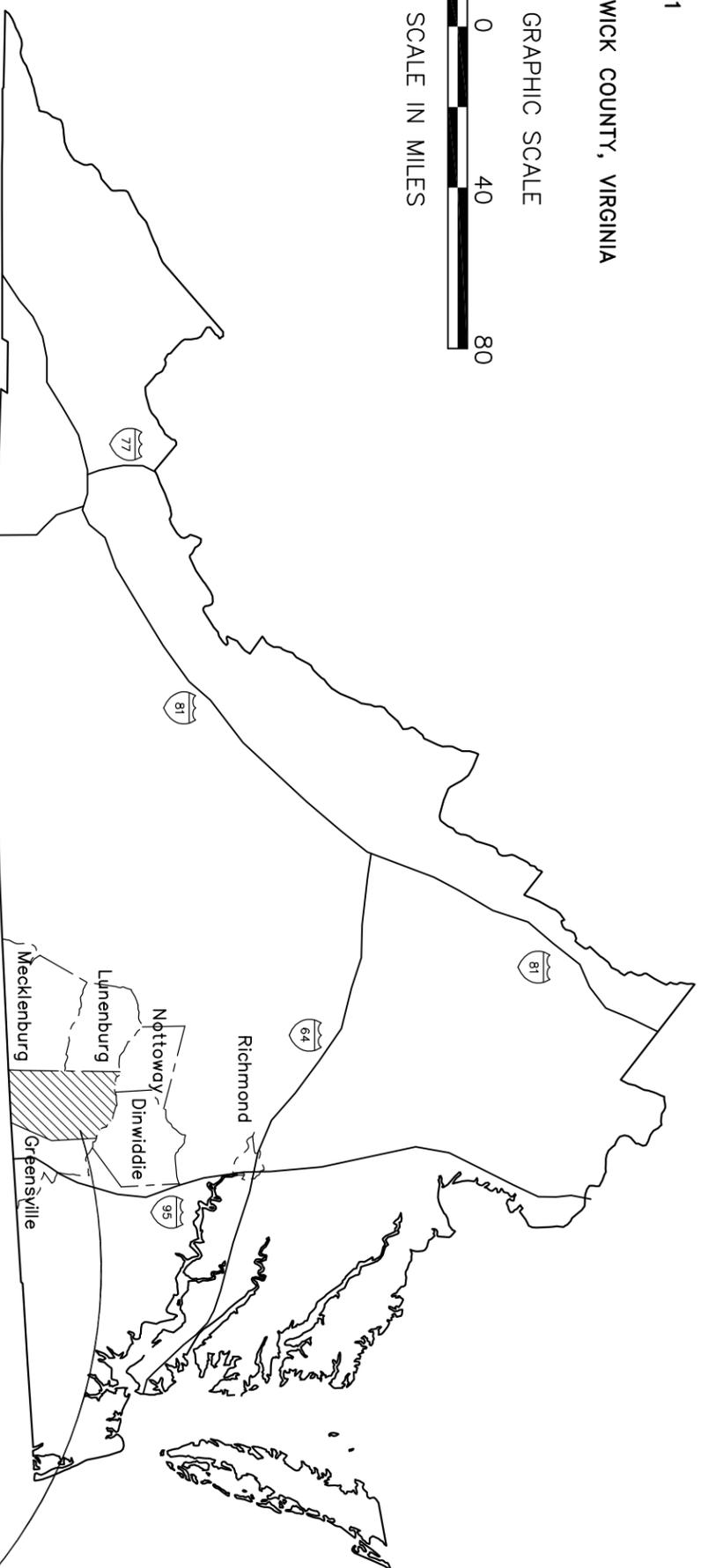
MAP 1

REGIONAL SETTING OF BRUNSWICK COUNTY, VIRGINIA

GRAPHIC SCALE



SCALE IN MILES



Alberta  
NOT TO SCALE

Lawrenceville  
NOT TO SCALE

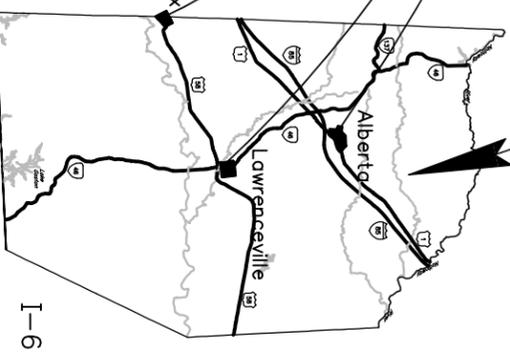
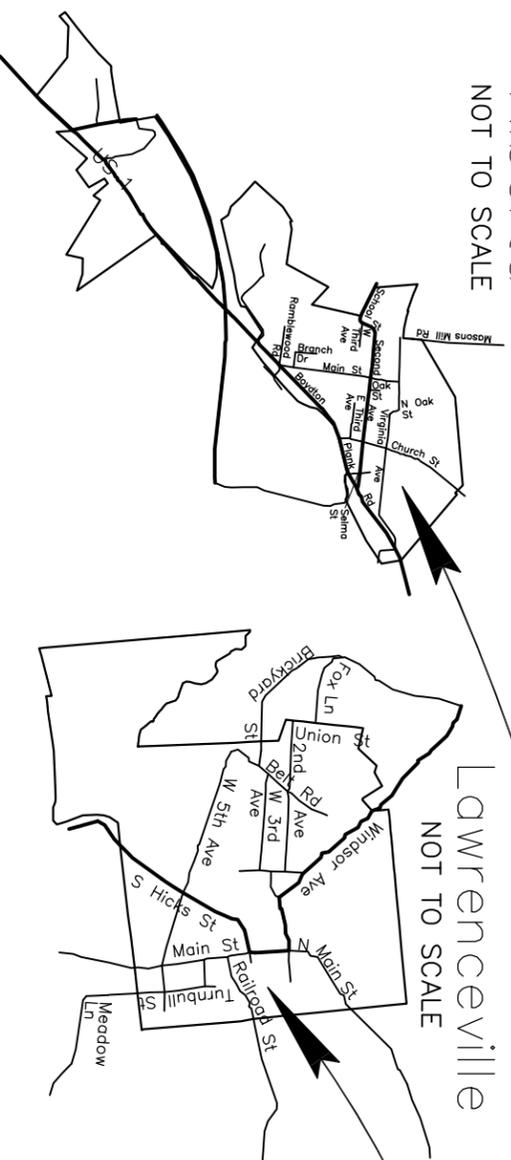
Brodnax  
NOT TO SCALE

Brunswick County

GRAPHIC SCALE



SCALE IN MILES



County of Brunswick, Virginia and Community Planning Collaborative, Inc.

## **II. NATURAL CONDITIONS**

### **A. Introduction**

Natural features of the land have an effect on settlement patterns. The features of topography, soils, geology, water, and vegetation establish the basic suitability and capacity of the land for development. These features affect the way in which particular parcels of land can be used, greatly influencing overall land use patterns, and affect the cost of public facilities and service.

### **B. Air Quality**

According to the Virginia Department of Environmental Quality, Office of Air Monitoring, no monitoring activity has occurred in Brunswick County in recent history. No air quality problems exist in the County. As far as National Air Quality Standards are concerned, Brunswick County is in compliance.

### **C. Climate**

A moderate climate prevails in Brunswick County with an average annual temperature of 57 degrees. Summer temperature average 76.5 degrees, while winter temperatures average 42 degrees. The frost-free growing season extends from about April 15<sup>th</sup> to October 20<sup>th</sup>, providing a growing season of approximately 188 days. The annual rainfall averages 43 inches. The months of July and August generally average over 5 inches of rainfall, while November (the driest month) averages 2 inches.

The area occasionally experiences a snow storm, generally during the colder months of January and February. Total annual snow accumulation seldom exceeds 12 inches. Winds prevail from a southerly direction and are of low velocity. Some light winds can be expected during storms.

### **D. Flood Plains**

Perhaps the most obvious and easily understood conservation area is the flood plain, the area where water spreads out beyond the normal creeks or riverbanks in times of heavy rain. The flood areas that are not so obvious are the floodway fringe areas. These are areas in which flooding may occur once every 50 to 100 years.

The stream and river flood plains in Brunswick County have been mapped by the Federal Emergency Management Agency (FEMA) in Washington, D.C. Brunswick County and Lawrenceville qualify for the National Flood Insurance Program. This program provides those structures within the mapped flood hazard areas with flood insurance coverage at moderate premium rates. Insurance under the program is underwritten by private insurance companies in conjunction with Federal monetary support.

The flood plain areas will be an integral part of the Comprehensive Plan. The knowledge of these areas will benefit both the public and individuals. The County can protect itself and flood plain property owners from disastrous life and property losses by controlling the location and uses within the flood plain.

Flood Insurance Rate Maps (FIRM) and Floodway Boundary and Floodway Maps are available for Brunswick County from FEMA. Copies of these maps are available for public inspection in the County's administrative offices. The general boundaries of the floodplains are shown on MAP 2 HYDROLOGIC FEATURES – FLOODPLAIN AND WATERSHED BOUNDARIES which follows the next section as page II-4.

### **E. Ground and Surface Water Resources**

The availability of adequate supplies of water is critical for urban type development. Brunswick County is located in the Chowan and Roanoke River Basins. The northern 80% of the County is in the Chowan Basin with surface water channeled toward the Chowan River via the Nottoway and Meherrin Rivers. Major tributaries feeding into these rivers include Waqua Creek and Sturgeon Creek into the Nottoway River, and Great Creek, Reedy Creek, Rose Creek, Hays Creek, and Allen Creek into the Meherrin River. The remainder of the County is in the Roanoke Basin with surface water channeled toward the Roanoke River via Poplar, Pigeonroost, Rattlesnake, Songbird, Lizzard, Mill, Cold Spring, and Pea Hill Creeks.

There are three major existing water impoundments in Brunswick County: Cedar Creek Reservoir (Fort Pickett), Lake Gaston, and Great Creek Watershed. Numerous smaller impoundments also represent a significant water resource. Cedar Creek Reservoir, located on the Nottoway River at Christanna Highway Route 46, serves as a public water supply for the Town of Blackstone in Nottoway County. An average of .3 million gallons per day (MGD) to a maximum of .5 MGD of water is withdrawn by Blackstone.

Lake Gaston, completed in 1962 by the Virginia Electric and Power Company, is located principally in North Carolina and partly in Mecklenburg and Brunswick Counties, Virginia. This reservoir, 34 miles long (18 miles in Virginia), has a surface area of 20,300 acres and 350 miles of shoreline. The lake is located in the southern part of Brunswick County bordering North Carolina and has 75 miles of shoreline in the County. The water level in this lake is maintained with very little or no fluctuation, with the primary exception being a recent need to temporarily lower the level to control the spread of the nuisance weed Brazilian Elodea by exposure to the effects of freezing and drying. The anticipated frequency of control is once every three to five years. Lake Gaston is a water source for the City of Virginia Beach through an 85-mile long pipeline.

The Great Creek Watershed Project has a surface area of 210 acres and 9.9 miles of shoreline. This water impoundment, located generally northwest of the Town of Lawrenceville, serves (among other purposes) to curtail flooding in low lying areas in and around Lawrenceville.

Knowledge of County watersheds lends greatly to future land use planning. Some watersheds serve as surface water recharge areas or reservoirs. Others contain fragile ecosystems which, if disturbed, may cause irreversible damage such as erosion, sedimentation, flooding, and pollution to themselves and areas downstream. Still others can be developed into recreational, residential, commercial, or industrial land uses with the utilization of proper safeguards such as storm drainage control, a sanitary sewer system, and control of vegetative cover. The proper use of watersheds is a function of the comprehensive plan and some in Brunswick County will have prospective uses outlined within this plan. The County's major watersheds are reflected on MAP 2 HYDROLOGIC FEATURES - FLOODPLAIN AND WASTERSHED BOUNDARIES which follows this section.

The following groundwater information is from reports by the Virginia Division of Water Resources. Being in the Piedmont Province, Brunswick County is underlain by igneous and metamorphic bedrock. The zone above bedrock is covered by soil and decomposed rock from 0 to 60 feet in thickness. The bedrocks are poor aquifers and provide for very little accumulation of groundwater except where sizeable fractures occur. The occurrence of fractures is difficult to predict, but because they decrease in size and number with depth, drilling deeper than 300 feet has seldom increased the yield of a well. Wells should be located at lower elevations where bedrock may be weaker due to fracture zones and where more recharge is available. Drilling seems to have been more successful in the schistose rocks in the western part of the County than in the central portion which is underlain largely by granitic and gneissic rocks.

Drilled wells are constructed to exclude near-surface waters by casing off all unconsolidated material above firm bedrock. Wells of this type are mostly six inches in diameter and generally range in depth from 100 to 400 feet. Most of these wells have produced less than 50 gallons per minute.

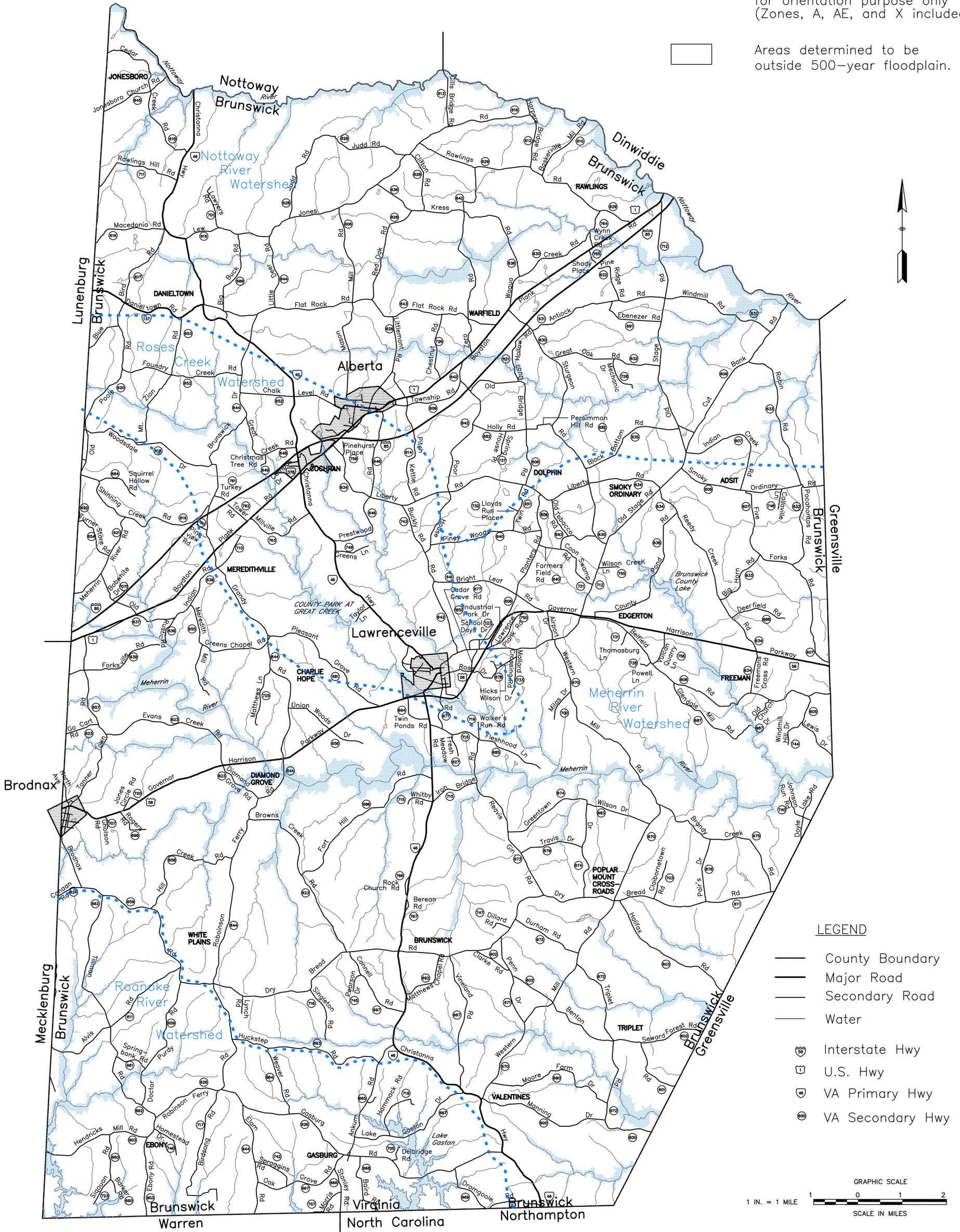
Many shallow large-diameter wells have been dug or bored into the over-lying soil cover to supply water for domestic and farm use throughout the County. The best yielding wells of this type, which are 24 to 36 inches in diameter and 30 to 60 feet deep, are located in relatively low or flat areas where there is more than 25 feet of soil and weathered rock over bedrock. Major problems with these wells are the danger of decreased yield during prolonged droughts and the possibility of contamination from nearby surface sources.

Groundwater is of fairly good chemical quality throughout the County. The water usually is soft to moderately hard and low in dissolved solids. In some places the water is slightly acidic and iron content may be excessive. Groundwater is not an unlimited resource and must be utilized circumspectly. Over-utilization of groundwater can cause vicinity ground well water to descend below intake levels. Groundwater will continue to be a water source for many rural residents in Brunswick County, but this source should be supplemented or replaced with surface water supply where concentrations of population occur and economic conditions warrant such. It is also notable that conjunctive use of groundwater to replenish surface water supplies is a method recommended by Virginia Polytechnic Institute researchers for extending the life of surface water supplies during drought. The Comprehensive Plan will address population concentrations and the related needs for public facilities and services.

In 1996, the Department of Environmental Quality notified executive directors of various soil and water conservation districts in the Commonwealth, of localities within their district having waters identified as not meeting water quality standards. The information provided by the State identified stream names and locations, water quality standards that were not being met, and possible causes and sources of water quality impairment. The stream identified in Brunswick County was (segments of) Rose's Creek.

# MAP 2 HYDROLOGIC FEATURES – FLOODPLAIN AND WATERSHED BOUNDARIES

-  Special flood hazard areas:  
for orientation purpose only  
(Zones, A, AE, and X included)
-  Areas determined to be  
outside 500-year floodplain.



### LEGEND

-  County Boundary
-  Major Road
-  Secondary Road
-  Water
-  Interstate Hwy
-  U.S. Hwy
-  VA Primary Hwy
-  VA Secondary Hwy



## **F. Minerals**

Brunswick County is in the Piedmont province and is underlain by igneous and metamorphic rocks. In the past, quarries have been operated in granitic rocks near Lawrenceville by Vulcan Materials Company, near Rawlings by Lone Star Industries, and near Dolphin by Dolphin Stone - a division of West Sand and Gravel Company. The stone was crushed and marketed for roadstone, ballast, concrete aggregate, and other uses. Vulcan Materials currently operates a rock quarry on approximately 20 acres near Freeman. Land use planning should consider the impacts these active and potentially active mining operations have on surrounding areas and discourage incompatible development.

## **G. Forest Resources**

Forestlands are perhaps the most important aesthetic, environmental, and economic resources of Brunswick County. While their annual value as a cash crop can be determined, their economic value as the scenic backdrop of the County is incalculable. They provide most of the beauty which the County offers as a residential community and tourist attraction, and are of great importance in reducing soil erosion and in creating wildlife habitats. Major stands of trees that remain along traffic arteries and between or within smaller residential neighborhoods reduce noise levels, provide a sense of privacy, create scale, protect residential values, and make urban development less noticeable by isolating smaller units.

Forests cover 80% of the County's total land area with approximately 287 thousand acres in forestland. Dominant forest types include both hard and soft woods. TABLE 1 which follows, breaks down the County's forest inventory by species and acres. TABLE 2 lists the County's forest inventory by age groups and acres.

Sawtimber is defined as those commercial species nine inches and larger in diameter at breast height (DBH) (4-1/2 feet above the ground) for softwoods and 11 inches DBH for hardwoods and containing at least one 12-foot sawlog. Growing stock is defined as sawtimber, poletimber, saplings, and seedlings; that is, all live trees except rough and rotten trees.

Forests and related wood products industries have historically been an integral part of the economy of Brunswick County. In fact, Brunswick County ranks first in Virginia with an average annual (1986-2001) harvest value of \$12,905,170.00. Future land use plans should include forests in the broad definition of agriculture and recognize lands best suited for forestry development. The forest resources in Brunswick County are presented in TABLE 3. TABLE 4 shows Brunswick County forest land by site class. It identifies the timber production potential of existing forest land which should be useful in studies and in setting policies dealing with prime forest lands.

<b>TABLE 1 FOREST INVENTORY - SPECIES AND ACRES BRUNSWICK COUNTY, VIRGINIA</b>	
<b>SPECIES</b>	<b>ACRES</b>
Loblolly Pine Mix	131,809
Oak – Pine	45,968
Oak – Hickory	97,459
Oak – Gum Cypress	5,238
Elm, Ash, Cottonwood	10,476
<b>TOTAL</b>	<b>290,950</b>

SOURCE: Virginia Department of Forestry.

<b>TABLE 2 FOREST INVENTORY - AGE GROUP IADATA AND ACRES BRUNSWICK COUNTY, VIRGINIA</b>	
<b>AGE GROUP DATA</b>	<b>ACRES</b>
Hardwood & Pine Sawtimber	83,786
Poletimber	117,178
Seedlings	84,980
Non-stocked	N/A
<b>TOTAL</b>	<b>290,950</b>

SOURCE: Virginia Department of Forestry.

<b>TABLE 3 FOREST RESOURCES, 1997 BRUNSWICK COUNTY, VIRGINIA</b>									
<b>County Area by Land Class</b>									
<b>FOREST LAND (acres)</b>									
ALL LAND	TOTAL	TIMBERLAND	UNPRODUCTIVE	PRODUCTIVE RESERVED	NONFOREST LAND				
360,460	290,950	290,950	--	--	69,510				
<b>OWNERSHIP OF COMMERCIAL LAND (acres)</b>									
ALL OWNERSHIP	NATIONAL FORESTS	OTHER	FOREST INDUSTRY	FARMER	MISC. PRIVATE				
290,950	--	6,350	80,335	52,376	151,889				
<b>VOLUME OF SAWTIMBER AND GROWING STOCK</b>									
<b>SAWTIMBER (board feet in thousands)</b>					<b>GROWING STOCK (board feet in thousands)</b>				
ALL SPECIES	PINE	OTHER SOFTWOOD	SOFT HARDWOOD	HARD HARDWOOD	ALL SPECIES	PINE	OTHER SOFTWOOD	SOFT SOFTWOOD	HARD HARDWOOD
1,096,193	629,739	--	192,924	273,530	401,268	207,389	2,239	79,419	112,221
<b>NET ANNUAL GROWTH AND CUT OF GROWING STOCK</b>									
<b>GROWING STOCK (cubic feet in thousands)</b>				<b>SAWTIMBER (cubic feet in thousands)</b>					
	ALL SPECIES	SOFTWOOD	HARDWOOD	ALL SPECIES	SOFTWOOD	HARDWOOD	ALL SPECIES	SOFTWOOD	HARDWOOD
GROWTH	22,068	14,452	7,616	75,238	50,985	24,253			
CUT	14,557	8,229	6,328	48,576	26,167	22,409			

SOURCE: Virginia Department of Forestry.

**TABLE 4  
AREA OF TIMBERLAND BY SITE CLASS, 1997  
(Cubic Feet Per Acre Per Year)  
BRUNSWICK COUNTY, VIRGINIA**

	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5
Brunswick	--	2,976	61,603	220,777	5,594

Site Class: A classification of forest land in terms of inherent capacity to grow crops  
 Class 1: Sites capable of producing more than 164 cubic feet per acre annually.  
 Class 2: Sites capable of producing 120-164 cubic feet per acre annually.  
 Class 3: Sites capable of producing 85-119 cubic feet per acre annually.  
 Class 4: Sites capable of producing 50-85 cubic feet per acre annually.  
 Class 5: Sites capable of producing 20-49 cubic feet per acre annually.

SOURCE: Virginia Department of Forestry

**H. Soil Types**

Soils interact with topography to further determine natural land use patterns. A detailed soil survey of the County is currently in process. Currently the best information available relates to soil associations as defined and mapped by the U.S. Department of Agriculture, Soil Conservation Service. See MAP 3 GENERAL SOILS MAP and TABLE 5 RATINGS FOR SOIL ASSOCIATIONS at the end of this chapter. Soil associations reflect only general or relative conditions, but can still be useful in making general decisions regarding where development should be encouraged or discouraged. The soils of Brunswick County have been classified into nine soil associations. The associations are rated according to limitations for selected uses. These ratings are only a general guide. Thus, a finer scale of analysis is still necessary to determine the characteristics of specific parcels of land.

**I. Topography**

Brunswick County consists of 579 square miles of generally flat or gently rolling land. Elevations range from 150 to 315 feet above sea level. Drainage is provided by the Meherrin, Nottoway, and Roanoke Rivers and their tributaries. The land surface of Brunswick County slopes gradually toward the southeast. The slope of land is a determinant of land use. Level or nearly level land (0-5% slope) is well suited for all types of development. Rolling or gently sloping land (5-10% slope) is best suited for residential development on large lots. Steeply sloping land (above 15% slope) is best suited for open space, watershed and erosion protection, and conservation purposes. Approximately 90% of the land in Brunswick County is classified 0 to 5% slope. The 5 to 10% slopes generally occur southwest and west of Lawrenceville and in the northern section near Fort Pickett. Above 15% slopes are sparsely located in these latter locations. Topographic conditions in Brunswick County are generally not a deterrent to urban type or agricultural development.

**J. Conclusions**

Brunswick County’s natural conditions are a huge drawing card for visitors and a source of pride for residents. The County must work in concert with private, State, and Federal entities to protect and preserve resources while providing for jobs and necessary community facilities.

# MAP 3 GENERAL SOILS MAP

Areas dominated by soils developed from granites, gneisses and schists with light colored sandy surface soils.

- 1 CECIL-APPLING-MADISON ASSOCIATION: Minor inclusions of Wilkes, Seneca and Warsham. Deep well drained soils with moderately permeable red to yellowish - red clay subsoils. Gently sloping to strongly sloping relief.
- 2 APPLING-DURHAM ASSOCIATION: Minor inclusions of Colfax, Warsham, and Louisburg. Deep well drained soils with moderately permeable yellowish-red to yellow clay and sandy clay loam subsoils. Gently sloping to strongly sloping relief.
- 3 APPLING-LOUISBURG-CECIL ASSOCIATION: Minor inclusions of Wilkes, Mixed Alluvial land and Seneca. Deep well drained soils with moderately permeable yellowish-red and red clay subsoils. Louisburg is shallow and has no subsoil. Gently sloping to moderately steep slopes.
- 4 APPLING FINE GRAVELLY FINE SANDY LOAM - CECIL FINE GRAVELLY FINE SANDY LOAM ASSOCIATION: Minor inclusions of Louisburg, Seneca and Warsham. Deep well drained soils with moderately permeable yellowish-red and red clay subsoils. Mostly gently sloping to sloping relief.
- 5 GEORGEVILLE-HERNDON ASSOCIATION: Minor inclusions of Goldston and Warsham. Deep well drained soils with moderately permeable subsoils. Gently sloping to strongly sloping relief.
- 6 HERNDON-GEORGEVILLE ASSOCIATION: Minor inclusions of Goldston, Orange and Warsham. Deep well drained soils with moderately permeable subsoils. Gently sloping to sloping relief.

Areas dominated by soils developed from granites and those developed from coastal plain sediments with light colored sandy surface soils.

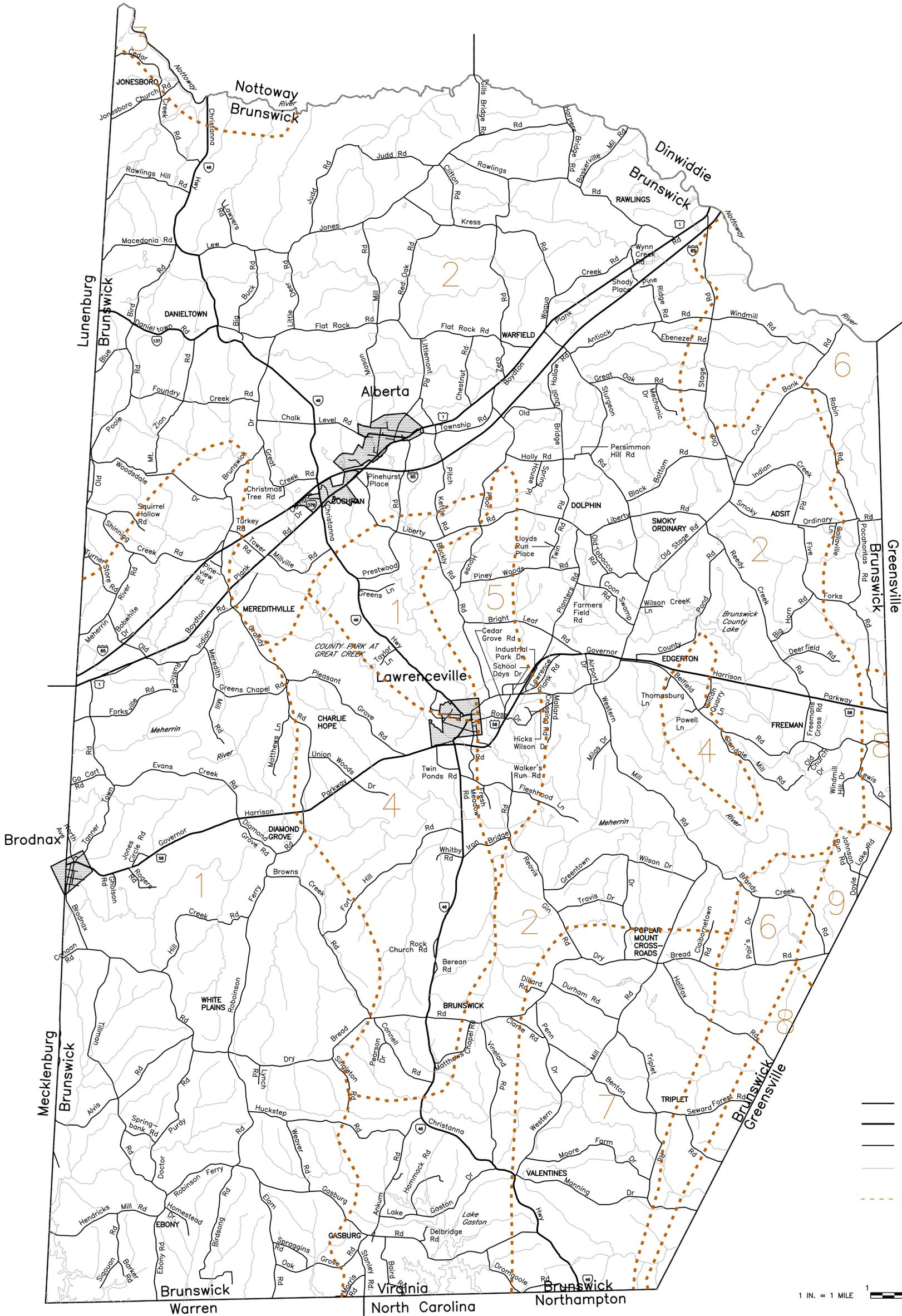
- 7 APPLING-COLFAX-CHESTERFIELD-NORFOLK ASSOCIATION: Minor inclusions of Marlboro, Warsham and Durham. Deep well drained moderately permeable yellowish-red and yellowish-brown clay to sandy clay loam subsoils. Colfax is deep, somewhat poorly drained with gray slowly permeable subsoils. Gently sloping to sloping relief.

Areas dominated by soils developed from sericite schists and those developed from coastal plain sediments.

- 8 CHESTERFIELD-HERNDON-GEORGEVILLE ASSOCIATION: Minor inclusions of Norfolk, Marlboro and Warsham. Deep well drained soils with moderately permeable yellowish-red and red clay subsoils. Chesterfield has sandy surface soils, Herndon and Georgeville have loam surface soils. Gently sloping to sloping relief.

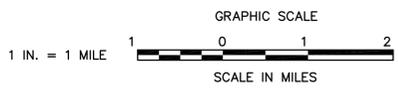
Areas dominated by soils developed from coastal plain sediments with light colored sandy surface soils.

- 9 CHESTERFIELD-MARLBORO-NORFOLK ASSOCIATION: Minor inclusions of Appling and Wagram. Deep well drained soils with moderately to slowly permeable yellowish-red to yellowish-brown clay and sandy clay loam subsoils. Marlboro is slowly permeable. Gently sloping to sloping relief.



## LEGEND

- County Boundary
- Major Road
- - - Secondary Road
- Water
- - - Soil Boundary



# BRUNSWICK COUNTY, VIRGINIA

### III. COUNTY-WIDE POPULATION AND DEMOGRAPHIC ANALYSIS

#### A. Introduction

This chapter contains text and tables which describe the past and present nature of the community and projections of future growth. Information presented here introduces a number of issues which are central to the Comprehensive Plan. An understanding of these issues is necessary in order to effectively plan for the future. Land use planning must be sensitive to the changing characteristics of the population of a community. Changes in population create changing demands for housing, commercial services, public facilities, and services

#### B. Population Trends

Population counts from 1940 through 2000 for Brunswick County, the Southside Planning District, and the State of Virginia are contained in TABLE 6. It is notable that Brunswick County experienced an increase in population of 2,787 people (17.8%) between the years 1980 and 2000. The 2000 population figure includes some 663 inmates housed at the Brunswick Correctional Facility.

**TABLE 6  
POPULATION, 1940-2000  
BRUNSWICK COUNTY, VIRGINIA**

YEAR	BRUNSWICK COUNTY	SOUTHSIDE PDC	VIRGINIA
1940	19,575	92,779	2,677,773
1950	20,136	95,075	3,318,680
1960	17,779	88,818	3,966,949
1970	16,172	82,563	4,651,448
1980	15,632	82,768	5,346,818
1990	15,987	81,258	6,189,197
2000	18,419	88,154	7,078,515

SOURCE: Virginia Employment Commission and CENSUS 2000.

**C. Population by Districts and Towns**

TABLE 7 compares the 1990 and 2000 populations for the County’s election districts including totals for the Towns.

**TABLE 7  
POPULATION BY DISTRICTS AND TOWNS, 1990 AND 2000  
BRUNSWICK COUNTY, VIRGINIA**

DISTRICTS/TOWNS	1990	2000
Meherrin District	3,421	3,718
Brodnax Town	320	322
Red Oak District	2,640	2,818
Alberta Town	337	314
Sturgeon District	2,370	2,363
Powellton District	1,602	1,933
Totaro District	5,954	7,587
Lawrenceville Town	1,486	1,258
COUNTY TOTAL	15,987	18,419

SOURCE: U.S. Census of Population and Housing, 1990 and CENSUS 2000.

**D. Population by Age, Sex, and Race**

The County's population in 2000 was 18,419. There were 9,776 (53.08%) males and 8,643 (46.92%) females. The median age of the total population in 1990 was 34.2 years. By 2000, the median age was reported as 38.1 years, significantly higher than in 1990. TABLE 8 provides a breakdown by age and sex.

In 1990, there were 6,605 (41.3%) whites and 9,382 (58.7%) blacks. In 2000, there were 7,734 (41.9%) whites, 10,472 (58.85%) blacks, and 215 (1.16%) people of other races.

**TABLE 8  
POPULATION BY AGE AND SEX, 2000  
BRUNSWICK COUNTY, VIRGINIA**

AGE GROUP (YEARS)	TOTAL	MALE	FEMALE
Under 5	914	443	471
5-9	1,004	515	489
10-14	1,162	623	539
15-17	687	345	342
18-19	555	250	305
20	279	143	136
21	255	138	117
22-24	742	468	274
25-29	1,276	833	443
30-34	1,416	892	524
35-39	1,494	868	626
40-44	1,468	834	634
45-49	1,409	767	642
50-54	1,192	631	561
55-59	1,006	507	499
60-61	314	140	174
62-64	567	283	284
65-66	328	149	179
67-69	472	227	245
70-74	732	321	411
75-79	502	189	313
80-84	369	131	238
85 and up	276	79	197
<b>TOTAL</b>	<b>18,419</b>	<b>9,776</b>	<b>8,643</b>

SOURCE: CENSUS 2000.

The median age of residents of Brunswick County in 2000 was 38.1 years. This has been in keeping with both nationwide and statewide trends toward an older population. This increase in the age of the population stems from a decrease in the birth rate. Fewer children are being born; therefore, the general population grows older with each passing year. The trend toward an older general population in the County is well established. Barring a sharp increase in the birth rate, a rapid in-migration of young people, or a rapid out-migration of older residents this trend will persist. A notable fact about the age structure of the County is the discrepancy between the median age of males and females. In 2000, the median age of males was 36.4 years while the median age of females was 40.5 years.

**E. Marital Status**

In 2000, for the population 15 years and older in Brunswick County (15,329 people), there were 8,077 (52.7%) married people and 945 (6.2%) married, but separated people in Brunswick County. There were 3,726 (24.3%) people reported as never married, 1,583 (10.3%) people reported as widowed, and 998 (6.5%) people reported as divorced.

## F. Families

CENSUS 2000 reported there were 4,310 family households (of a total 6,277 households) in Brunswick County. This number was up from the 4,090 families reported in 1990. The average family size was 3.00 people in 2000. TABLE 9 breaks down Brunswick County's household types (family households, other family types, and non-family households) and the presence of children in 2000.

**TABLE 9  
HOUSEHOLD TYPE AND PRESENCE OF CHILDREN  
UNDER 18 YEARS OLD, 2000  
BRUNSWICK COUNTY, VIRGINIA**

HOUSEHOLD TYPE	NUMBER
<b>TOTAL HOUSEHOLDS</b>	<b>6,277</b>
<b>1 PERSON HOUSEHOLDS</b>	<b>1,733</b>
<b>2 OR MORE PERSON HOUSEHOLDS</b>	<b>4,544</b>
<i>Family households:</i>	<b>4,310</b>
-married couple families	2,947
-with children under 18	1,061
-without children under 18	1,886
other family types:	1,363
-male householder, no wife present	321
-with children under 18	137
-with no children under 18	184
-female householder, no husband present	1,042
-with children under 18	521
-with no children under 18	521
<i>Non family households:</i>	<b>234</b>
with male householder	160
with female householder	74

SOURCE: CENSUS 2000 and Southside Planning District Commission.

## G. Households

In 1990, there were 5,576 households recorded in Brunswick County. CENSUS 2000 reports that there were 6,277 households with 15,518 people reported as living in households for an average household size of 2.47 people.

## H. Population Projections

As previously noted, the County has gained population since 1980. Population projections made by the Virginia State Demographer, as shown in TABLE 10 for the years 2010, 2020, and 2030, indicate a continuation of the trend unless circumstances dramatically change. These projections may prove to be low. Increases of the prison inmate population at the Brunswick Correctional Facility will contribute to the County's growth as will continued growth in and around the towns and in areas surrounding Lake Gaston.

**TABLE 10**  
**POPULATION PROJECTIONS: BRUNSWICK COUNTY, SOUTHSIDE PDC, AND VIRGINIA,**  
**2010, 2020, 2030**  
**BRUNSWICK COUNTY, VIRGINIA**

	2010 PROJECTION	2020 PROJECTION	2030 PROJECTION
Brunswick County	18,700	19,000	19,300
Southside PDC	87,900	88,000	88,100
Virginia	7,892,900	8,601,900	9,275,101

SOURCE: Virginia Employment Commission and Virginia State Demographers Office.

### **I. Conclusions**

Indications are that Brunswick County will continue to experience slow to moderate population growth during the planning period. Growth management will become more problematic as competing uses vie for space and facilities.

**IV. COUNTY-WIDE ECONOMY**

**A. Introduction**

Economic expansion or changes in the economic structure of a community trigger the conversion of land to new uses and in turn creates the need for new public facilities and services. Understanding these dynamic forces is therefore a prerequisite for land use planning.

**B. Civilian Labor Force, Employment and Unemployment Trends**

TABLE 11 compares Brunswick County’s civilian labor force, employment totals, and unemployment totals and unemployment rates from 1996-2004.

**TABLE 11  
CIVILIAN LABOR FORCE, EMPLOYMENT, AND UNEMPLOYMENT  
(ANNUAL AVERAGES), 1996-2004  
BRUNSWICK COUNTY, VIRGINIA**

YEAR	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	UNEMPLOYMENT RATE (PERCENT)
1996	6,576	6,106	470	7.1
1997	6,842	6,428	414	6.1
1998	7,331	7,026	305	4.2
1999	7,663	7,361	302	3.9
2000	6,789	6,553	236	3.5
2001	7,842	7,456	386	4.9
2002	8,149	7,699	450	5.5
2003	8,181	7,645	536	6.6
2004	6,283	5 831	452	7.2

SOURCE: Virginia Employment Commission.

TABLE 12 shows Brunswick County’s unemployment trends versus the State. Although the County’s rate typically runs higher than the State’s, the County’s unemployment rate in 2004 was nearly twice that of the State.

**TABLE 12  
UNEMPLOYMENT RATES  
BRUNSWICK COUNTY AND VIRGINIA, 1996-2004  
BRUNSWICK COUNTY, VIRGINIA**

YEAR	BRUNSWICK COUNTY UNEMPLOYMENT RATE (%)	VIRGINIA UNEMPLOYMENT RATE (%)
1996	7.1%	4.3%
1997	6.1%	3.7%
1998	4.2%	2.8%
1999	3.9%	2.7%
2000	3.5%	2.3%
2001	4.9%	3.2%
2002	5.5%	4.2%
2003	6.6%	4.1%
2004	7.2%	3.7%

SOURCE: Virginia Employment Commission.

TABLE 13 shows the civilian labor force and numbers of employed and unemployed people in Brunswick County, Virginia, and the United States for the June 2005 time period. These figures are not seasonally adjusted.

**TABLE 13  
CIVILIAN LABOR FORCE, EMPLOYMENT, AND UNEMPLOYMENT  
BRUNSWICK COUNTY, VIRGINIA, AND UNITED STATES, JUNE 2005  
BRUNSWICK COUNTY, VIRGINIA**

AREA	CIVILIAN LABOR FORCE	NUMBER EMPLOYED	NUMBER UNEMPLOYED	UNEMPLOYMENT RATE
BRUNSWICK COUNTY	6,325	5,885	440	7.0%
VIRGINIA	3,953,595	3,803,156	150,439	3.8%
UNITED STATES	150,327,000	142,456,000	7,870,000	5.2%

SOURCE: Virginia Employment Commission.

The total number of employees located in Brunswick County in 2004 was 4,761. The largest major industry sector was Education Services with 22 percent of the employment, followed by Administration, Support, Waste Management, and Remediation with 12 percent, and Public Administration with 12 percent. TABLE 14 lists the major industry groups in Brunswick County. These figures are for the 4<sup>th</sup> Quarter, 2004 time frame.

**TABLE 14  
MAJOR INDUSTRIES  
BRUNSWICK COUNTY, VIRGINIA**

INDUSTRY GROUP	ESTABLISHMENTS	EMPLOYEES
Education Services	6	1,057
Administration, Support, Waste Management, and Remediation	18	557
Public Administration	27	552
Manufacturing	18	475
Retail Trade	49	373
Agriculture, Forestry, Fishing, and Hunting	39	299
Construction	42	298
Accommodation and Food Services	15	271
Health care and Social Assistance	19	263
Transportation and Warehousing	44	215
Other Services (Except Public Administration)	41	95
Wholesale Trade	11	70
Finance and Insurance	16	63
Arts, Entertainment, and Recreation	6	49
Professional, Scientific and Technical Services	14	44
Real Estate and Rental and Leasing	5	13
Mining	Confidential	Confidential
Information	Confidential	Confidential
Management of Companies and Enterprises	Confidential	Confidential

SOURCE: Virginia Employment Commission, Labor Market Statistics, Covered Employment and Wages Program.

TABLE 15 shows the average number of business establishments, average employment, and average weekly wage in Brunswick County from 1996 through 2004.

**TABLE 15  
AVERAGE NUMBER OF ESTABLISHMENTS, AVERAGE EMPLOYMENT,  
AND AVERAGE WEEKLY WAGE, 1996-2004  
BRUNSWICK COUNTY, VIRGINIA**

YEAR	AVERAGE ESTABLISHMENTS	AVERAGE EMPLOYMENT	AVERAGE WEEKLY WAGE
1996	393	4,336	\$365
1997	412	4,389	\$383
1998	403	4,816	\$397
1999	410	4,901	\$410
2000	395	4,964	\$433
2001	404	4,841	\$450
2002	394	4,764	\$461
2003	408	4,577	\$477
2004	390	4,699	\$500

SOURCE: Virginia Employment Commission, Labor Market Statistics, Covered Employment and Wages Program.

The average weekly wage for Brunswick County in the 4<sup>th</sup> Quarter of 2004 was up to \$525. This would be equivalent to \$13.13 per hour or \$27,300 per year, assuming a 40-hour week worked the year round. TABLE 16 shows the average weekly wage information for Brunswick County, Virginia, and the United States for the 4<sup>th</sup> Quarter of 2004 time period.

**TABLE 16  
AVERAGE WEEKLY WAGES, BRUNSWICK COUNTY, VIRGINIA, AND UNITED STATES  
4<sup>th</sup> QUARTER 2004  
BRUNSWICK COUNTY, VIRGINIA**

AREA	AVERAGE WEEKLY WAGE
Brunswick County	\$525
Virginia	\$840
United States	\$812

SOURCE: Virginia Employment Commission, Labor Market Statistics, Covered Employment and Wages Program.

According to CENSUS 2000, 40.8% of people in Brunswick County who worked, lived and worked in Brunswick County while 41.1% commuted out of the County to work. An estimated 18.1% of people working in Brunswick County commuted into the County to work from other areas. The net in-commuters in 2000 was reported as -23.0%.

TABLE 17 lists the top fifty (50) employers in Brunswick County at the end of 2002 and shows the diversity of Brunswick County employers.

**TABLE 17  
TOP FIFTY (50) EMPLOYERS  
BRUNSWICK COUNTY, VIRGINIA**

1. Brunswick County School Board	26. Brodnax Lumber Company
2. Brunswick Correction Center	27. Hardee's
3. Corrections Corporation of Tennessee, Inc.	28. McDonald's Restaurant of Virginia
4. Saint Paul's College	29. Aubrey L. Clary Inc.
5. Southside Virginia Community College	30. Lake Gaston Resort
6. Brick and Tile Corporation of Lawrenceville	31. Robert E. Carroll Logging Inc.
7. County of Brunswick	32. Moseley and Nash Enterprises
8. The Cura Group Inc.	33. Pecht Distributors Inc.
9. Living Centers Southeast Inc.	34. S.R. Jones Jr. & Sons Inc.
10. Brunswick Academy	35. ARA Services
11. Hyponex Corporation	36. Meherrin Regional Library
12. Brunswick Academy	37. Z Best Inc.
13. Virginia Carolina Forest, Inc.	38. Allied Waste North America
14. Brunswick Box Company	39. The Scotts Company
15. My Room Inc.	40. Gasburg Timber Corporation
16. Nottoway Motel and Restaurant	41. Virginia Department of Correctional Education
17. MR Buts Inc.	42. Thompson Hospitality Services
18. Food Lion	43. Moulding and Millwork
19. Bishop and Settle Corporation	44. United States Postal Service
20. Vulcan Materials Company	45. Daniel Brothers Heating and Plumbing Inc.
21. M.M. Wright Inc.	46. Brunswick Rubber Company Inc.
22. Southside Community Services	47. Brunswick Ice and Coal Inc.
23. Home Aid Inc.	48. Uppy's Convenience Stores Inc.
24. Town of Lawrenceville	49. Upton Lumber Company Inc.
25. Lawrenceville Emporium	50. Ronald E. Wright Logging Inc.

SOURCE: Virginia Employment Commission, Covered Employment and Wages, 4<sup>th</sup> Quarter 2002.

### C. Agriculture

According to the U.S. Department of Agriculture (USDA), National Agricultural Statistics Service (NASS), there were 333 farms in Brunswick County, up 2% from 326 farms in 1997. However, the land in farms decreased 3% from 81,241 acres in 1997 to 79,045 acres in 2002. Similarly, the average size of farms decreased 5% from 249 acres in 1997 to 237 acres in 2002. Land in farms by type of land in 2002 was reported to be: 38.94% cropland; 48.95% woodland; 6.61% pasture; and, 5.50% other uses.

The market value of agricultural production in Brunswick County decreased 29%, from \$17,908,000 in 1997 to \$12,632,000 in 2002. Crop sales accounted for \$7,352,000 of the total value in 2002. Livestock sales accounted for \$5,280,000 of the total value. Of ninety eight localities in Virginia included by NASS, in 2002, Brunswick County ranked 51<sup>st</sup> in the total value of agricultural products sold. Of 95 localities counted, Brunswick County ranked 6<sup>th</sup> in value of sales of tobacco and 13<sup>th</sup> in value of sales of cotton and cottonseed.

Census 2000 reported 502 people employed in the agriculture, forestry, fishing and hunting, and mining industry. Principal operators of farms in 2002 in Brunswick County included 270 male operators and 63 female operators. The average age of principal operators was 58.3 years in 2002.

### **D. Manufacturing**

As of 2002, VEC reported 70 manufacturing firms in Brunswick County. Twenty-nine (29) of these produced durable goods, while forty-one (41) seven produced non-durable goods. Manufacturing employment accounted for about 10% of the employment in Brunswick County.

The Brunswick County Industrial Development Authority, through its Executive Director, actively recruits manufacturing firms to locate in Brunswick County. The County has an industrial park along U.S. 58 and long-range goals include the establishment of other parks in various parts of the County.

### **E. Commercial and Retail Enterprises**

In 2000, of the 6,467 people in Brunswick County counted as part of the employed civilian population over 16 years of age, 142 people were employed in wholesale trade, while 743 people were employed in retail trade. Food stores, convenience stores, and eating and drinking establishments employed about 25% of those employed in retail trade. Historically, sales of food and sales of automotive goods are the two largest categories of retail sales. Sales of general merchandise, furniture, and household appliances account for little of the total retail sales.

### **F. Government Employment**

In Brunswick County in 2000, there were 1,632 people employed by government agencies, accounting for 25% of the County's 6,467 employed civilian population over 16 years of age. There are 15 State establishments, 15 local establishments, and eight Federal establishments employing people in Brunswick County.

### **G. Income**

The US Department of Commerce, Bureau of Economic Analysis (BEA) reports in 2003, Brunswick County had a per capita personal income (PCPI) of \$18,802. This PCPI ranked 101<sup>st</sup> in the State and was 56 percent of the State average, \$33,730, and 60 percent of the national average, \$31,472. The 2003 PCPI reflected an increase of 3.5 percent from 2002. The 2002-2003 State change was 2.3 percent and the national change was 2.2 percent. In 1993 the PCPI of Brunswick County was \$13,134 and ranked 104<sup>th</sup> in the State. The 1993-2003 average annual growth rate of PCPI was 3.7 percent. The average annual growth rate for the State was 4.1 percent and for the nation was 4.0 percent.

BEA reports in 2003 Brunswick County had a total personal income (TPI) of \$342,128,000. This TPI ranked 80<sup>th</sup> in the State and accounted for 0.1 percent of the State total. In 1993 the TPI of Brunswick County was \$214,710,000 and ranked 81<sup>st</sup> in the State. The 2003 TPI reflected an increase of 2.6 percent from 2002. The 2002-2003 State change was 3.6 percent and the national change was 3.2 percent. The 1993-2003 average annual growth rate of TPI was 4.8 percent. The average annual growth rate for the State was 5.4 percent and for the nation was 5.1 percent.

Total personal income includes net earnings by place of residence; dividends, interest, and rent; and personal current transfer receipts received by the residents of Brunswick County. In 2003 net earnings accounted for 58.5 percent of TPI (compared with 59.7 in 1993); dividends, interest, and rent were 13.9 percent (compared with 15.3 in 1993); and personal current transfer receipts were 27.6 percent (compared with 25.0 in 1993). From 2002 to 2003 net earnings increased 2.5 percent; dividends, interest, and rent decreased 1.4 percent; and personal current transfer receipts increased 5.0 percent. From 1993 to 2003 net earnings increased on average 4.6 percent each year; dividends, interest, and rent increased on average 3.8 percent; and personal current transfer receipts increased on average 5.8 percent.

Earnings of persons employed in Brunswick County increased from \$169,785,000 in 2002 to \$172,491,000 in 2003, and increase of 1.6 percent. The 2002-2003 State change was 4.8 percent and the national change was 4.1 percent. The average annual growth rate from the 1993 estimate of \$115,310,000 to the 2003 estimate was 4.1 percent. The average annual growth rate for the State was 5.9 percent and for the nation was 5.3 percent.

#### **H. Population with Income Below Poverty Level**

CENSUS 2000 reported 2,559 people in Brunswick County lived below the poverty level. This represented about 14% of the County's total 2000 population (18,419). CENSUS 2000 reported 570 families living below the poverty level. Of this total, 353 (62%) were families with a female householder with no husband present.

#### **I. Conclusions**

Brunswick County must redouble its efforts to attract new business and industry to provide employment opportunities for its citizens. The lack of jobs and employment opportunities makes job creation and economic development more crucial than ever. The lack of a job base and the potential demise of tobacco as a cash crop make Brunswick County officials focus on alternatives to tobacco to maintain the agricultural base of the County and the expenditure of public funds to attract business and industry for the jobs these will bring.

## **V. COUNTY-WIDE HOUSING ANALYSIS**

### **A. Introduction**

Standard housing units provide, among other things, shelter, one of man's basic needs. Housing becomes a problem when man is not able to secure that housing which satisfies this need. Many groups and individuals, for a host of reasons, are confronted with a myriad of housing and housing related problems. The most prevalent and crucial problems, and those on which the most attention is centered, are related to too many substandard dwelling units and an inadequate supply of standard units to meet the demand and needs of the general population, at prices affordable by the general population.

A number of reports have indicated a correlation between the occupancy of substandard dwelling units and the occurrence of other problems (immoral and antisocial behavior, physical and mental diseases, poverty, etc.). Substandard dwelling units, whether occupied or vacant, are a problem. Entire communities, those within which such units exist and those adjacent thereto, can be negatively impacted by the problems associated with the existence and occupancy of less than standard dwelling units. All levels of government should do all that is possible to insure that decent housing and suitable living environments are made accessible to all citizens

Brunswick County has taken some measures to insure that decent housing is available to its residents. Through the efforts of the Southside Planning District Commission, housing needs in Brunswick County have been documented. The "1997 Overall Economic Development Plan, Southside Planning District," adopted July 1997, states the following: Brunswick and Mecklenburg Counties also had high rates for occupied units without complete plumbing at 7.8% and 7.5% respectively. While programs have helped alleviate the enormity of the problem, the above figures represent the need for more housing assistance and improvement programs to eradicate these conditions, especially in the more rural and unincorporated areas in the District where poverty tends to be more predominant and where basic water and sewage systems are either lacking or unavailable.

In the mid-1990s, a Comprehensive Community Development Grant was awarded for the Cedar Grove Neighborhood Project. The Cedar Grove Community was occupied by an estimated 128 minority persons of lower income who benefited from water, sewer, and street improvements. Rehabilitation of this neighborhood was a stepping stone towards improving the substandard housing throughout Brunswick County.

### **B. Distribution of Housing**

There were approximately 4,000 acres of land in Brunswick County utilized for residential purposes in 2000, representing an 11% increase over the approximately 3,600 acres used for such purposes since 1980.

In 1990, there were 6,456 total housing units in Brunswick County; 5,499 units were occupied. CENSUS 2000 reports 7,541 total housing units; 6,271 (83%) were occupied. Single-family structures have been the dominant housing type in Virginia and in Brunswick County. Multi-family residential development has not been very prevalent in Brunswick County. The number of mobile homes--single-wide and double-wide--in Brunswick County decreased from 1990 to 2000.

### **C. Distribution of Rental Housing**

Of the 5,499 housing units occupied by the total population of Brunswick County in 1990, 4,111 were owner-occupied. The median gross monthly rent in Brunswick County in 1990 was \$232. By 2000, owners occupied 4,871 housing units (77.6%) while 1,406 (22.4%) were renter occupied. The median gross monthly rent in 2000 was \$349.

#### **D. Building Permits Issued**

Since 1996, Brunswick County has seen a relatively constant level of building activity. TABLE 18 shows building permits issued for new structures from 1996-2004 and does not show churches, non-profits, farm buildings, repairs, additions, accessory buildings, renovations, etc. Estimates are provided for 1998 and 1999, as records for these years are unavailable. TABLE 18 shows manufactured and mobile homes (single-wide and double-wide) have accounted for 1,188 (72%) of the permits issued for new structures (1,641). Dwellings (single-family and modular homes) accounted for 453 (28%) of the permits issued.

#### **E. Housing Conditions**

In 1990, the median value of specified owner-occupied homes was \$43,300. In 2000, the median value of specified owner-occupied homes was \$73,000. Most people know that inflation has a large impact on home purchase and home ownership costs. In many places, site values, labor costs, construction material costs, maintenance and repair costs, mortgage interest payments, property taxes, and property insurance costs have increased. Inflation does not, however, completely explain the increased values. More amenities were attached to the typical house in many places. Census data shows that the median number of rooms for houses in Brunswick County in 1990 was 5.6. By 2000, the median number of rooms was 5.7. It is known that a larger number of homes in Brunswick County had complete plumbing facilities in 2000. The increased number of rooms and more complete plumbing facilities added to the value of homes in the County.

Less than 16% of the County's housing units use public sewer, while most use septic tank drain field systems. About 20% of the County's housing units use public water, while most rely on wells.

The sections which follow (and TABLE 19 at the end of this chapter) provides general housing characteristics for 1990 and 2000.

#### **F. Plumbing Conditions**

There are a number of variables which can indicate that a dwelling unit is substandard. It is common practice to use "lacking complete plumbing facilities" to approximate the number of substandard units. The potential fallacy of this method relates to the fact that a unit may have all plumbing facilities but still be substandard. The problem with this method would appear to be potentially more acute in a rural area such as Brunswick County, in which such a larger percentage of the houses are not served by public water and sewer facilities. Of the 6,456 housing units recorded in 1990, 401 (6.2%) lacked complete plumbing facilities. By 2000, 174 units (2.8%) of the County's 6,277 occupied housing units lacked complete plumbing.

#### **G. Age of Housing**

The age of Brunswick County's housing stock improved dramatically during the decades between 1980 and 2000, as measured by the percentage of the stock more than 40 years old. In Brunswick County in 2000, there were 7,541 total housing units. Census data shows that 5,248 units (70%) were built between 1960 to March 2000.

#### **H. Crowding Conditions**

Though proportion-wise the quality of the housing stock did improve, there are many families living in houses that might not be suited to their needs. The number of rooms increased to 5.7 per housing unit. Of the County's 6,277 occupied housing units in 2000, 6,055 units (96.5%) has one or less occupants per room while only 222 units (3.5%) had more than one person per room.

**TABLE 18**  
**BUILDING PERMITS ACTIVITY, 1996-2004**  
**BRUNSWICK COUNTY, VIRGINIA**

YEAR	SITE BUILT & MODULAR HOMES	MANUFACTURED HOMES	COMMERCIAL	INDUSTRIAL	TOTAL
1996	29	177	23	5	234
1997	57	158	11	3	229
1998*	45*	156*	13*	2*	216*
1999*	45*	156*	13*	2*	216*
2000	47	163	14	0	224
2001	47	129	4	0	180
2002	60	103	4	1	168
2003	62	73	5	0	140
2004	61	73	4	0	138
<b>TOTAL</b>	<b>453</b>	<b>1,188</b>	<b>91</b>	<b>13</b>	<b>1,745</b>

NOTE: \*Estimate based on averaging 1996, 1997, 2000, and 2001 figures since 1998 and 1999 records are unavailable.

Source: VISION 2015 (1997-1998 Update) and Brunswick County Office of the Building Inspector.

### **I. Demand for Housing**

The housing problem is made more evident when attention is focused on the demand for housing. One part of the housing problem, as mentioned earlier, relates to the inability of many families to afford to rent or purchase standard dwellings. It is known that many people who now own homes could not afford to purchase such houses if they were purchasing them at today's prices. A general rule of thumb is that a family can afford to purchase a home valued at three times its annual income and that a family should not pay more than 30% of its income to rent a unit.

### **J. Manufactured Home Development**

Many Brunswick County residents rely on manufactured housing to fulfill their housing needs. Indeed, the increased importance of manufactured housing was felt throughout the nation as the costs of home ownership climbed. Manufactured housing, when properly regulated by a local government, is a good source of standard housing. In 1990, manufactured housing (1,299 units) accounted for approximately 23.9% of all of the houses throughout the County. In 1997, manufactured housing (2,673 units) accounted for approximately 37% of the 7,221 housing units in the County. However, by 2000, manufactured housing units, as reported by CENSUS 2000, totaled 2,036 (27%) of the County's total of 7,541 units.

### **K. Conclusions**

The dual goals of eliminating substandard housing and providing safe housing for all County residents can be achieved through the cooperation and individual actions of citizens and local organizations. Citizens and local organizations can advocate and assist in improving housing by supporting needed financial and technical implementation and self-help programs. The Comprehensive Plan should provide support for preserving existing residential areas and providing increased housing opportunities.

Preservation requires maintenance of sound structures. Local civic groups can help by sponsoring fix-up/clean-up campaigns and by recruiting volunteers to assist the aged, infirm, and low-income citizens repair their houses. Preservation can also be embraced by the Building Code Enforcement Program.

Effective Building Code administration can help insure that new construction is of good quality. The Building Code can also be applied to existing buildings, with the objectives of identifying and correcting existing deficiencies at an early time and removing dilapidated structures.

Quality community services must be maintained in the older residential areas. Land use must be protected so that these areas remain attractive for living, and incompatible land uses should not be permitted.

Deficiencies in housing will have to be met through new construction, which can provide safe and sanitary housing for all County residents at a price compatible with the resident's income.

Land use decisions which encourage a variety of housing types and costs are needed. Developers and builders should be afforded the opportunity to expand the County's housing inventory. The County can assist in this by being receptive to and working with the developers.

**TABLE 19  
GENERAL HOUSING CHARACTERISTICS, 1990 AND 2000  
BRUNSWICK COUNTY, VIRGINIA**

CHARACTERISTIC	1990	2000
TOTAL HOUSING UNITS	6,456	7,541
Year Round Occupied	5,499	6,277
Vacant (Includes Seasonal)	957	1,264
TOTAL HOUSING UNITS	6,456	7,541
No Complete Kitchen	401	130
OCCUPIED HOUSING UNITS	N/A	6,277
No Telephone Service	N/A	335
No Vehicle Available	N/A	730
OCCUPIED HOUSING UNITS	N/A	6,277
Home Heating-Electricity	N/A	2,171
Home Heating-Gas	N/A	1,796
Home Heating-Fuel Oil	N/A	1,465
Home Heating-Other	N/A	845
TOTAL HOUSING UNITS	6,456	7,541
1 Unit	4,927	5,253
2 Units	73	44
3 or More Units	157	191
Mobile Home, Other	1,299	2,053
OWNER OCCUPIED UNITS	4,111	4,871
Percent Owner Occupied	75%	77.6%
RENTER OCCUPIED UNITS	1,388	2,053
VACANT HOUSING UNITS	957	1,264
Held for Seasonal Use	319	415
TOTAL HOUSING UNITS	6,456	7,541
Lacking Complete Plumbing	543	174

SOURCE: 1990 Census of Population and Housing and CENSUS 2000, US Department of Commerce, Bureau of Census.

## VI. COUNTY-WIDE TRANSPORTATION

### A. Introduction

Transportation system planning for Brunswick County is a joint effort between the State and County. During the development of this plan, input from County citizens and officials concerning transportation issues was abundant. Existing, formally adopted plans notwithstanding, many specific concerns about traffic hazards or system deficiencies have been noted and are described at the end of the section which follows.

### B. Existing Highway System

The Virginia Department of Transportation (VDOT) has been responsible for planning and implementing highway programs in the Commonwealth since the 1930's. However, the General Assembly granted counties the option of sharing responsibility for determining highway improvement priorities with the Department of Transportation. Currently, VDOT maintains about 587 miles of secondary roads in Brunswick County. The total primary mileage in the County is over 87 miles.

Interstate 85 passes through the northwest corner of Brunswick County near the Town of Alberta. Interstate 85 connects Interstate 95 from Petersburg, Virginia to Atlanta, Georgia. Interstate 95 lies 10 miles east of Brunswick County at Emporia. There are five interchanges of Interstate 85 with other roads in Brunswick County, at Route 712, Route 630, Route 1, Route 46, and Route 644. The total interstate mileage through Brunswick County is nearly 21 miles.

Included in Virginia's arterial highway system is Route 58 passing east-west through the center of the County. The highway is currently four-lane divided for its entire length through the County except in Brodnax where it is four-lane undivided. The highway includes a limited access bypass through the Town of Lawrenceville. Route 58 serves the southern portion of Virginia, providing highway linkages between Norfolk to the east and the cities of South Boston, Danville, Martinsville, and Bristol to the west.

There are three primary routes in Brunswick County - Route 1, Route 137, and Route 46. Route 1 runs parallel to Interstate 85 through Alberta and carried the interstate traffic prior to its opening.

Route 46 runs a north-south route through the center of the County in the vicinity of Alberta, and through Lawrenceville to the North Carolina border and the City of Roanoke Rapids in that state. Increased traffic on this route, particularly in the Lawrenceville area, can be attributed to residential development and travel to and from the Southside Virginia Community College at the Route 46 and Route 1 intersection. Route 46 connects with Route 460 in Blackstone, and Route 301 and Interstate 95 near Roanoke Rapids.

A three and one-half mile portion of Route 137 runs west out of the County from Route 46 and Danielstown to the Town of Kenbridge, in Lunenburg County.

Numerous secondary roads serve as connecting links between the interstate, arterial, and primary highways, as well as between the towns and minor population centers.

TABLE 20 inventories State maintained road mileage in Brunswick County, by system, as reported by VDOT:

**TABLE 20**  
**STATE MAINTAINED ROAD MILEAGE**  
**BRUNSWICK COUNTY, VIRGINIA**

SYSTEM	MILES
Interstate	20.77 miles (83.08 lane miles)
Primary	87.38 miles (249.07 lane miles)
Secondary	587.32 miles (approximately 476 miles hard surfaced and 111 miles non hard surfaced) (1,175 lane miles)
Frontage Roads	1.88 miles (3.76 lane miles)

SOURCE: Virginia Department of Transportation.

During the course of the development of this and prior comprehensive plan updates, several general transportation-related issues and concerns have been voiced by those attending public meetings and by staff members. These include the heavy truck traffic and high speeds along Christanna Highway (SR 46), the number of dirt roads throughout the County, the condition of the paved roads, the excessive number of private roads (an estimated 239), difficulty of getting to interstates and main highways (example given of SR 712), poor maintenance of secondary roads, and the general appearance and maintenance of roads throughout Brunswick County.

Two routes in particular — Old Stage Road (SR 712) and Ebony Road/Hendricks Mill Road (SR 903) — require special attention. Old Stage Road runs from I-85 to U.S. 58 and as such is a major connector carrying a great deal of truck and passenger car traffic. Improvements are necessary to bring it to primary standards. Ebony Road/Hendricks Mill Road (SR 903) is a primary road in North Carolina and serves as a major connector in the Lake Gaston area. It continues to carry the SR 903 designation into Virginia. The route needs to be upgraded to and re-designated as a primary road in Virginia as well.

In the Alberta - U.S.1/I-85 - North County Planning Area, traffic hazards or system deficiencies have been identified (by residents) at or near the:

- intersection/vicinity of Danieltown Road (SR 137) and Mt. Zion Road (SR 653)
- intersection/vicinity of Danieltown Road (SR 137) and McDowell Lane (private road)
- intersection/vicinity of Danieltown Road (SR 137) and Reavis Gin Road (SR 673)
- Danieltown Road (SR 137) from Danieltown to the Lunenburg County line.

In the Brodnax - U.S. 58 West Planning Area, traffic hazards or system deficiencies have been identified (by residents) at or near:

- the Bridge over Genito Creek on Brodnax Road (SR 659)
- Tanner Town Road (SR 657) from Brodnax to Boynton Plank Road (U.S. 1)
- Grandy Road/Robinson Ferry Road (SR 644) from I-85 to the North Carolina line

- Brodnax Road (SR 659) from Brodnax south to the intersection of Brodnax Road (SR 659) and Alvis Road (SR 611).

In the Ebony - Gasburg - Lake Gaston Planning Area, traffic hazards or system deficiencies have been identified (by residents) at or near:

- the intersection/vicinity of Robinson Ferry Road (SR 626) and Hendricks Mill Road/Ebony Road (SR 903)
- the intersection/vicinity of Gasburg Road (SR 626) and Ankum Road (SR 665)
- Gasburg Road (SR 626) from Elam Road (SR 644) to Gasburg
- the intersection/vicinity of Robinson Ferry Road (SR 644) and Dry Bread Road (SR 611)
- the intersection/vicinity of Christanna Highway (SR 46) and Gasburg Road (SR 626)
- Ankum Road (SR 665) (widen and pave)
- Ebony Road/Hendricks Mill Road (SR 903) west from Ebony (should be upgraded to and re-designated as a primary road)
- roads leading to North Carolina (should at least have a double yellow line on them)
- Robinson Ferry Road (SR 644) (should be upgraded from I-85 to the North Carolina line).

In the Lawrenceville - U.S. 58 East Planning Area, traffic hazards or system deficiencies have been identified by residents at or near:

- the Food Lion entrance and Governor Harrison Highway (U.S. 58)
- Brunswick Square Mall (generally)
- the intersection/vicinity of 5<sup>th</sup> Ave. and Christanna Highway (SR 46) South
- Western Mill Road (SR 670) to Lawrenceville Airport
- the stop light at U.S. 58 Business in Lawrenceville
- Planters Road (SR 606) from Lawrenceville Plank Road (U.S. 58 Business) to Poor House Road (SR 642) (should be upgraded)
- Brooks Crossing (SR 606) south of Governor Harrison Parkway (U.S. 58) and Airport Drive (SR 670) (should be upgraded)
- Governor Harrison Parkway (U.S. 58) (study options to create another access to Governor Harrison Parkway (U.S. 58) from the landfill/industrial area to handle truck traffic).

VA Primary Route 46 (Christanna Highway) has also been designated a scenic byway from the North Carolina Line to the Brunswick County/Nottoway County line. State Routes 626 and 903 have been designated as scenic byways. The County is requesting scenic byway designation for Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).

With a bill signing, which took place on the Iron Bridge (a.k.a. Gholson Bridge) on Sunday, June 25, 2006, the State officially designated the Meherrin River as a State Scenic River. The Iron Bridge across the Meherrin River is a State and National Historic Landmark. The County should promote and encourage efforts to protect, preserve, and maintain the Iron Bridge in its present location as a valuable historical and cultural asset.

### **C. Six-Year Improvement Program**

As in previous years, highway improvements in the County will continue to be initiated by the State. Highway improvement priorities are continually being reviewed, as the “Secondary System construction Program” (Six-Year Plan) is updated on an annual basis. This plan should be referred to as the official County highway improvement and maintenance plan. The current Six-Year Plan (approved 11/17/2004) contains thirty-three (33) projects; seventeen (17) of which are prioritized projects to upgrade County secondary roads. The current Six Year Plan covers the period 2005-06 through 2010-11. The plan is on file in the Brunswick County Planning Department. As annual updates are developed by the County and VDOT and adopted by the County, similar plans will be available for public inspection in the Brunswick County Planning Department.

### **D. Rural Addition Program**

The Code of Virginia authorizes counties to recommend to VDOT that a road be taken into the secondary system as a rural addition. The State and County are allowed to provide 50% matching amounts, but Brunswick County has not participated in this program in the past several years. Streets added to the State system shall be constructed to VDOT standards for the traffic served.

### **E. Industrial Access Roads**

Brunswick County can and has applied to VDOT for funds to be used to construct roads to serve industrial development. The program is a valuable economic and industrial development incentive tool, most recently used by the County in conjunction with the industrial park off the U.S. 58 Bypass near Lawrenceville.

### **F. Other Transportation Modes**

#### **1. Air**

Brunswick is served by two airports. The Lawrenceville-Brunswick Airport, with a lighted runway of 3,200 feet and a 2,800-foot alternate runway, is a general aviation facility. The Mecklenburg-Brunswick Regional Airport is located at Brodnax. This general aviation facility has a runway of 5,000 feet, and can accommodate all but the largest jet transports. The closest commercial aviation facilities are the Richmond International Airport and the Norfolk International Airport.

#### **2. Rail**

Brunswick County is served by the Norfolk Southern Corporation (Norfolk-Franklin-Danville Railroad). The Norfolk Southern runs east from Lawrenceville, providing railway express and heavy freight service, and connects with north and south rail lines in Emporia, thus providing rail transportation access to all parts of the nation.

#### **3. Motor Transport**

Motor freight service is provided by numerous trucking companies, providing interstate shipping service and/or intrastate service.

### **G. Public Transit**

Commercial bus services are provided by commercial carriers in the nearby City of Emporia.

### **H. Conclusions**

Brunswick County, in partnership with the Virginia Department of Transportation, must work to identify and correct traffic system deficiencies and hazard situations to enhance its citizens' quality of life and promote managed residential and economic growth.

Brunswick County should work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain the Iron Bridge (a.k.a. Gholson Bridge) in its present location as a valuable historical and cultural asset. Brunswick County should also work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain designated scenic byways in the County and its towns and support the recognition of additional scenic byways such as Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).as valuable historical and cultural assets.

## **VII. COMMUNITY FACILITIES AND SERVICES**

### **A. Introduction**

Community facilities are the improvements made to an area which serves the general public. They include not only those facilities owned by the public, but also those owned and operated by private enterprise for the benefit of the community. The following discussion reports on existing community facilities in Brunswick County. MAP 4, at the end of this chapter, provides a general overview of the relative location of selected community facilities.

There is a direct relationship between the location and densities of land use and the location and size of required public facilities and services. The location of existing land uses largely determines the requirements for public improvements. On the other hand, future land development is directly tied to the adequacy of public services and the willingness of government to extend or upgrade them. Without sewer, water, roads, public safety, emergency services, and educational facilities, the uses and density to which land can be put is limited. For this reason, much of the utility and value of privately-owned land is a reflection of the level of public facilities which serve it. Because public facility improvements are extremely expensive in terms of the local tax dollars required to provide them, they should be prudently planned and provided in the most economical and efficient manner possible. This requires exercising local powers to regulate changes in land use to insure that the public is not later required to pay for public facilities that might have been unnecessary.

### **B. Water and Wastewater Facilities**

Brunswick County does not have a public water system; however, the three incorporated towns, Alberta, Brodnax, and Lawrenceville, do have systems which serve these towns and portions of the respective surrounding County.

The Town of Lawrenceville operates a public water system which obtains water from Great Creek using a 2.0 million gallon per day (MGD) intake structure, with an auxiliary supply (1.0 MGD) from the Meherrin River. The system was upgraded in 2000 and now has a capacity of 2.0 million gallons per day (MGD). The system's usage is approximately 1.0 MGD. The excess capacity (1.0 MGD) has been guaranteed for the County's use, which in turn has given the BCIDA authority over its apportionment. Storage in the system consists of several elevated storage tanks ranging from 150,000 to 400,000 gallons, and 300,000 gallon ground level storage (with booster pumps). A new 300,000 gallon ground level storage tank has been constructed along Us Highway 58. Beyond recent improvements, the Lawrenceville Water Treatment Plant's expandability has been estimated at 5.0 MGD, given certain circumstances.

Alberta's water system was developed in 1950 with a major addition in 1971 and further additions in 1988. The system utilizes water from the Lawrenceville water system, supplied via a 6.5 mile long, 10" diameter water main (along Route 46 and Route 1) and a 250 gallon per minute booster station. Alberta and Lawrenceville have a multi-year purchase agreement. Alberta is supplied up to 200,000 gallons per day (GPD). Alberta owns and operates its own system. The water is presently stored in two elevated storage tanks with a capacity of 75,000 gallons and 200,000 gallons each. Alberta uses approximately 75,000 GPD.

The Brodnax water system was developed in 1946, with additions in 1967 and 1987. Prior to 2000, the system utilized groundwater from two wells, one of which was off-line in 2000 due to high iron content. The other well supplied only 21 gallons per minute to the system which was permitted for up to 64,000GPD. Water was stored in a 100,000 gallon elevated tank, and average demand was approximately 32,000 GPD. The system was abandoned following the August 2000 connection of a 16" waterline from the Town of LaCross to the Brodnax Town Line

Brunswick County could benefit from the availability of potable water from public entities including: the Roanoke River Service Authority, of which Brunswick County is a member; Greensville County; and, Northampton County (NC). Other sources of water could include: Lake Gaston (Virginia Beach pipeline); Nottoway River; and, quarries such as the Vulcan Quarry, the Dolphin Quarry, and the Rawlings Quarry

Brunswick County does not have any County-owned wastewater treatment facilities, but there are two facilities operated by towns within the County. Both the Town of Lawrenceville and the Town of Alberta have wastewater collection and treatment facilities.

The Lawrenceville wastewater treatment plant has a current capacity of 1.2 MGD which discharges into Rose's Creek. Average flows at the plant are 1.0 MGD. The wastewater treatment plant discharges to Rose's Creek. The plant could be expanded to 5.0 MGD; with an intermediate expansion to 2.4 MGD also an alternative.

The Alberta wastewater treatment plant has a capacity of 100,000 gallons per day. The average usage is approximately 60,000 gallons per day. Effluent from the plant is discharged into Rose's Creek southwest of Town. Long range expandability is estimated at 0.5 MGD, and an intermediate step expansion to 0.2 MGD has been evaluated. Service outside the Town is limited to small residential areas.

Wastewater generated by the Town of Brodnax is conveyed through a 6" force main to LaCross, then through a 8" force main to the Town of South Hill's wastewater treatment plant. Brodnax contracts with South Hill to treat up to 50,000 gallons per day of wastewater.

The County may be able to utilize some of the excess capacities in the systems of Lawrenceville and Alberta under certain conditions. The systems of South Hill and Greensville County are options as well.

Brunswick County commissioned the "Water and Sewer Study for Brunswick County, Virginia (1997)" by B & B Consultants, in order to "identify means for meeting the future water and wastewater needs of Brunswick County, Virginia." A more detailed water and sewer study was prepared for the Brunswick County Industrial Development Authority (BCIDA) by Timmons, Inc. dated August 21, 2000. The "Water and Wastewater Utility Master Plan," which is on file in the Brunswick County Administrator's Office, addresses several specific project alternatives to meet future needs. The Study is an effort to identify alternatives for the provision of water and wastewater service to areas targeted by the BCIDA for industrial development, in order to be better equipped to attract industry to the County.

Brunswick County continues to support the concept of constructing a power generating facility (with a water impoundment) on a tract of land adjacent to Virginia Beach's Lake Gaston Water Pipeline. The County, if and when such a facility is constructed, would be permitted to withdraw raw water from the impoundment for treatment, distribution, and public consumption.

At the time of this writing, new State regulations are being discussed which would mandate that on-site sewage disposal systems (septic tanks and drain fields) are pumped out on a regular basis. The State mandated pump out regulations will require treatment of the waste collected at a receiving facility such as a public wastewater plant. The implementation of such regulations will mean that upgrades to existing public wastewater facilities, most notably the Lawrenceville wastewater treatment plant, will be necessary. Alberta is in the process of upgrading its wastewater treatment facilities. Brunswick County should work with its towns to monitor this issue and if necessary, work together to provide the necessary facilities or upgrades to meet demands.

### **C. Electric Utilities**

Brunswick County is serviced by Virginia Power Company, Southside Electric Co-op, and Mecklenburg Electric Co-op.

### **D. Solid Waste**

In 1997, the Brunswick Waste Management Facility was opened by Allied Waste Industries, Inc. of Scottsdale, Arizona. The landfill encompasses 822 acres with approximately 27 active acres. The State has approved 420 acres for use. The majority of the waste is trucked in from the surrounding areas in Virginia and neighboring states, including North Carolina and Maryland, and from New York. The landfill is located on Mallard Crossing Road, SR 733.

Brunswick County has entered into a 20-year contract to dispose of its waste at no charge and to participate in the revenues generated by the landfill. Waste that is non-hazardous is accepted from North Carolina, Maryland, and New York. Plans for an on-site rail spur are being developed.

Until the mid-1990's, the County operated a system of refuse containers (344 containers) at 164 sites throughout the County. In 1997-98, the development of this system was curtailed and sites closed out.

The County developed a system centralized drop-off sites utilizing larger, roll-off type containers located at: South Brunswick, Gasburg, Dolphin, Freeman, Cochran, Ante, Totaro (approved but not yet constructed), and Ebony. Currently, the County empties its refuse containers using County-owned vehicles.

### **E. Natural Gas**

Brunswick County is serviced by Columbia Gas Transmission Corporation.

### **F. Communications**

Brunswick County has several communication companies servicing the area. Included are Verizon, Sprint, Bell Atlantic, and Buggs Island Telephone Company. Cellular service providers include Verizon, Sprint, Nextel, Cingular, and Alltel.

### **G. Law Enforcement**

Police protection is provided for Brunswick County by the County Sheriff's Department, located in Lawrenceville. The Towns of Alberta, Brodnax, and Lawrenceville have their own Police Departments.

The Brunswick County Sheriff's Department includes 20 full-time employees, 10 vehicles and 10 mobile communications sets, eight personal communications sets, one major base communications set, and two additional emergency base units. The response time of the Sheriff's Department is approximately 10 minutes.

The Alberta Town Police Department includes two officers with vehicles and communications equipment.

The Brodnax Town Police Department includes one full-time employee, one vehicle, and one mobile communications set.

The Lawrenceville Town Police Department includes five full-time employees, five vehicles and five mobile communications sets, and four personal communications sets operated from the central base communications network of the Sheriff's Department. The Town Police have an average response time of four minutes within the Lawrenceville town limits.

Should a situation occur that demands more manpower than local departments can provide, the Virginia State Police provides assistance.

The Virginia Department of Corrections (DOC) operates a facility in Brunswick County, located near Lawrenceville. Brunswick Correctional Center consists of two units: a Level 3 security prison (medium custody male facility) which opened in 1982 and houses an average daily population of 663; and, Brunswick Work Center for Women which is a Level 1 facility. The Lawrenceville Correctional Center is another DOC facility, operated by the Geo Group, Inc. (formerly the Wackenhut Corrections Corporation) which has 1,536 beds.

#### **H. Fire Protection**

Brunswick County has seven volunteer fire departments (Alberta, Brodnax, Dolphin, Ebony, Gasburg, Lawrenceville, and Triplet). These departments have a joint response cooperation agreement on all structural fires. In addition, there is an agreement with the South Hill Fire Department to provide a ladder truck and a pumper truck to the Lawrenceville Fire Department for all structural fires (with a response time of less than 30 minutes).

The Alberta Fire Department consist of 27 members, Brodnax Fire Department consists of 30 members; Lawrenceville Fire Department consists of 30 members; Dolphin Fire Department consists of 20 members; Ebony Fire Department consists of 30 members; Gasburg Fire Department consist of 39 members; and Triplet Fire Department consist of 24 members.

#### **I. Rescue and Ambulance Services**

Brunswick County has two rescue squads. The Brunswick Volunteer Rescue Squad provides Basic Life Support and Advanced Life Support services. The squad consists of 37 members and is equipped with three ambulances, one crash truck, and one command unit. The squad covers about two-thirds of Brunswick County including all of Interstate 85 and Governor Harrison Highway (U.S. 58). They operate out of the main station in Lawrenceville and a substation in Alberta. The Brunswick County Squad has a response time of 10 minutes.

The Central Volunteer Rescue Squad provides Basic Life Support and Advance Life Support services. The squad consists of 36 members and is equipped with three ambulances, one crash truck, one command unit, and four 16-foot boats with trailers. The squad serves the southern one-third of Brunswick County. Its area includes approximately one-fifth of the area surrounding Lake Gaston. The Central Squad has a response time of 10 minutes.

#### **J. Hospital and Health Services**

Hospital and emergency room services are available at Community Memorial in South Hill, 19 miles west of Lawrenceville; Southern Regional Hospital, 18 miles east in Emporia; and Petersburg General in Petersburg, 50 miles north of Lawrenceville.

Public health services are administered by the Virginia State Health Department. The Department's office is located in Lawrenceville and offers a number of medical services, including medical care, The Women, Infant, and Children Nutrition Program (WIC), Medicaid services, maternity services, communicable disease treatment, home health for homebound patients, family planning, and others.

There are three private health care offices/clinics in the County with four doctors and five dentists available. The clinics are: Christopher Ackerman, M.D., Southside Community Health Center, and Brunswick Family Practice.

Brunswick Mental Health Services, located in Lawrenceville, provides direct services to the County including individual and group counseling and psychotherapy; marital and family therapy; sexual counseling and therapy; alcohol and drug abuse services; diagnostic assessments - intelligence, personality, and aptitude; consultation to social services, public health, schools, law enforcement, physicians and hospitals, clergy, corrections, and other local agencies; aftercare assistance for former residents of State institutions; and education/outreach services to local schools, clubs, and other organizations.

Ruxton Health of Lawrenceville (formerly The Brian Center Nursing Care-Lawrenceville) began operation in June 1989 and is a 90-bed nursing home facility providing capacity for 13 assisted living, 67 intermediate care, and 10 skilled care residents.

### **K. Parks and Recreation**

Outdoor recreational opportunities are nearly limitless in Brunswick County due to its excellent water resources and vast forest lands. Lake Gaston, a 20,000-acre man-made lake, is located partially in Brunswick County and is a prime water skiing, boating, and fishing site. In addition to Lake Gaston, the Meherrin and Nottoway Rivers and numerous creeks and ponds within the County offer fine canoeing and fishing. The Great Creek Watershed Project provides additional opportunities for water-related recreational activities. Great Creek Park, located off U.S. 46 just north of Lawrenceville, opened in 1998.

Other recreational facilities include golf courses, tennis courts, and ball fields. Lighted athletic fields are available for softball, baseball, and football. The SCORE Recreation Park (started in 2005), east of Lawrenceville on Lawrenceville Plank Road will provide athletic fields, tennis courts, a track, a retreat center, and amphitheater, and cabins.

At the time of this writing, Virginia's Department of Rails and Public Transportation is planning to develop the Southeast High Speed Rail line in the alignment of CSX's abandoned Seaboard Railroad corridor (called the S-Line). This railroad corridor has been identified as a major component of the Tobacco Heritage Trail, necessary to link the Norfolk, Franklin, and Danville corridor that passes through LaCross with the Virginia Railroad that passes through Alberta. The S-Line has also been identified as the preferred route for the East Coast Greenway from Petersburg to Raleigh, North Carolina. A bicycle and pedestrian facility should be constructed in the alignment of the Southern High Speed Rail line as part of the construction of the railroad project. It should also include considerations for trailhead access points in Brunswick County, with the County determining the preferred locations for trailhead accesses. Since funding for the construction of the Southeast High Speed Rail line has not been appropriated, the bed of the abandoned Seaboard Railroad should be used in the interim as the alignment of the Tobacco Heritage Trail and the east Coast Greenway.

There are also private clubs in the County offering swimming, tennis, and golf. The Family Fun Center at The Club offers an inside swimming pool, game room, and bowling alley. There are community centers in the towns and most communities have facilities for dances, meetings, and exhibits.

Brunswick County offers some of the best hunting in the State. Dove, quail, duck, rabbit, squirrel, deer, fox, and raccoon are all abundant within the County, as there is a great deal of privately-held timberland open to public hunting by permit.

## **L. Cultural and Historical Resources**

The Virginia Historical Landmarks Commission lists 74 historic buildings scattered throughout the County. Of these, approximately 70 are either occupied at present or are being used for a purpose. In addition, there are numerous cemeteries, seven old stone road markers, and the former sites of two historic buildings, Fort Christanna and Ebenezer Academy.

The downtown area of Lawrenceville contains many historic buildings, which as a unit should be preserved as typical iron-and- brick construction of the late 1800's. The area is primarily dominated by Courthouse Square, where the County's administrative offices are located.

St. Paul's College has its chapel listed in the National Historic Register.

In 1714, Governor Alexander Spotswood established a fort on high ground overlooking the Meherrin River at a location about three miles south of the present Town of Lawrenceville.

Under the auspices of the Brunswick County Historical Society and funded primarily by the County, an archeological excavation of the fort was conducted during the summers of 1979, 1980 and 1981. The outlines of the old palisade wall and locations of several blockhouses have been established.

With a bill signing, which took place on the Iron Bridge (a.k.a. Gholson Bridge) on Sunday, June 25, 2006, the State officially designated the Meherrin River as a State Scenic River. The Iron Bridge across the Meherrin River is a State and National Historic Landmark. The County should promote and encourage efforts to protect, preserve, and maintain the Iron Bridge in its present location as a valuable historical and cultural asset.

Route 626 and Route 903 are Virginia Scenic Byways. Route 626 (Robinson Ferry Road and Gasburg Road) carries the designation from the intersection with Route 903 to the intersection with Route 46. Route 903 (Hendricks Mill Road) carries the designation from the Mecklenburg County Line to the intersection with Route 626. VA Primary Route 46 (Christanna Highway) has also been designated a scenic byway from the North Carolina Line to the Brunswick County/Nottoway County line. The County is requesting scenic byway designation for Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).

## **M. Libraries**

Library service is provided by the Meherrin Regional Library, established in 1950 as the Brunswick-Greenville Regional Library. The present system serves Brunswick and Greenville Counties. The library is headquartered in Lawrenceville. Services of the library include a bookmobile, film programs

for all age groups, lending library, reference collection, information and referral service, periodicals, inter-library loan service, educational and recreational programs for adults and youth, copying, and lending of audio resources. Programs offered include reading, programs, art displays, and use of facilities for community functions. The library has inter-library access to the Virginia State Library in Richmond. The County is also served by Southside Virginia Community College Library. Both college libraries serve the general public as well as their students. In addition, St. Paul's College in Lawrenceville has a library and a large microfilm and microfiche collection which is generally open to the public.

**N. Schools and Education**

**1. Elementary and Secondary Education**

The Brunswick County Public School System serves the County and the Towns of Alberta, Brodnax, and Lawrenceville. The school system consists of a high school, junior high, and three elementary schools.

Administrative offices for the system are located near Lawrenceville in the former Sturgeon Elementary School building as of December 2006. Other facilities include the school bus garage located east of Lawrenceville on School Days Drive (Route 727) and a maintenance shop located in Lawrenceville. The mission of the Brunswick County Public School System is to provide an educational program and staff to help 21<sup>st</sup> Century citizens achieve full development of their potential. The fulfillment of this mission is guided by the knowledge that student success requires a shared responsibility and cooperation by students, school personnel, parents, and community.

TABLE 21 contains selected information on Brunswick County Public School System facilities.

Brunswick Academy, an independent co-educational facility consisting of grades K-12, is located within two miles of Lawrenceville. Brunswick Academy recently added a new middle school and has made additions to its library.

**TABLE 21  
SCHOOL PLANT FACILITIES, 2006  
BRUNSWICK COUNTY, VIRGINIA**

FACILITIES	MAXIMUM CAPACITY	STUDENTS ENROLLED (2006)	LIBRARY	CAFETERIA	GYM	CONSTRUCTED	ACREAGE	GRADES
Brunswick High and Tech Center	850	612	X*	X*	X*	1955, 1997, 2006	50	9-12
J. S. Russell Middle School	722	541	X	X	X	1951, 1952, 1957	31	6-8
Meherrin-Powellton Elementary School	419	328	X	X	X**	1960	20	PreK-5
Red Oak-Sturgeon Elementary School	402	295	X	X	X**	1965, 1976	18	Pre-K-5
Totaro Elementary School	600	515	X	X	X**	1965, 1976	9	Pre-K-5
School Board Office	N/A	N/A	X***	X	X**	1965, 1976	N/A	N/A
School Bus Garage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintenance Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NOTES: X\*: New in 2006. X\*\*: Gymtorium. X\*\*\*: Resource Center. N/A: Not available or not applicable. Maximum Capacity is based on Regional Square Footage for Regional New Construction. (E-120SF for 600 students; 144SF for 750 students; 167SF for 1200 students as per School Planning & Management, February, 2005). (SOURCE: Brunswick County Public Schools.)

## **2. Colleges**

There are two colleges located in the County. The Virginia Community College system operates the Christanna Campus of the Southside Virginia Community College near Alberta as part of their statewide two-year college system. The school offers occupational technical training for employees, the first two years of most four-year degree programs, and associate degrees, diplomas, and certificates. Programs of study include Information Systems, Business Management, Computer-Aided Drafting and Design, Electronics, Air-Conditioning, Electricity, Human Services, Administration of Justice, Nursing, Truck Driving, and many others.

Saint Paul's College in Lawrenceville is a private, church-affiliated, coeducational institution. It offers the Bachelor of Science degree, the Bachelor of Arts degree, and the Bachelor of Science in Education degree. The disciplines include Biology, Business Administration, Business Education, English, Elementary Education, Mathematics, Office Administrative Services, Political Science, Secondary Education, and Social Science and Sociology. Concentrations offered include Accounting, Chemistry, Computer Science, History, Management, and Marketing. Computer literacy is required of all students. Cooperative education, internships, fieldwork, and independent research offer opportunities to gain new skills and test career interests. A Student Union Building has been added to the campus since 2000.

## **3. Adult Education**

Adult education programs are offered through the public school system, St. Paul's College, and the Southside Virginia Community College's Christanna Campus. Opportunities for adult education range from General Equivalency Diploma (GED) preparation to self-improvement and technical training courses.

## **O. Other Public and Semi-Public Facilities**

### **1. Airports**

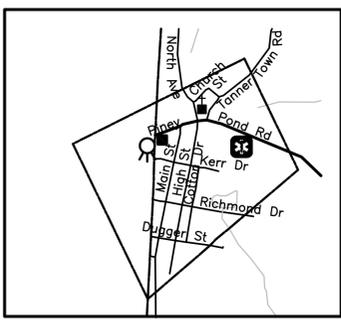
The Lawrenceville-Brunswick Airport is located at the intersection of Governor Harrison Parkway (U.S. 58) and Airport Drive (SR 670). The Mecklenburg-Brunswick Airport is located in Mecklenburg County, about 12 miles west of Lawrenceville.

### **2. County Offices**

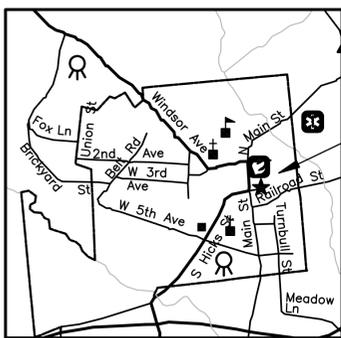
County offices, including Administration, Building Inspection, Planning and Zoning, School Administration, Treasurer, Commissioner of the Revenue, Registrar, Sheriff, Health Department, and Social Services are located in County-owned buildings. The County has constructed and occupied a new courts building in Lawrenceville.

## **P. Conclusions**

Brunswick County must constantly re-evaluate its community facilities and services to ensure that the tax dollars are spent in the most cost-efficient manner possible. The County is in the process of developing a Capital Improvements Plan to chart its course with respect to buildings and facility expansions. The County has traditionally utilized its annual budgeting process as an opportunity to evaluate programs and services. The County has also attempted to work closely with Federal, State, and regional agencies to obtain grant funds and cost-sharing arrangements. With respect to costly utility expansions and extensions, the County should work closely with its towns and with State and Federal agencies to ensure that essential services are provided when growth occurs.

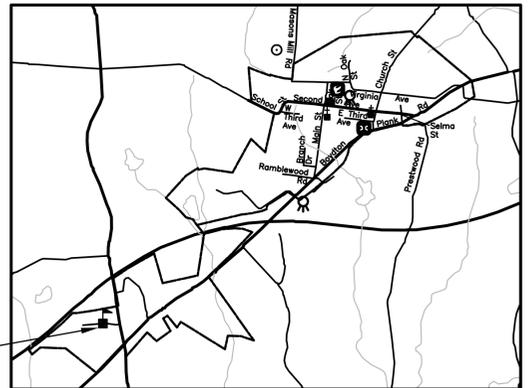


Brodnax



Lawrenceville

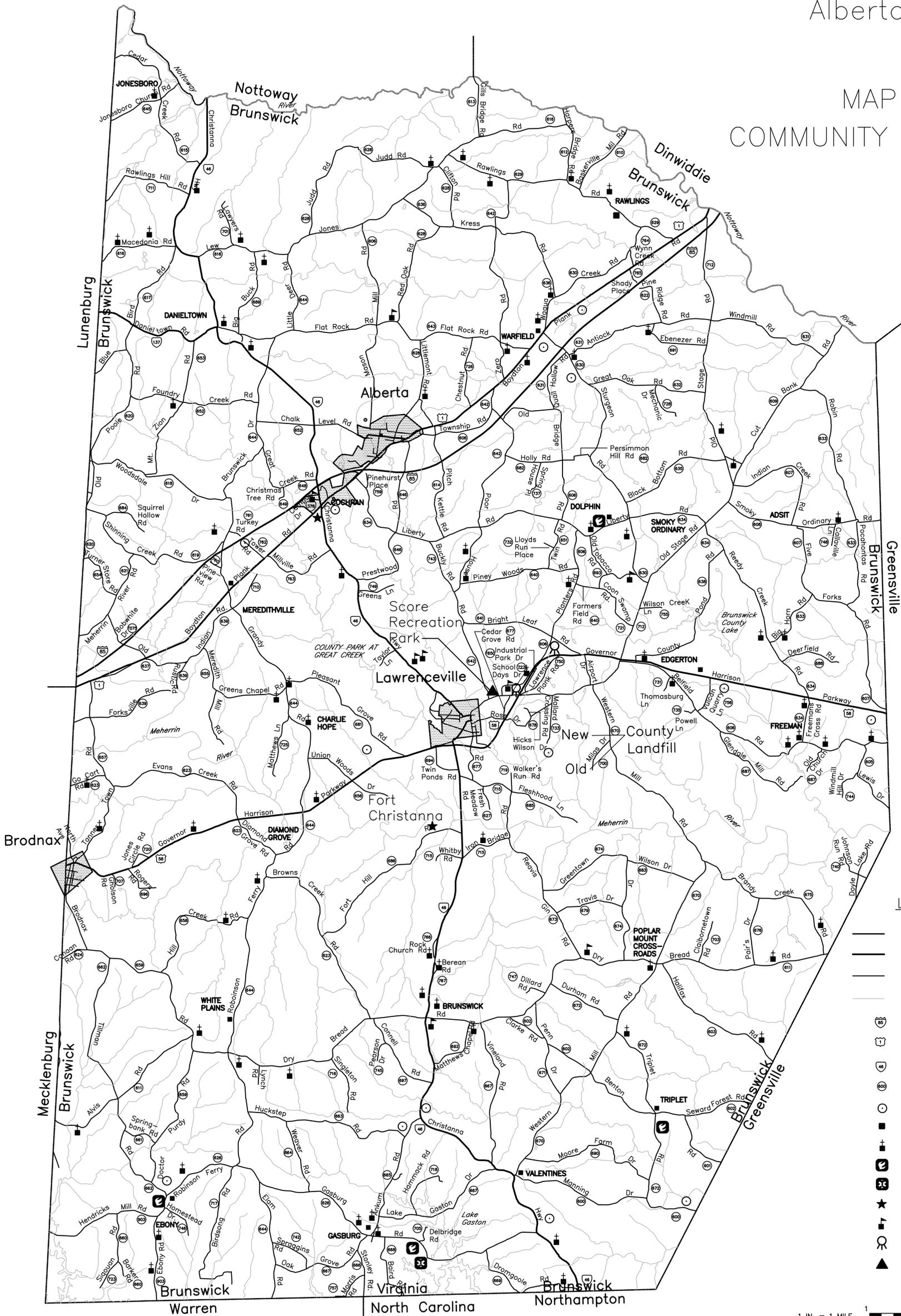
- Brunswick County Courthouse & Administrative Offices
- Brunswick County Museum
- Brunswick County Sheriff
- Brunswick County Library
- Brunswick County School Board Office
- Lawrenceville Town Hall



Southside Community College

Alberta

MAP 4  
COMMUNITY FACILITIES



LEGEND

- County Boundary
- Major Road
- Secondary Road
- Water
- Ⓜ Interstate Hwy
- Ⓢ U.S. Hwy
- Ⓥ VA Primary Hwy
- Ⓥ VA Secondary Hwy
- Radio Tower
- Post Office
- ⊕ Church
- 🚒 Fire
- 🚑 Rescue
- ★ Historic
- 🎓 School
- ⊙ Water Tank
- ▲ Score Recreation Park



## VIII. EXISTING LAND USE

### A. Introduction

General development patterns have not changed significantly in Brunswick County in the past 15 to 20 years. Approximately 96% of the acres in the County are used for agriculture and forestry. Residential uses account for about 1% of the land area while commercial and industrial uses account for about 1%. Public and semi-public uses account for about 2%, while incorporated areas account for less than .5%. MAP 5, EXISTING LAND USE, shows that development in the County is concentrated in five general areas: in and around the three towns, along rural highways, and in the vicinity of Lake Gaston. Most of the County is still agricultural and forest land. Governmental services are centered in the towns, with rural areas being afforded limited services. Rural commercial activities are scattered throughout the County. These activities will continue to be needed to serve the agricultural community, tourists, and others passing through the area.

Increasing development along highways, particularly close to the towns, can create problems. Congested highways can cause safety hazards. Highway-oriented development therefore, should be properly planned and laid out, providing for efficient ingress and egress, on-site parking and loading/unloading facilities. Furthermore, it is important to realize that strip development along highways not only cuts off back land from development, but increases the cost of government services.

Land use categories include residential, commercial, industrial, public/semi-public or governmental, agriculture, forest, and rural residential.

Residential uses include lands used for any type of housing unit, whether “single-family” detached, “multi-family,” which is defined as having two or more units within the structure, and “manufactured homes.”

Commercial uses include lands and buildings used for retail, consumer services, and professional activities. Commercial land can be local commercial, which includes neighborhood business activities providing necessary services for the day-to-day operation of a household; general commercial, which includes all business and commercial activities which generally depend on a trade area larger than the immediate neighborhood; and intensive commercial, which includes retail businesses or other commercial activities whose nature and services to the public tend to encourage traffic congestion and parking problems or create special problems.

Industrial uses include lands and buildings used for manufacturing and warehousing, including such accessory uses as rail loading yard, parking, and storage. Industrial land can be light industry, which includes warehousing and light manufacturing uses which produce some noise, traffic, congestion, or danger, but which are of such limited scale or character that they present no serious hazard to neighboring properties; and heavy industry, which includes industrial activities which may be of a dangerous or nuisance-producing character.

Public and semi-public uses include lands and buildings used for government, community service, or recreational purposes. Semi-public uses would include private schools, churches, fraternal lodges, recreational associations, golf clubs, and other similar uses with limited public contact or access.

All other land uses fall in one or more of the following categories: agricultural, forestry, vacant, rural residential, water, or conservation areas.

In order to more closely examine various development trends and patterns in Brunswick County, the County was divided into several planning areas. The use of planning areas allow decision makers to look

at specific issues and concerns in different parts of Brunswick County and develop policies and implementation strategies to meet these issues and concerns. The planning areas identified in this plan are; Alberta - U.S. 1/I-85 - North County Planning Area; Brodnax - U.S. 58 West Planning Area; Ebony - Gasburg - Lake Gaston Planning Area; Lawrenceville - U.S. 58 Planning Area; and Agricultural and Conservation Areas. Also identified were various village centers which are crossroads communities in each planning area.

## **B. Alberta - U.S. 1/I-85-North County Planning Area**

### **1. Description**

The Alberta - U.S. 1/I-85-North County planning area is bounded on the north by the Nottoway River and Nottoway County. To the south is a boundary which extends 500 feet south of U.S. 1 and I-85. The eastern boundary is the Nottoway River and Dinwiddie County. To the west is Lunenburg County.

### **2. Demographic Characteristics**

The planning area encompasses an estimated 101 square miles, including Alberta's 1.84 square miles. Alberta adjusted its boundaries in 2002, increasing its incorporated area from 1.03 square miles to 1.84 square miles. The estimated population is 4,107 people, including Alberta's 306 people. The estimated population per square mile is about 41 persons.

### **3. Existing Land Uses**

Predominant land uses in the planning area are agricultural, vacant, single-family residential and manufactured homes. Residential dwellings are estimated to total 1,278 structures. These structures consist of single-family residences and/or manufactured homes. Located within the Town of Alberta are an additional 158 residential structures. Of that total, 128 are considered 1-unit detached, two are considered 1-unit attached, eight are considered 2-4 units, and 20 are considered mobile homes or trailers. Notable structures and features include Brunswick Historical Society and Southside Virginia Community College - Christanna Campus. Fort Pickett Military Reservation extends into the northern part of the planning area. The Town of Alberta is located within the planning area, as are the following communities: Cochran, Danielstown, Hickory Run, Jonesboro, Kress, Meredithville, Ordsburg, Rawlings, Sturgeonville, and Warfield. Major roadways include Christanna Highway (SR 46), Interstate 85, and Boydton Plank Road (U.S. 1). Utility lines run through a portion of the planning area.

### **4. Existing Utilities and Features**

Significant natural features located in the planning area include Nottoway Reservoir, Cedar Creek, Masons Mill Pond, and the Meherrin River, which runs through the southwest corner of the planning area.

Public water and wastewater utilities are available from the Town of Alberta within its borders.

## **C. Brodnax - U.S. 58 West Planning Area**

### **1. Description**

The Brodnax - U.S. 58 West planning area extends along Governor Harrison Parkway (U.S. 58) from near Lawrenceville to the Mecklenburg County and the Brodnax Town limits.

## **2. Demographic Characteristics**

The planning area encompasses an estimated 36 square miles, including the 0.4 square miles of Brodnax in Brunswick County. The estimated population is 1,150 people, including the estimates 322 people in the Brunswick County portion of Brodnax. The population per square mile is about 32 people per square mile.

## **3. Existing Land Uses**

Predominant land uses in the planning area are agricultural, vacant, single-family residential and manufactured homes. Residential dwellings are estimated to total 248 structures. Located within the Town of Brodnax are an additional 128 residential structures. Of those residential structures, 110 are considered 1-unit detached dwellings; one is considered 2-4 units; and 17 are considered mobile home or trailers. Notable structures include Brodnax Lumber, Hopewell Sewing, Brodnax Town Hall, and Brodnax Rescue Squad. A water treatment plant is located within the town limits of Brodnax. The pipeline runs through the middle of the planning area. The Town of Brodnax is located within the planning area.

## **4. Existing Utilities and Features**

Significant natural features in the planning area include the Meherrin River, which runs through the middle of the planning area. Public water and wastewater utilities are available from the Town of Brodnax within its borders.

## **D. Ebony - Gasburg - Lake Gaston Planning Area**

### **1. Description**

The Ebony - Gasburg - Lake Gaston planning area is bounded on the north by Alvis Road to Brodnax Road to Dry Bread Road and over to Christanna Highway. To the south is the Virginia-North Carolina State line. The eastern boundary is extends approximately 500 feet east of Christanna Highway (SR 46). To the West is the Mecklenburg County line.

### **2. Demographic Characteristics**

The planning area encompasses an estimated 49.3 square miles. Lake Gaston encompasses approximately 8.7 square miles of the planning area. The estimated population is 4,087 people. The population per square miles is about 83 people.

### **3. Existing Land Uses**

Predominant land uses in the planning area are agricultural, residential, and recreational. Residential dwellings are estimated at 1,429 structures. These structures consist of single-family residences and/or manufactured homes. Notable structures include Gasburg Volunteer Fire Department, Central Rescue, and Ebony Volunteer Fire Department. Communities located within the planning area include Ankum, Barker Crossroads, Bowens Corner, Breezewood Park, Brunswick, Ebony, Ellis Estate, Gasburg, Gholsonville, Joyceville, Lakeview Estates, Pea Hill Estates, Poplar Creek Estates, Siouan Shores, Tanglewood Shores, and Valentines.

#### **4. Existing Utilities and Features**

Significant natural features located within the planning area include Lake Gaston. Among the man-made features is a radio tower located on Tillman Road.

#### **E. Lawrenceville - U.S. 58 East Planning Area**

##### **1. Description**

The Lawrenceville - U.S. 58 East planning area is bounded on the north by an area which extends approximately one mile north of Governor Harrison Parkway (U.S. 58), Bright Leaf Road (SR 641) and to a point one mile north of the Lawrenceville town limits. To the south extends an area approximately one mile south of Governor Harrison Parkway (U.S. 58). The Greensville County line incorporates the eastern boundary. The western boundary is located at the intersection of Governor Harrison Parkway (U.S. 58) and Northview Drive (SR 699).

##### **2. Demographic Characteristics**

The planning area encompasses an estimated 18.3 square miles. The estimated population is 3,360 persons, including Lawrenceville's 1,275 people. The population per square miles is about 183 people.

##### **3. Existing Land Uses**

Predominant land uses in the planning area are agricultural and recreational. Residential dwellings are estimated at 623 structures. These structures consist of single-family residences and/or manufactured homes. In addition to the residential structures are 552 structures located within the Town of Lawrenceville. Of this total, 387 are considered 1-unit detached, 13 are considered 1-unit attached, 78 are 2-4 units, 56 are 5-9 units, seven are considered 10-or-more units, and 11 are considered mobile homes or trailer. Notable structures include Brunswick County Courthouse, Brunswick County Museum, Brunswick County Sheriff's Office, Brunswick County Library, Brunswick County School Board Office, Lawrenceville Town Hall, Brunswick Prison, and Brunswick County High School. The Town of Lawrenceville is located within the planning area. Communities located within the planning area include Edgerton, Freeman, Green Acres, and Lawrenceville Hills.

##### **4. Existing Utilities and Features**

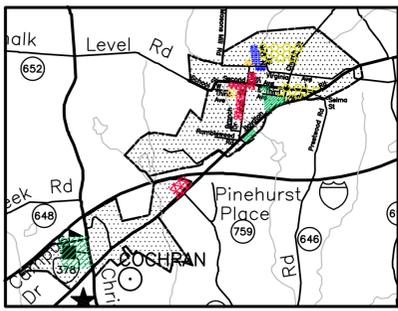
Utility lines run through the southeastern part of the planning area. The Brunswick County Industrial Park and Lawrenceville-Brunswick Airport are located northeast of the Lawrenceville town limits. Public water and wastewater utilities are available within and around the town of Lawrenceville.

#### **F. Agricultural and Conservation Areas**

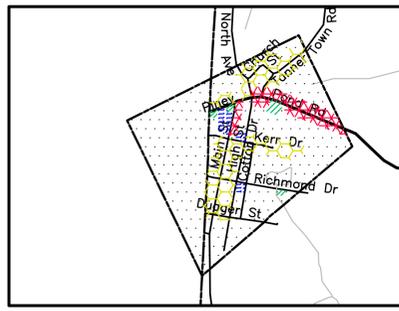
Brunswick County remains predominantly rural in nature. The area of the County not included in the aforementioned planning areas has been classified agricultural and conservation areas. This classification contains the majority of lands in Brunswick County. Generally speaking, County-wide goals and implementation strategies apply to this planning area.

### **G. Village Centers**

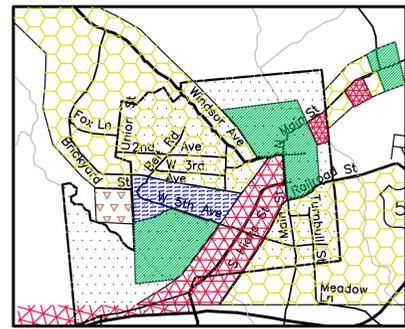
There are communities in each planning area that are considered village centers. These include areas located outside the incorporated towns, either where residents tend to congregate, population densities are greater, or there is a major crossroads.



Alberta



Brodnax

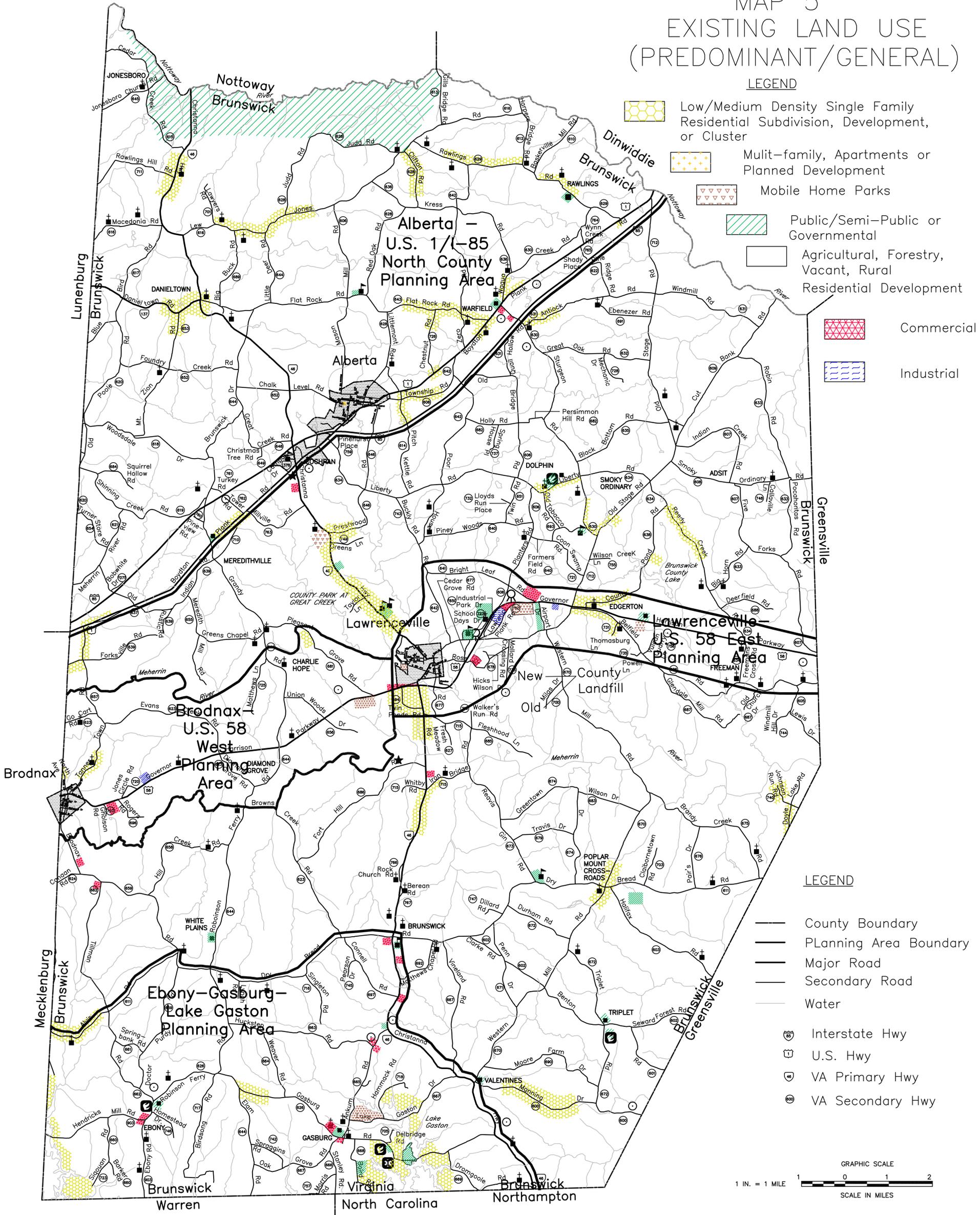


Lawrenceville

MAP 5  
EXISTING LAND USE  
(PREDOMINANT/GENERAL)

LEGEND

- Low/Medium Density Single Family Residential Subdivision, Development, or Cluster
- Multi-family, Apartments or Planned Development
- Mobile Home Parks
- Public/Semi-Public or Governmental
- Agricultural, Forestry, Vacant, Rural Residential Development
- Commercial
- Industrial



LEGEND

- County Boundary
- Planning Area Boundary
- Major Road
- Secondary Road
- Water
- Interstate Hwy
- U.S. Hwy
- VA Primary Hwy
- VA Secondary Hwy



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## **IX. FUTURE LAND USE**

### **A. Introduction**

The future land use plan delineates the areas in Brunswick County best suited for residential, commercial, industrial, public/semi-public, and agricultural and conservation land uses. The future land use plan is mainly concerned with the general location and amount of land proposed for each of the various land uses. The land use plan can be used either to formulate a new County land use policy governing zoning and subdivision regulations or to amend an existing set of land use policies. The year 2015 is chosen as the target date for planning purposes.

The development goals and implementation strategies contained in this document provide the framework for the future use of the land in Brunswick County. The land use pattern described below is one that will maintain the rural and agricultural character of the County while providing for residential, industrial, and commercial growth.

In areas of Brunswick County where major growth is encouraged. Services necessary to support all types of development are or will be provided. Emphasis in these growth areas is on the development of employment and commercial centers and the development of residential uses that may require urban-type services. Through the implementation of the future land use plan, the County is thus able to encourage the separation of major growth areas from rural areas and encourage the economical and efficient delivery of public services while exercising a greater sensitivity to environmental constraints to development, providing for the anticipated increase in economic activity, and attempting to reverse the projected decrease in population.

While the future land use plan classifies areas of the County and the designated planning areas into five principal land use types, it is important to note that residential development is permitted within the agricultural areas. This residential development will either be concentrated in planned communities (subdivisions) or located as strip development (frontage lots) along the highways in order to preserve the agricultural and timber economy of the County. MAP 6, PROJECTED FUTURE LAND USE, illustrates the proposed uses of land in the County in a generalized manner. Brief discussions of each major land use category follow.

#### **1. Residential**

This classification represents existing residentially developed areas within the County and areas that are likely to be developed for low/medium density residential purposes, primarily those areas on the fringes of incorporated towns. Due to the shortage of vacant land available within the towns, residential growth beyond the limits of the incorporated towns is assured. However, difficulties may arise relative to the provision of an adequate and desirable level of services. For that reason, dense residential development should occur in vacant areas outside of the towns where public water and sewer utilities are either available or can be easily extended from the incorporated towns.

The majority of the residential units in the County today are single-family dwellings. However, given the shortage of affordable housing in the County and recent building trends, it is expected that by the end of the planning period future residential development in the form of mobile homes (referred to as “manufactured housing”) will continue to increase, although site built homes are the preferred type of

single family development. In order to assure proper development of the residential areas, strict enforcement of subdivision and building codes is necessary. The zoning ordinance is another important tool for implementing the proposed residential policies. An overall density should not exceed one single-family dwelling per subdivision lot or parcel. While a double-wide mobile home, on a permanent foundation, is assessed the same as a stick-built dwelling and is considered real estate, single-wide mobile homes are not. For this reason, single-wide mobile homes should not be allowed within residential zoned areas and should be encouraged to locate within existing mobile home parks. Public, social, and community facilities should be allowed to develop in the residential areas.

The County encourages large lot/acreage rural residential subdivisions for single-family residential type development. This type low-density residential development (referred to by some people as mini-farms) appeals to people desiring the controls and restrictions normally associated with subdivision development, coupled with larger tracts of land.

At the time of this writing, a multi-family/multi-use development (Lakeside Commons) is underway along State Route 626 in the Ebony-Gasburg-Lake Gaston Planning Area.

## **2. Industrial**

Industry, which will provide much of the basic employment needed for anticipated growth, has more critical location requirements than other major land uses. Prime industrial sites should be located where they can be served by major transportation facilities, including major highways, railroads, and airports. Industries dependent upon the transportation of heavy materials and products require locations served by railroad facilities. Other types of industry may prefer locations near major highways to facilitate truck service and access by employees, and still others may seek location near the airports. In addition to transportation facilities, industries should be in locations where adequate public utilities and services can be provided. Other requirements include suitability of sites with respect to slope, drainage, and soil bearing capacity, and suitable buffering from residential or other incompatible uses.

As shown on MAP 6, the potential industrial sites are located on the fringe of existing towns, along the corridors of major highways and the Norfolk Southern Railroad. In addition, other land areas are allocated for industrial development near major existing plants to provide for future expansions.

The land use plan displays these potential industrial sites, as well as the areas of the County now used for major industrial purposes.

## **3. Commercial**

The commercial land use category represents existing commercial districts, their immediate surrounding areas, and interstate interchanges which will serve the needs of towns, regional areas, and village centers throughout the County.

Brunswick has a unique location on the major north-south and east-west travel corridor along the eastern seaboard. Interstate 85 and U.S. Route 1 have the potential to see the location of a number of highway commercial establishments offering convenient access and services to travelers. Through the County, U.S. Route 58, which provides access to the mountains of Virginia to the west and to the Atlantic Ocean to the east, has resulted in the location of several highway commercial establishments. However, most of these are located primarily within the Town of Lawrenceville. Two types of highway

commercial activities are discussed here: the commercial establishments clustered around the interstate interchanges and commercial strip development.

There are five interchanges on Interstate 85 in Brunswick County. The most common interchange uses are car and truck services. Highway-oriented uses have markets directly related to traffic volume on major routes adjacent to their sites. They require very close proximity to the interchange, good access, and visual exposure to the interchange. Potential highway-oriented uses include gas stations, truck stops, motels, and restaurants. While these interchange areas may prove to be beneficial from both an economic and travel-time viewpoint, no such development should be allowed at the expense of safe and efficient ingress and egress to the interstate.

Strip commercial development is a common highway-oriented situation. Such uses are viewed as generally unsuitable because of undue traffic congestion, encroachment into residential areas, and the blight that results from improper development and advertising. However, the congestion of traffic and the spread of commercial and residential blight along such commercial strips are caused primarily by a failure to establish sound land development standards. Future strip commercial development should be allowed if it meets recommended standards such as controlled access, parallel roads, adequate building setbacks, corridor development standards, and off-street parking.

#### **4. Public/Semi-Public**

Public/semi-public land uses include schools, government buildings, County-owned property, solid waste collection sites, and recreational facilities. As shown on MAP 6, areas in the County have been designated as public/semi-public to allow for future expansion of these type uses.

At the time of this writing, a recreation facility (SCORE Recreation Park) is being developed in the Lawrenceville-U.S. 58 Planning Area. In addition, the County endorses the concept of a Tobacco Heritage Trail, a regional trails effort which is under development by Roanoke River Rails to Trails, Inc. Trailhead accesses within Brunswick County must still be determined.

Virginia's Department of Rails and Public Transportation is planning to develop the Southeast High Speed Rail line in the alignment of CSX's abandoned Seaboard Railroad corridor (called the S-Line). This railroad corridor has been identified as a major component of the Tobacco Heritage Trail, necessary to link the Norfolk, Franklin, and Danville corridor that passes through LaCross with the Virginia Railroad that passes through Alberta. The S-Line has also been identified as the preferred route for the East Coast Greenway from Petersburg to Raleigh, North Carolina. A bicycle and pedestrian facility should be constructed in the alignment of the Southern High Speed Rail line as part of the construction of the railroad project. It should also include considerations for trailhead access points in Brunswick County, with the County determining the preferred locations for trailhead accesses. Since funding for the construction of the Southeast High Speed Rail line has not been appropriated, the bed of the abandoned Seaboard Railroad should be used in the interim as the alignment of the Tobacco Heritage Trail and the East Coast Greenway.

#### **5. Agricultural and Conservation Areas**

Agricultural land is one of the most valuable of all natural resources. Of major importance, and an objective of land use planning in Brunswick County, is to identify prime agricultural land and prevent it from being developed for residential or other land uses. Once developed, it cannot easily be restored to its original condition.

As shown on MAP 6, much of Brunswick County has been retained in an agricultural land use category for the duration of the planning period. The main purpose of this land use classification is to

facilitate existing and future farming operations, reduce the effects of soil erosion, and protect watersheds, in order to promote the continuation of farming as one of the most active sectors of the economy.

Permitted uses are restricted to agriculture and others that are compatible with the existing land use pattern, such as forestry, passive recreation, and other conservation uses, as well as incidental rural residential use. The overall density of these uses should be kept at a relatively low level by maintaining minimum lot areas and allowing for only one dwelling unit (single-family dwelling) per lot. This should effectively limit development in the agricultural areas and encourage development in and on the fringe of the existing towns.

Brunswick County's natural environment is one of its most valuable assets, and at the same time one of its most vulnerable. There are extensive watersheds, areas subject to flooding, wetlands, unsuitable soils, wildlife, and woodland areas located throughout the County. Primary environmental concerns arising from this combination of circumstances include deforestation, soil erosion, storm water runoff from built surfaces, destruction of wildlife habitat, loss of agricultural acreage, and destruction of property and loss of life due to flood waters.

The conservation classification covers the unincorporated portions of the County which may exhibit one or more of the environmentally sensitive land conditions discussed above. The conservation area is not suitable for intensive land use development and this category of land use is intended for the conservation of water and other natural resources (forests and prime agricultural lands) of Brunswick County, thereby reducing soil erosion in the floodplain areas, preventing pollution of the major streams and rivers, and preserving the quality of open space for future generations to enjoy.

Single-family residential development may be permitted in this district under strict minimal lot area requirements. Agriculture, forestry, passive recreation, and other conservation uses may also be permitted.

## **B. Alberta - U.S. 1/I-85 - North County Planning Area**

### **1. Projected Future Land Uses**

This planning area is expected to remain rural in nature with the majority of land reserved for agricultural use. There are areas near Chalk Level Road (SR 652), Mason Mill Road (SR 606), and Littlemont Road (SR 628) that have been designated for future residential use. Residential growth is projected to be in the form of low-density residential development with private well and individual septic systems.

Industrial growth is anticipated along Boydton Plank Road (U.S. 1) just east of Christanna Highway (SR 46).

Commercial development is anticipated along both sides of Boydton Plank Road (U.S. 1) and I-85. Future commercial development has been designated along near the intersections of I-85 and Sturgeon Road (SR 630), Christanna Highway (SR 46), and Brunswick Drive (SR 644); at the intersection of Christanna Highway (SR 46) and Great Creek Road (SR 648); and at the intersections of Boydton Plank Road (U.S. 1) and Liberty Road (SR 634) and Waqua Creek Road (SR 630).

Public development is anticipated to maintain its current locations at Fort Pickett Military Installation, U.S. postal locations, churches, and fire and rescue departments.

The Town of Alberta is located within the planning area and is expected to maintain its mix of residential, multi-family, commercial, industrial and public/semi-public development. After completing a boundary adjustment through which it expanded its boundaries along the U.S. 1/I-85 corridor, Alberta has developed and adopted a zoning ordinance and a comprehensive plan. There are several village centers in this planning area including Danielstown, Cochran, Warfield, and Rawlings.

The remaining land within the planning area is shown for agricultural use, thus preserving the environmentally sensitive areas and maintaining the rural character of the outlying areas.

## **2. Projected Utilities and Services Needs**

The water and wastewater systems in Alberta serve the Town and have been improved to meet current and projected needs within the Town. The systems may provide some potential to serve northeastern Brunswick County.

### **C. Brodnax - U.S. 58 West Planning Area**

#### **1. Projected Future Land Uses**

This planning area is expected to remain rural in nature with the majority of land reserved for agricultural use.

Residential growth is anticipated to maintain its with current locations in the Town of Brodnax and Tanner Town Road (SR 657). Residential growth is projected to be in the form of low- density residential development with private well and individual septic systems.

Industrial growth is anticipated along Governor Harrison Parkway (U.S. 58), east of Brodnax. Commercial growth is anticipated along Governor Harrison Parkway just west of Twin Ponds Road (SR 694).

The Town of Brodnax is located in the planning area and is expected to maintain its mix of residential, industrial, and public/semi-public development.

The remaining land within the planning area is shown for agricultural use, thereby preserving the rural character of the surrounding area.

In 2000-01, Brunswick County commissioned the Brodnax Planning Areas Study to more closely examine land use and development potential in the Brodnax Planning Area. The study is on file in the Brunswick County Planning Department. Brodnax has adopted a zoning ordinance.

## **2. Projected Utilities and Services Needs**

The Brodnax water and wastewater utilities should meet current and projected needs. The system may provide some potential service to western Brunswick County. .

### **D. Ebony - Gasburg - Lake Gaston Planning Area**

#### **1. Projected Future Land Uses**

This planning area is expected to remain rural in nature with the majority of land reserved for agricultural use.

Residential development is likely to occur near Lake Gaston. Areas that have been designated for future residential use includes Siouan Road (SR 723), Barker Road (SR 660), Hammack Road (SR 718), and Delbridge Road (SR 705). Residential growth is projected to be in the form of low-density residential development with private well and individual septic systems.

At the time of this writing, a multi-family/multi-use development (Lakeside Commons) is underway along State Route 626 in the Ebony-Gasburg-Lake Gaston Planning Area.

Industrial development is not designated for this planning area.

Commercial growth is anticipated along Gasburg Road (SR 626) at the intersections of Ankum Road (SR 665), Oak Grove Road (SR 667), and Baird Road (SR 668).

Public and semi-public development is expected to remain as is with designated areas near the U.S. postal locations, churches, and fire and rescue stations.

Village centers located within the planning area include Ebony and Gasburg.

The remaining land within the planning area is shown for agricultural use, thereby preserving the rural character of the surrounding area and maintaining its lake characteristics.

## **2. Projected Utilities and Services Needs**

The issue of reserve drain field areas for septic systems around Lake Gaston is a concern that may need additional study during the planning period.

### **E. Lawrenceville - U.S. 58 East Planning Area**

#### **1. Projected Future Land Uses**

This planning area is expected to grow in the areas of residential and industrial development.

Residential development is anticipated to occur north of Lawrenceville on Christanna Highway (SR 46), north of Governor Harrison Highway (U.S. 58). Residential growth is projected to be in the form of low-density residential development with private well and individual septic systems.

Industrial growth is anticipated along Governor Harrison Parkway (U.S. 58) near the existing industrial park and airport, at the Bright Leaf Road (SR 641) intersection and west of Lawrenceville on Brickyard Street (SR 1003).

Commercial growth is anticipated along Governor Harrison Parkway (U.S. 58) and Christanna Highway (SR 46) south of Lawrenceville and Lawrenceville Plank Road (U.S. 58 Business) just east of Lawrenceville.

Public and semi-public development is expected to remain as is with its current designations for schools, U.S. postal locations, churches, and fire and rescue departments. At the time of this writing, a recreation facility (SCORE Recreation Park) is being developed in the Lawrenceville-U.S. 58 Planning Area.

The Town of Lawrenceville is located in the planning area. Effective January, 2007, Lawrenceville adjusted its boundaries to include the commercial area along U.S. 58 to encompass the Food Lion shopping center area. The Town will update its comprehensive plan in 2007-08. Projected future land

uses within the Town limits will be a part of the comprehensive planning process. Village centers located within the planning area include Edgerton and Freeman.

The remaining land within the planning area is reserved for agricultural, thus preserving the rural character of the surrounding area.

## **2. Projected Utilities and Services Needs**

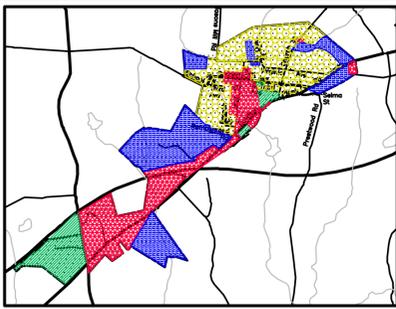
Some septic systems in some residential subdivisions may fail, which in turn may require or lead to utility service extensions. Utilities, as needed and determined to be cost- beneficial, may be extended through agreement with Lawrenceville.

## **F. Agricultural and Conservation Areas**

This planning area is expected to remain rural in nature with land reserved for agricultural use. Low-density residential growth is anticipated in the form of strip development and one-acre lots with private well and septic systems along the highway. Public utilities are not available to sustain intense residential development. Incidental commercial establishments may locate throughout this planning area in support of residential growth.

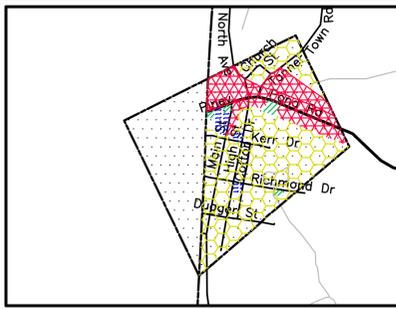
## **G. Village Centers**

Village centers are expected to remain rural in nature with land reserved for agricultural use. Low-density residential growth is anticipated in the form of strip development and one-acre lots with private well and septic systems along the highway. Public utilities are not available to sustain intense residential development. Incidental commercial establishments may locate throughout this planning area in support of residential growth. Areas adjacent to some village centers may be designated for future industrial development. The remaining village centers will continue to maintain their rural character and continue to serve as crossroad communities throughout Brunswick County.



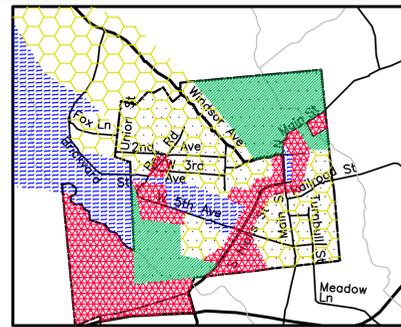
Alberta

(Note: Refer to Alberta zoning map and comprehensive plan for projected uses.)



Brodnax

(Note: Refer to Brodnax zoning map and comprehensive plan for projected uses.)



Lawrenceville

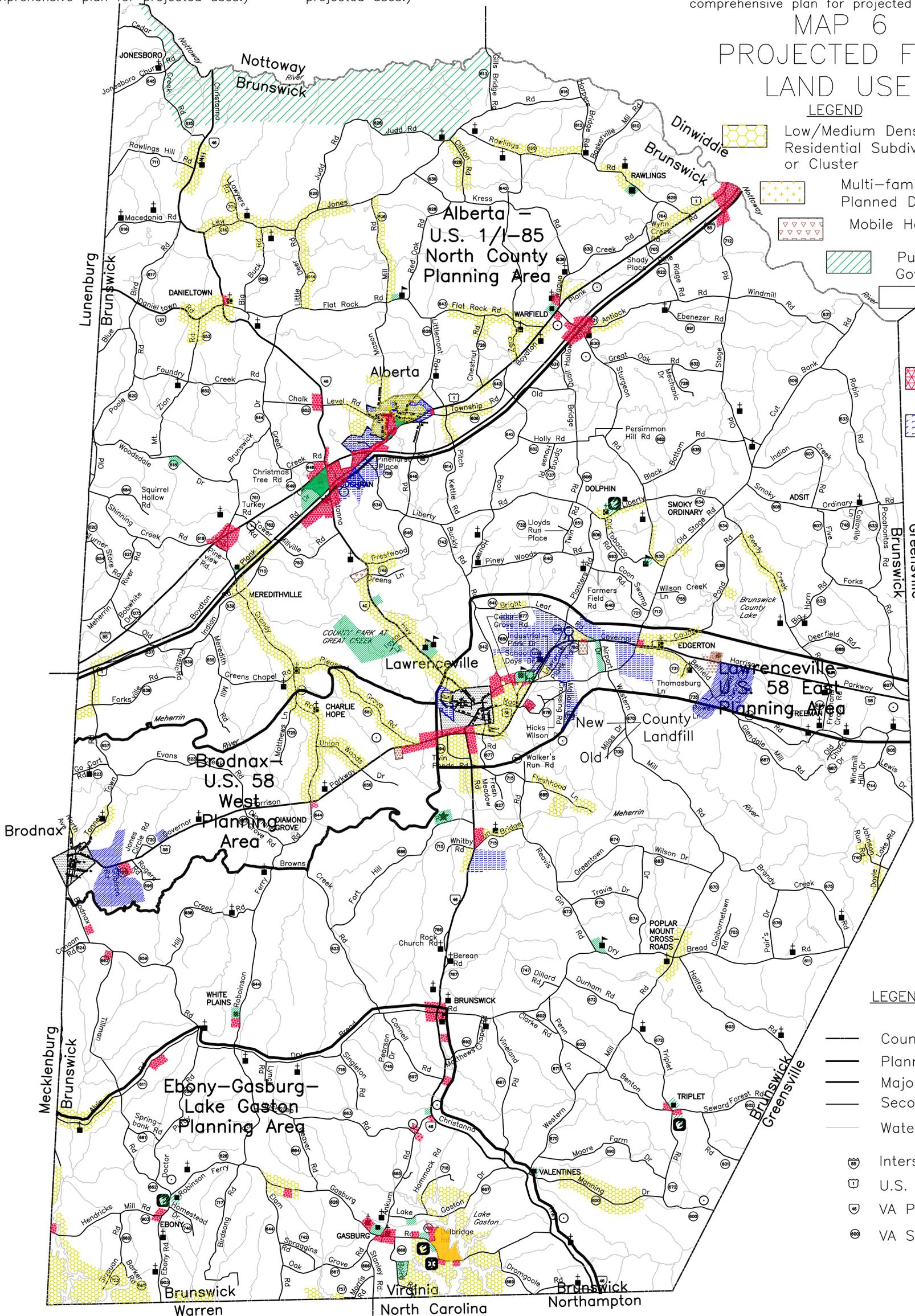
(Note: Refer to Lawrenceville zoning map and comprehensive plan for projected uses.)



# MAP 6 PROJECTED FUTURE LAND USE

## LEGEND

- Low/Medium Density Single Family Residential Subdivision, Development, or Cluster
- Multi-family, Apartments or Planned Development
- Mobile Home Parks
- Public/Semi-Public or Governmental
- Agricultural, Forestry, Vacant, Rural Residential Development
- Commercial
- Industrial



## LEGEND

- County Boundary
- Planning Area Boundary
- Major Road
- Secondary Road
- Water
- Interstate Hwy
- U.S. Hwy
- VA Primary Hwy
- VA Secondary Hwy



## X. COUNTY-WIDE GOALS AND IMPLEMENTATION STRATEGIES

### A. Introduction

The Comprehensive Plan's goals and implementation strategies are to be integrated into the county-wide planning process to enhance desirable development practices for future growth. The goals and strategies for their implementation delineated in the Comprehensive Plan will determine the future prosperity and general well-being of the citizens of Brunswick County. It is critical that goals reflect the perceived needs and desires of the citizenry based on past and current situations in the County. The failure to implement well-conceived goals is a prime cause of many problems faced by counties today.

To facilitate the understanding of goals and implementation strategies, the terms used in this document are defined as follows:

<b>GOALS:</b>	Long-range community aspirations for the significant positive gains that should be achieved by the County and serve to establish the future direction of the County.
<b>IMPLEMENTATION STRATEGIES:</b>	Guidelines for action which direct the accomplishment of goals and enable the County to respond to a wide range of problems as they arise.

These planning concepts are essential components of this Comprehensive Plan and shall advocate, through the application of appropriate implementation strategies, favorable developmental patterns for the County.

Ten County-wide general issue areas have been identified. These are growth management, water and sewer, transportation, housing, public facilities and community services, recreation, economic and industrial development, agriculture and forestry, history and culture, and natural resources. The goals for each of the issue areas follow. These help governmental decision-makers define the character and scope of public interest and concern. They aid understanding of how various local activities fit into the context of the public interest for the County. This compendium does not dictate to local officials' actions that must be taken and as such is not binding, but rather sets forth positive suggestions that can be both a yardstick for measuring the effectiveness of present planning activities and a foundation for future planning efforts. Further, these goals must be represented in those of specific planning areas. The Comprehensive Plan's implementation strategies will be more specific than its goals. They will delineate the steps to achieve County goals.

## **B. County-Wide Goals and Implementation Strategies**

### **1. Growth Management**

**Goal: Promote sound land use and development practices.**

*Implementation Strategies:*

- a. Utilize the comprehensive planning process to logically and consistently manage and guide growth and development.
- b. Guide and support sound and attractive land use development within the County that will result in the least possible adverse fiscal and environmental impact.
- c. Formulate plans to promote efficient use of land, energy, and resources.
- d. Encourage development which is compatible with the population densities and reasonable rates of growth and available resources.
- e. Emphasize community planning and industrial development that is designed to economize the costs of roads, utilities, and land use.
- f. Provide tools, methods, and techniques for planners and decision-makers to develop a comprehensive and long-range plan for environmental concerns.
- g. Recognize the importance of utilities, schools, and other community facilities in encouraging proper development.
- h. Make planning and development decisions that account for the special characteristics and identity of each community.
- i. Establish standard procedures by which County citizens or groups can meet with government officials and resolve differences of opinions.
- j. Encourage innovative design proposals which complement natural and man-made features.
- k. Encourage the preservation and protection of lands needed in the future for roads, parks, schools, and other public facilities in development plans.
- l. Encourage efforts to provide a better understanding of the relationship between land uses and environmental quality.
- m. Collect and update data related to the environment and land uses that will be useful in developing policy that preserves environmental quality.
- n. Monitor and support or oppose, as necessary, actions and programs at the Federal, State, regional, and local levels which:
  - 1) guide land development in the unincorporated portions of the County;
  - 2) effect the capability to raise revenue for locally initiated services and facilities; and,
  - 3) could be facilitated by inter-jurisdictional contracts to provide services to growth areas.
- o. Enact land use regulations to ensure that land uses are compatible with land capabilities and with each other.
- p. Identify environmental standards, including air and water quality criteria, against which infrastructure and land use plans and decisions can be evaluated.
- q. Encourage the provision of adequate services and facilities in residential developments by enforcing the subdivision ordinance, and study amendments to the subdivision ordinance as may be necessary to ensure the provision of such services and facilities.
- r. Support the planned unit development concept in growth areas.
- s. Utilize the zoning ordinance to direct intensive land use development in areas where the efficiency of transportation systems, utility services, and community facilities will be maximized and their costs minimized.

- t. Discourage the development of conflicting land uses in adjacent areas that would prevent proper land development.
- u. Encourage the continued development of low-density (acreage tracts) rural residential subdivisions in the rural areas and encourage medium-density (20,000 square feet lots) and high-density development (multi-family) in areas that are already densely developed and already zoned residential.
- v. Encourage continuing coordination and cooperation among public and private agencies regarding development policies, programs, and projects.
- w. Maintain a continuing program of public communication in order to keep the County development policies before the citizens.
- x. Study and enact amendments to the highway corridor (HC) overlay district section of the zoning ordinance as may be necessary.
- y. Study the development of a rural residential zone to encourage mini-farms (five acres or more) along Boydton Plank Road (U.S. 1) east of the Mecklenburg County line and other areas in Brunswick County.
- z. Study the adoption of regulations to deal with communications tower location.
- aa. Support regional community development goals and regional cooperation when deemed to be in the best interests of Brunswick County.

## 2. Water and Sewer

**Goal: Promote the development of water and sewer systems within planning areas to serve designated growth areas and planned residential, commercial, and/or industrial developments.**

### *Implementation Strategies:*

- a. Emphasize the importance of adequate water and sewer systems for proper land use development.
- b. Periodically review regional water and sewer plans.
- c. Provide the necessary administrative and financial policy guidelines for planning and extending necessary utilities.
- d. Minimize pollution of surface and ground water.
- e. Establish policy guidelines and basic criteria to deal with water quality and/or supply problems.
- f. Encourage public and private interests to design new water or sewer systems for individual communities and independent subdivisions to accommodate future growth.
- g. Coordinate present and future governmental and private efforts relating to water and sewer developments within the County area in accordance with the Comprehensive Plan.
- h. Continue to seek regional cooperation to correct water and sewer system deficiencies and promote expansion of existing facilities and/or construction of new facilities that meet common needs.
- i. Support the recruitment and siting of environmentally compatible industry and commercial establishments in areas that are already similarly developed or in public or private industrial parks.
- j. Develop and adopt a comprehensive County-wide water and sewer master plan.
- k. Study the creation of a water and sewer authority involving the County and its towns.
- l. Study regulations to require the set-aside of reserve drain field areas.
- m. In conjunction with the Health Department, study alternatives to mitigate the effects of septic system failures, such as community awareness campaigns and periodic pump-out requirements.
- n. Brunswick County will consider support of proposals to construct a power generating facility (with a water impoundment) on a tract adjacent to the Virginia Beach's Lake Gaston Water

- Pipeline, provided that the County would be permitted to withdraw raw water from the water impoundment for treatment, distribution, and public consumption by County residents.
- o. Brunswick County will work with its towns to monitor the implementation of State regulations which would require that on-site sewage disposal systems (septic tanks and drain fields) be pumped out on a regular basis, and consider, if necessary, working together to provide the necessary facilities or upgrades to meet demands.

### 3. Transportation

**Goal: Promote a balanced, safe, and efficient transportation system that will shape and serve growth areas.**

*Implementation Strategies:*

- a. Support State highway policies which improve the appearance, safety, and capacity of the major thoroughfares and the secondary system, and promote the completion of projects supported by the County.
- b. Support State highway policies which relieve present traffic congestion through the provision of adequate facilities and levels of service.
- c. Discourage unnecessary traffic in residential areas in order to reduce noise, litter, and safety hazards.
- d. Encourage the planning and evaluation of the County's transportation system in terms of the users' convenience, cost, travel time, safety, preference, and the substantial effect which transportation facilities have on social, economic, and environmental goals.
- e. Encourage the construction or improvement of transportation facilities that blend into the natural landscape, taking advantage of scenic vistas, topography, and other natural features.
- f. Encourage cooperation at all levels of government in the placement of major transportation facilities so as to serve and strengthen, rather than disrupt, communities.
- g. Develop land use controls which promote sound land use without jeopardizing the function of high-speed thoroughfares.
- h. Support the development of public and/or private transportation and/or ride-sharing services when and where needed and feasible.
- i. Support the development of existing rail and air facilities and encourage the development of additional rail and air service.
- j. Support transportation system improvements that provide an economical, safe, and efficient means for the movement of people and goods within the County and between the County and other parts of the region.
- k. Integrate the County's transportation recommendations with the Six-Year Secondary Maintenance and Construction Fund Program administered by the Virginia Department of Transportation (VDOT).
- l. Integrate the County's transportation recommendations with the plans developed by the Virginia Department of Transportation.
- m. Support special transportation services for citizens of the County (elderly and handicapped) who are in need of such programs.
- n. Locate land uses generating high volumes of vehicular traffic near roads capable of handling additional traffic volume.
- o. Brunswick County will work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain the Iron Bridge (a.k.a. Gholson Bridge) in its present location as a valuable historical and cultural asset.
- p. Brunswick County will work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain designated scenic byways in the County and its towns

and support the recognition of additional scenic byways such as Route 715 (Iron Bridge Road), Route 785 (Park Place), and Route 629 (Rawlings Road).as valuable historical and cultural assets.

#### **4. Housing**

**Goal: Promote the provision of and access to adequate housing for County residents.**

*Implementation Strategies:*

- a. Encourage the increase in supply of quality housing units, especially for low- and moderate-income families and individuals.
- b. Encourage the conservation of the County's housing that is sound and advocate repair and/or rehabilitation of the deteriorating housing stock.
- c. Encourage developers and sponsors to work with County officials in supplying low- and moderate-income housing.
- d. Encourage the development of an adequate supply and range of housing in order that all County residents might live in decent, safe, and sanitary units.
- e. Utilize, to the fullest extent feasible, Federal and State housing assistance for new construction and rehabilitation projects.
- f. Encourage the rehabilitation of deteriorated housing and removal of dilapidated housing and adopt and enforce the maintenance section of the Building Code.
- g. Encourage an overall County-wide balance in the construction of new housing types in a variety of price ranges.
- h. Provide appropriate areas for manufactured home park development and review County ordinances to ensure that manufactured homes remain a source of good quality housing in Brunswick County.

#### **5. Public Facilities and Community Services**

**Goal: Promote the provision of and access to adequate public facilities and community services such as health care, public safety, educational programs, and social services for County residents.**

*Implementation Strategies:*

- a. Support the development of programs designed to enhance the quality of educational services available for all residents of the County.
- b. Support the establishment of community-oriented programs which are focused on more complete use of school facilities.
- c. Provide adequate education and school facilities.
- d. Provide vocational training within the school system.
- e. Develop a program to inform the needy of the availability of social services.
- f. Support social service programs which tend to reduce dependency upon the government and which encourage individuals and families to be self-sustaining.
- g. Abandon social programs which are proven ineffective.
- h. Implement a capital improvement program to ensure that community facilities are scheduled in a manner compatible with the financial capability of the County.
- i. Maximize the use of school facilities for civic purposes.
- j. Encourage the development and use of all appropriate social services.
- k. Support efforts to improve the state of health of all citizens.
- l. Support better coordination and consolidation of existing health facilities.

## 6. Recreation

**Goal: Promote recreational opportunities which will serve County citizens and visitors while preserving open spaces.**

*Implementation Strategies:*

- a. In conjunction with other jurisdictions, governmental agencies, and organizations, encourage efficient and imaginative use of recreational resources and facilities available to the County.
- b. Encourage the development of sound, planned, and desirable commercial recreation sites in the County.
- c. Acquire and develop land for outdoor recreation to meet the expanding needs and interests of the County residents.
- d. Conserve unique natural features, scenic areas, and appropriate historic sites for the benefit and enjoyment of the public.
- e. Provide adequate facilities to meet the recreational needs of all segments of the Brunswick County population.
- f. Evaluate existing local hunting laws and regulations and the enforcement of same.
- g. Support law enforcement efforts to enforce hunting laws and regulations along the roadside.
- h. Encourage the private development of entertainment facilities such as public golf courses, movie theaters, arcades, bowling alleys, and skating rinks in the planning area.
- i. Endorse the concept of a Tobacco Heritage Trail, a regional trails effort under development by Roanoke River Rails to Trails, Inc. with trailhead accesses within Brunswick County (to be determined).
- j. Brunswick County will support, and as appropriate, participate in efforts to provide more public access to Lake Gaston.
- k. Brunswick County will encourage the Virginia Department of Game and Inland Fisheries to upgrade the public boat landing located off Delbridge Road.
- l. Brunswick County will support and encourage efforts to provide more public access to the Meherrin River for recreational boating activities.

## 7. Economic and Industrial Development

**Goal: Promote economic and industrial development that will ensure employment stability and provide ready access to needed goods and services in the County while encouraging local expansion of existing industry and the location of new industry to broaden the tax base and increase employment opportunities.**

*Implementation Strategies:*

- a. Encourage the employment of qualified local residents in County programs and projects.
- b. Encourage job training programs, re-educational programs, and skills training utilizing local educational facilities.
- c. Consider developing a vocational training center for work force training and retraining.
- d. Plan for a balance of public and private capital investments which will promote the economic well-being of the whole County and comply with the goals and policies of the Comprehensive Plan.
- e. Support the efforts of the Brunswick County Industrial Development Authority and

- its director.
- f. Support the implementation of State and Federal sources of capital and management assistance to counties for the purpose of economic development.
  - g. Encourage and guide industrial growth to specific sites in the County, considering the proximity to labor, resources, markets, and utilities and the slope, geology, soil, and flooding characteristics of each location.
  - h. Recommend areas to be used for industrial purposes to provide for orderly development of industrial activities and to increase the value of the industrial sector.
  - i. Ensure the development of new, planned industrial areas of the size, scale, and intensity of development which allow for the orderly growth and development of the County.
  - j. Continue efforts to attract additional industry, while placing emphasis upon retaining the industrial firms which are located within the County.
  - k. Encourage functional, safe, convenient, and attractively designed commercial areas.
  - l. Encourage the proper planning and timing of industrial and commercial development to coincide with the provision of public services and utilities such as water distribution and treatment, sewage collection and treatment, and the collection and disposal of solid waste.
  - m. Encourage existing highway commercial areas to expand parking and loading facilities and improve attractiveness and traffic flow.
  - n. Recommend areas to be used for commercial purposes to provide for orderly development of commercial activities and to increase the value of the retail sector.
  - o. Plan for and provide, where possible, tourist opportunities that will enhance the economic development of the County.
  - p. Support the provision of adequate housing to meet the needs of employees of businesses and industry.
  - q. Support educational programs to aid in developing skills for the unemployed and underemployed citizens of the County.
  - r. Designate adequate and suitable land for the development of industrial parks.
  - s. Support agencies and programs which provide mechanisms for attracting economic development.
  - t. Examine the vocational-educational facilities and increase career planning programs in order to upgrade the quality of the labor force.
  - u. Utilize capital improvement programming to locate utilities and community facilities so they are attractive to industry.
  - v. Ensure that public and private groups responsible for economic growth within the County are in general agreement as to the direction the County should take in pursuing economic development.
  - w. Support the recruitment and siting of environmentally compatible industry and commercial establishments in areas that are already similarly developed or in public or private industrial parks to minimize the sacrifice of prime agricultural land for such development.

## 8. Agriculture and Forestry

**Goal: Promote the preservation and development of progressive, alternative, and environmentally compatible agriculture, forestry, and related industries as important economic components of the County.**

### *Implementation Strategies:*

- a. Support research into diversifying cropland previously used for tobacco production.

- b. Identify productive land that could be classified as economically productive.
- c. Support and encourage the use of USDA Resource Conservation Service “Best Management Practices” to protect productive agriculture lands.
- d. Support the reforestation of clear-cut timber lands and rely on the Virginia Department of Forestry to give guidance and advice.
- e. Support the reforestation of clear-cut hardwood forests using hardwood plantings.
- f. Support the recruitment and siting of environmentally compatible industry and commercial establishments in areas that are already similarly developed or in public or private industrial parks to minimize the sacrifice of prime agriculture land for such development.
- g. Protect prime agricultural land.
- h. Improve agricultural education and forestry management in the public school system and encourage the development of vocational education programs and facilities to support existing agricultural and timber-related industries in the County.
- i. Protect ecological and otherwise fragile areas for open space, forestry, and agricultural uses.
- j. Reserve flood hazard areas for open spaces, forestry, water, and agricultural uses.

## 9. History and Culture

**Goal: Promote the identification and preservation of areas and properties of historic and cultural significance.**

### *Implementation Strategies:*

- a. Preserve important historic, archaeological, and scenic assets of the County.
- b. Guide development so as to protect historic and potentially historic properties and perpetuate cultural heritage.
- c. Support historic preservation committees or societies.
- d. Encourage a County-wide survey of historic sites by local volunteers or State and Federal agencies and seek grant monies for the complete inventory of historically significant structures and sites.
- e. Coordinate housing code enforcement/redevelopment projects with the State Department of Historic Resources to ensure that any significant architectural details or buildings are identified and preserved.
- f. Coordinate public works projects with the State Department of Historic Resources to ensure the identification and preservation of significant archaeological sites.
- g. Support historic preservation districts and commissions in the County and seek financial and technical assistance to study the development of zoning regulations which would include historic areas.
- h. Request assistance from the State Department of Historic Resources in the development of historic districts and ordinances.
- i. Encourage efforts to maintain and repair historic structures in the County.
- j. Study regulations to require that redevelopment efforts be consistent with the historic reservation policies contained in this Plan Update.
- k. Promote tourism as an industry in the County.
- l. Brunswick County will work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain the Iron Bridge (a.k.a. Gholson Bridge) in its present location as a valuable historical and cultural asset.
- m. Brunswick County will work with appropriate agencies and groups to promote and encourage efforts to protect, preserve, and maintain designated scenic byways in the County and its towns and support the recognition of additional scenic byways such as Route 715 (Iron Bridge Road),

Route 785 (Park Place), and Route 629 (Rawlings Road).as valuable historical and cultural assets.

## 10. Natural Resources

**Goal: Promote the wise use of the County's nonrenewable earth and mineral resources and the preservation of open spaces and the natural environment.**

### *Implementation Strategies:*

- a. Reduce and work towards elimination of the pollution and wasteful use of air, water, soil, and other natural resources in cooperation with the Virginia Polytechnic Institute's Cooperative Extension Service and the USDA Resource Conservation Service.
- b. Provide for the wise use of land that is ideally suited for quarrying and mining operations.
- c. Rely on State permitting agencies to regulate mining activities.
- d. Communicate grievances to appropriate State agencies and officials, as necessary, concerning mining activities.
- e. Protect and conserve surface and groundwater resources.
- f. Eliminate waste and unnecessary destruction of plant life and encourage re-vegetation practices.
- g. Support efforts and programs to control pollution.
- h. Enforce zoning and subdivision regulations and support State and Federal programs and regulations intended to protect the water quality of the Fort Pickett reservoir, the Great Creek watershed, and Lake Gaston.
- i. Support efforts and programs by localities that adjoin Lake Gaston to withdraw water from the lake -- when deemed to be in the best interests of Brunswick County.

## C. General Implementation Strategies

Brunswick County can use several additional general implementation strategies to better chances of achieving its goals with respect to the issue areas identified. These general implementation strategies also will aid in achieving the goals set forth in Chapter XI for the various planning areas.

General implementation strategies include:

- Improve communication between residents and elected officials.
- Assist the County's communities and rural neighborhoods in dealing with their problems -- particularly with regard to services for which the County is responsible or over which it has influence.
- Improve the efficiency, effectiveness, and economy in delivery of governmental services.
- Stimulate citizen participation in County affairs through early involvement in both the definition of problems and the development of plans and policies for solutions.
- Encourage the County government to directly relate capital improvement programming to the Comprehensive Plan and to adopt the practice of budgetary and capital improvement programming.
- Maintain a planning staff to assist the Planning Commission, Board of Supervisors, and County Administrator.
- Provide assistance to various County departments, agencies, or organizations in preparing applications for State and Federal funds.

- Promote action which results in land use patterns consistent with principles of economics, planning, and resource conservation.
- Develop controls, standards, and land management practices which reduce and prevent pollution, soil erosion, and stream degradation.
- Inform County residents of the prolonged effects resulting from demands being placed on finite, natural resources.
- Integrate County development with the applicable local, regional, State, and Federal policies and planning projects.
- Maintain contact with all agencies engaged in planning involving Brunswick County and encourage the inclusion of the County's goals in their plans.
- Support the Comprehensive Plan in accordance with the adopted goals by:
  - a. maintaining and updating the Plan, particularly the Plan's Implementation Action Plan and Schedule (Chapter XI;
  - b. compiling new information having an effect on the plans under consideration by the Brunswick County Planning Commission; and,
  - c. providing guidance in Plan interpretation or refinement.
- Enforce the Uniform Statewide Building Code — maintenance and new construction
- Enforce the erosion and sediment control ordinance.
- Enforce the subdivision ordinance and amend the subdivision ordinance, as necessary, to ensure orderly development.
- Enforce the zoning ordinance and amend the zoning ordinance, as necessary, to ensure orderly development.
- Develop a recreational facilities plan.
- Develop a capital improvement plan.

## **XI. PLANNING AREAS' GOALS AND IMPLEMENTATION STRATEGIES**

### **A. Introduction**

Realizing that Brunswick County has diverse development patterns and natural and man-made developmental constraints, the comprehensive planning effort required the establishment of planning areas. In this way, a more localized or specific analysis of existing conditions and needs could be undertaken. The planning areas are:

- Alberta - U.S. 1/I-85 - North County Planning Area
- Brodnax - U.S. 58 West Planning Area
- Ebony - Gasburg - Lake Gaston Planning Area
- Lawrenceville - U.S. 58 East Planning Area

In addition to the planning areas, special attention is given to rural and conservation areas and village centers.

Goals and implementation strategies for the planning areas and rural and conservation areas were developed for 10 issue areas. These are: growth management, water and sewer, transportation, housing, public facilities and community services, recreation, economic and industrial development, agriculture and forestry, history and culture, and natural resources.

### **B. Alberta - U.S. 1/I-85 - North County Planning Area Goals and Implementation Strategies**

#### **1. Growth Management**

In addition to the County-wide goal concerning growth management (Chapter X, page X-2), Brunswick County seeks to:

**Provide residents in the Alberta - U.S.1/I-85 - North County Planning Area with balanced growth and avoid conflicts in land use while stimulating and revitalizing growth and development in the Town of Alberta, along key thoroughfares, and in village centers in the North County area.**

Additional implementation strategies include:

- a. Encourage commercial and industrial growth that will provide additional jobs for residents.
- b. Study alternatives to address identified needs in the planning area such as revenue sharing, creation of a utility authority, or boundary adjustment involving the Town of Alberta and Brunswick County.
- c. Encourage rehabilitation or demolition of deteriorated and dilapidated structures.
- d. Utilize the Town of Alberta's Zoning Ordinance, in conjunction with that of the County, to prevent the location of incompatible land uses or other potential nuisances in the planning area.
- e. Enforce the highway corridor overlay district section of the County's zoning ordinance.
- f. Apply for State or Federal grant monies to identify and plan for improvements within the planning area.
- g. Apply for State or Federal grant monies for construction of public facilities and infrastructure.
- h. Study the development of village plans for Danielstown, Rawlings, Warfield, Jonesboro, Cochran, Meredithville, and other village centers in or near the planning area.

## 2. Water and Sewer

In addition to the County-wide goal concerning water and sewer (Chapter X, page X-3), Brunswick County seeks to:

**Provide safe and adequate water and sewer facilities and system in the Alberta - U.S. 1/I-85 - North County Planning Area in response to community needs and to anticipated growth.**

Additional implementation strategies include:

- a. Identify areas experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist with the expansion of public water and sewer to these areas.
- b. Encourage residential development in areas where water and sewer utilities already exist or are likely to be extended in the future.
- c.. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
- d. Support the Town of Alberta's efforts to obtain and utilize grant funding to assist in the upgrade and maintenance of the existing utility systems in Alberta.
- e. Study alternatives to consolidate utility systems and for the creation of a water and sewer authority.

## 3. Transportation

In addition to the County-wide goal concerning transportation (Chapter X, page X-4), Brunswick County seeks to:

**Improve the system of transportation in the Alberta - U.S.1/I-85 - North County Planning Area while encouraging the most efficient use of the area's highway assets -- Interstate 85 and its interchanges, Boydton Plank Road (U.S. 1), Christanna Highway (SR 46), and the intersections of these routes.**

Additional implementation strategies include:

- a. Utilize the subdivision ordinance to require that all new streets and roads are built to Virginia Department of Transportation (VDOT) standards.
- b. Encourage VDOT to pave all unpaved secondary roads.
- c.. Study amendments to the subdivision ordinance to require that all new development and divisions of land located off a State-maintained road be served by a dedicated fifty (50) foot access right-of-way for ingress and egress and access to backlands.
- d. Encourage existing private roads to be improved to VDOT standards and be offered for acceptance into the State secondary highway system.
- e. Encourage VDOT to study the possibility of adding a north interchange off I-85 near the Southside Virginia Community College - Christanna Campus at Cochran.
- f.. Encourage VDOT to remove the railroad overpass on Boydton Plank Road (U.S. 1).
- g. Encourage law enforcement to enforce speed limits, particularly for truck traffic on Christanna Highway (SR 46).
- h. Encourage VDOT's adopt-a-highway program.
- i. Encourage the "Wildflower Management Program."
- j. Encourage VDOT to study the feasibility of a rural ride- sharing or mass transit program.

- k. Encourage VDOT to study improvements to Christanna Highway (SR 46), particularly that portion from Brandon Store to the Nottoway River.
- l. Encourage VDOT to correct traffic hazards or system deficiencies identified by residents at or near:
  - the intersection/vicinity of Danieltown Road (SR 137) and Mt. Zion Road (SR 653)
  - the intersection/vicinity of Danieltown Road (SR 137) and McDowell Lane (private road)
  - the intersection/vicinity of Danieltown Road (SR 137) and Reavis Gin Road (SR 673)
  - Danieltown Road (SR 137) from Danieltown to the Lunenburg County line

#### 4. Housing

In addition to the County-wide goal concerning housing (Chapter X , page X-4), Brunswick County seeks to:

**Provide the residents in the Alberta - U.S. 1/I-85 - North County Planning Area with access to safe, affordable, and sanitary housing while planning for and encouraging new residential development likely to occur as a result of increased economic and industrial development.**

Additional implementation strategies include:

- a. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income status.
- b. Identify houses in the planning area in need of substantial repair or replacement.
- c. Consider utilizing Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
- d. Encourage residential development in areas that will sustain both private wells and septic systems.
- e. Encourage the continued development of low density (acreage tracts) residential subdivisions in the rural areas of the planning area and medium-density (20,000 square foot lots) and high-density development (multi-family) in areas that are already densely developed and already zoned residential.
- f. Study zoning regulations which will allow for only one dwelling unit, utilizing private well and septic systems, per three-acre parcel of land in agricultural zones.
- g. Encourage the placement of manufactured homes within mobile home parks and designate appropriate areas for mobile home park development.
- h. Support applications for State or Federal funds to improve substandard areas in communities such as Sanford Street, and portions of Main Street, Virginia Avenue, and Boydton Plank Road (U.S. 1) in Alberta, which consists mostly of substandard housing.

#### 5. Public Facilities and Community Services

In addition to the County-wide goal concerning public facilities and community services (Chapter X, page X-5), Brunswick County seeks to:

**Provide the residents in the Alberta - U.S. 1/I-85 - North County Planning Area with adequate public facilities and community services in the most cost-effective manner possible.**

Additional implementation strategies include:

- a. Provide adequate health, police, fire, and emergency rescue services to residents.
- b. Establish safe and convenient solid waste disposal and collection sites -- convenience centers.
- c. Evaluate the need to increase the number of police patrols in the planning area.
- d. Support efforts to recruit and retain emergency services personnel in developing areas.
- e. Encourage the location of trained medical professionals and new medical facilities.
- f. Encourage public and private financial support, as needed, to volunteer emergency rescue and firefighting organizations.

## **6. Recreation**

In addition to the County-wide goal concerning recreation (Chapter X, page X-6), Brunswick County seeks to:

**Provide for recreational facilities and activities which are appropriate and adequate in number, size, and location to accommodate the needs of residents in the Alberta - U.S.1/I-85 - North County Planning Area.**

Additional implementation strategies include:

- a. Encourage the private development of entertainment facilities such as movie theaters, arcades, bowling alleys, and skating rinks in the planning area.
- b. Encourage the construction of a community center that can be utilized by area teenagers, adults, and seniors.
- c. Develop a County-wide recreational facilities plan.

## **7. Economic and Industrial Development**

In addition to the County-wide goal concerning economic and industrial development (Chapter X, page X-6), Brunswick County seeks to:

**Increase the economic and industrial development activities within the Alberta - U.S. 1/I-85 - North County Planning Area by attracting new business and industry, retaining current business and industry, and assisting with the provision of necessary infrastructure.**

Additional implementation strategies include:

- a. Identify suitable land within the planning area for potential industrial development.
- b. Encourage the development of an industrial park on I-85/ Boydton Plank Road (U.S. 1) interchange.
- c. Support the Town of Alberta's efforts to obtain State and Federal grant monies to improve and revitalize downtown Alberta.
- d. Provide and maintain natural buffers such as open space, trees, and shrubbery between industrial, commercial, and residential areas.
- e. Identify areas suitable for commercial development, including the rehabilitation and use of abandoned schools and public buildings.
- f. Encourage concentrated commercial development to avoid strip development patterns along primary highways such as Boydton Plank Road (U.S. 1) and I-85.

- g. Consult Alberta's Zoning Ordinance and Comprehensive Plan when considering requests by potential development(s) proposed for development in the unincorporated parts of the planning area.
- h. Encourage and support the expansion and retention of existing businesses located within the planning area.
- i. Encourage new commercial development along I-85 and Boydton Plank Road (U.S. 1).
- j. Support efforts to increase tourism.
- k. Encourage efforts to use the benefits and programs afforded by Enterprise Zone designations -- if established -- in the planning area.

## **8. Agriculture and Forestry**

In addition to the County-wide goal concerning agriculture and forestry (Chapter X, page X-7), Brunswick County seeks to:

### **Protect and preserve the agricultural, forestry, and rural character of the Alberta - U.S. 1/I-85-North County Planning Area.**

Additional implementation strategies include:

- a. Discourage premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
- b. Utilize the zoning ordinance to prevent incompatible land uses from locating in the vicinity of prime agricultural areas.
- c. Identify environmentally sensitive areas that pose constraints to development such as floodplain, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
- d. Utilize the zoning ordinance to preserve environmentally sensitive lands located within the planning area.
- e. Utilize the zoning ordinance to restrict development within the environmentally sensitive areas and reserve them for open spaces, forestry uses, water sources, agricultural uses, and passive recreation.
- f. Establish conservation districts to protect the environmentally sensitive areas.
- g. Support efforts to control pollution.
- h. Continue to provide for and require erosion and sediment control measures as land is developed.
- i. Maintain the minimum lot size requirement for all permitted uses allowed in the agriculturally zoned areas.

## **9. History and Culture**

In addition to the County-wide goal concerning history and culture (Chapter X, page X-8), Brunswick County seeks to:

### **Preserve and protect the historic and cultural assets of the Alberta - U.S. 1/I-85 - North County Planning Area.**

Additional implementation strategies include:

- a. Identify and encourage the preservation of historic landmarks and buildings in the planning area.
- b. Encourage the utilization of St. Mark's Church for a visitor center.

- c. Utilize public or private funds to assist with the rehabilitation of historic structures to promote tourism.
- d. Utilize land use planning and growth management regulations to preserve important historic, archaeological, and scenic attractions.

## 10. Natural Resources

The County-wide goal concerning natural resources (Chapter X, page X-8) and the implementation strategies identified are applicable to the Alberta - U.S. 1/I-85 - North County Planning Area. In addition, Brunswick County will enforce its zoning and subdivision regulations and support Federal and State programs and regulations intended to protect the water quality of the Fort Pickett reservoir and the Great Creek watershed. The County will also support programs and regulations intended to mitigate and/or eliminate pollution of Roses Creek.

### C. Brodnax- U.S. 58 West Planning Area Goals and Implementation Strategies

#### 1. Growth Management

In addition to the County-wide goal concerning growth management (Chapter X, page X-2), Brunswick County seeks to:

**Provide residents in the Brodnax - U.S. 58 West Planning Area with balanced growth and avoid conflicts in land use while stimulating growth and development in the Town of Brodnax and along the U.S. 58 West corridor.**

Additional implementation strategies include:

- a. Encourage land use regulations that prevent incompatible land uses or other potential nuisances from occurring or to mitigate their effect.
- b. Encourage commercial and industrial growth to provide additional jobs for residents.
- c. Encourage rehabilitation or demolition of deteriorated and dilapidated structures.
- d. Study the potential for an urban enterprise zone designation.
- e. Develop an overlay zone for commercial and industrial development along Governor Harrison Parkway (U.S. 58).
- e. Study the development of a highway corridor overlay district for Governor Harrison Parkway (U.S. 58) West.
- f. Study the development of village plans for village centers in or near the planning area.

#### 2. Water and Sewer

In addition to the County-wide goal concerning water and sewer (Chapter X, page X-3), Brunswick County seeks to:

**Provide safe and adequate water and sewer facilities and system in the Brodnax - U.S. 58 West Planning Area in response to community needs and to anticipated growth.**

Additional implementation strategies include:

- a. Identify areas experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist with the expansion of public water and sewer to these areas.

- b. Encourage residential development in areas where water and sewer utilities already exist or are likely to be extended in the future.
- c. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
- d. Support the Town of Brodnax's efforts to obtain and utilize grant funding to assist in the upgrade and maintenance of the existing utility systems in Brodnax.
- e. Study alternatives to consolidate utility systems and for the creation of a water and sewer authority.

### 3. Transportation

In addition to the County-wide goal concerning transportation (Chapter X, page X-4), Brunswick County seeks to:

**Improve the system of transportation in the Brodnax - U.S. 58 West Planning Area while encouraging the most efficient use of the area's highway asset -- U.S. 58.**

Additional implementation strategies include:

- a. Utilize the subdivision ordinance to require that all new streets and roads are built to Virginia Department of Transportation (VDOT) standards.
- b. Encourage VDOT to pave all unpaved secondary roads.
- c. Study amendments to the subdivision ordinance to require that all new development and divisions of land located off a State-maintained road be served by a dedicated fifty-(50) foot access right-of-way for ingress and egress and access to backlands.
- d. Encourage existing private roads to be improved to VDOT standards and be offered for acceptance into the State secondary highway system.
- e. Encourage the maintenance and upgrade of the Mecklenburg-Brunswick Regional Airport.
- f. Encourage VDOT's adopt-a-highway program.
- g. Encourage the "Wildflower Management Program."
- h. Encourage VDOT to study the feasibility of a rural ride- sharing or mass transit program.
- i. Encourage VDOT to study traffic patterns, accident rates, and system improvements along Governor Harrison Parkway (U.S. 58) through Brodnax.
- j. Encourage VDOT to correct traffic hazards or system deficiencies identified by residents at or near:
  - the Bridge over Genito Creek on Brodnax Road (SR 659)
  - Tanner Town Road (SR 657) from Brodnax to Boydton Plank Road (U.S. 1)
  - Grandy Road/Robinson Ferry Road (SR 644) from I-85 to the North Carolina line
  - Brodnax Road (SR 659) from Brodnax south to the intersection of Brodnax Road (SR 659) and Alvis Road (SR 611)

### 4. Housing

In addition to the County-wide goal concerning housing (Chapter X, page X-4), Brunswick County seeks to:

**Provide the residents in the Brodnax - U.S. 58 West Planning Area with access to safe, affordable, and sanitary housing while planning for and encouraging new residential development likely to occur as a result of increased economic and industrial development.**

Additional implementation strategies include:

- a. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income status.
- b. Identify houses in the planning area in need of substantial repair or replacement.
- c. Consider utilizing Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
- d. Encourage residential development in areas that will sustain both private wells and septic systems.
- e. Encourage the development of low density residential subdivisions.
- f. Study zoning regulations which will allow for only one dwelling unit, utilizing private well and septic systems, per three-acre parcel of land in agricultural zones.
- g. Encourage the placement of manufactured homes within mobile home parks and designate appropriate areas for mobile home park development.
- h. Encourage the continued development of low density (acreage tracts) residential subdivisions in the rural areas of the planning area and medium-density (20,000 square feet lots) and high-density development (multi-family) in areas that are already densely developed and already zoned residential.
- h. Support applications for State or Federal funds to improve substandard areas in communities.

## **5. Public Facilities and Community Services**

In addition to the County-wide goal concerning public facilities and community services (Chapter X, page X-5), Brunswick County seeks to:

**Provide the residents in the Brodnax - U.S. 58 West Planning Area with adequate public facilities and community services in the most cost-effective manner possible.**

Additional implementation strategies include:

- a. Provide adequate health, police, fire, and emergency rescue services to residents.
- b. Establish safe and convenient solid waste disposal and collection sites -- convenience centers.
- c. Evaluate the need to increase the number of police patrols in the planning area.
- d. Support efforts to recruit and retain emergency services personnel in developing areas.
- e. Encourage the location of trained medical professionals and new medical facilities.
- f. Encourage public and private financial support, as needed, to volunteer emergency rescue and firefighting organizations.

## **6. Recreation**

In addition to the County-wide goal concerning recreation (Chapter X, page X-6), Brunswick County seeks to:

**Provide for recreational facilities and activities which are appropriate and adequate in number, size, and location to accommodate the needs of residents in the Brodnax - U.S. 58 West Planning Area.**

Additional implementation strategies include:

- a. Encourage the private development of entertainment facilities such as movie theaters, arcades, bowling alleys, and skating rinks in the planning area.
- b. Encourage the construction of a community center that can be utilized by area teenagers, adults, and seniors.
- c. Develop a County-wide recreational facilities plan.

### **7. Economic and Industrial Development**

In addition to the County-wide goal concerning economic and industrial development (Chapter X, page X-6), Brunswick County seeks to:

**Increase the economic and industrial development activities within the Brodnax - U.S. 58 West Planning Area by attracting new business and industry, retaining current business and industry, and assisting with the provision of necessary infrastructure.**

Additional implementation strategies include:

- a. Identify suitable land within the planning area for potential industrial development.
- b. Support the Town of Brodnax efforts to obtain State and Federal grant monies to improve and revitalize downtown Brodnax.
- c. Provide and maintain natural buffers such as open space, trees, and shrubbery between industrial, commercial, and residential areas.
- d. Identify areas suitable for commercial development, including the rehabilitation and use of abandoned schools and public buildings.
- e. Encourage concentrated commercial development to avoid strip development patterns along primary highways such as Governor Harrison Parkway (U.S. 58).
- f. Direct potential development into designated commercial areas utilizing the Brodnax Zoning Ordinance, Brunswick County Zoning Ordinance, and Brunswick County Comprehensive Plan.
- g. Encourage and support the expansion and retention of existing businesses located within the planning area.
- h. Encourage new commercial development along Governor Harrison Parkway (U.S. 58).
- i. Support efforts to increase tourism.
- j. Encourage efforts to use the benefits and programs afforded by Enterprise Zone designations -- if established -- in the planning area.

### **8. Agriculture and Forestry**

In addition to the County-wide goal concerning agriculture and forestry (Chapter X, page X-7), Brunswick County seeks to:

**Protect and preserve the agricultural, forestry, and rural character of the Brodnax - U.S. 58 West Planning Area.**

Additional implementation strategies include:

- a. Discourage premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
- b. Utilize the zoning ordinance to prevent incompatible land uses from locating in the

- vicinity of prime agricultural areas.
- c. Identify environmentally sensitive areas that pose constraints to development such as floodplain, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
- d. Utilize the zoning ordinance to preserve environmentally sensitive lands located within the planning area.
- e. Utilize the zoning ordinance to restrict development within the environmentally sensitive areas and reserve them for open spaces, forestry uses, water sources, agricultural uses, and passive recreation.
- f. Establish conservation districts to protect the environmentally sensitive areas.
- g. Support efforts to control pollution.
- h. Continue to provide for and require erosion and sediment control measures as land is developed.

## 9. History and Culture

In addition to the County-wide goal concerning history and culture (Chapter X, page X-8), Brunswick County seeks to:

### **Preserve and protect the historic and cultural assets of the Brodnax - U.S. 58 West Planning Area.**

Additional implementation strategies include:

- a. Identify and encourage the preservation of historic landmarks and buildings in the planning area.
- b. Utilize public or private funds to assist with the rehabilitation of historic structures to promote tourism.
- c. Utilize land use planning and growth management regulations to preserve important historic, archaeological, and scenic attractions.

## 10. Natural Resources

The County-wide goal concerning natural resources (Chapter X, page X-8) and the implementation strategies identified are applicable to the Brodnax - U.S. 58 West Planning Area.

### **D. Ebony - Gasburg - Lake Gaston Planning Area Goals and Implementation Strategies:**

#### **1. Growth Management**

In addition to the County-wide goal concerning growth management (Chapter X, page X-2), Brunswick County seeks to:

### **Provide residents in the Ebony - Gasburg - Lake Gaston Planning Area with balanced growth and avoid conflicts in land use while stimulating growth and development in the Gasburg area.**

Additional implementation strategies include:

- a. Encourage commercial growth that will provide additional jobs for residents.
- b. Encourage rehabilitation or demolition of deteriorated and dilapidated structures.
- c. Utilize the County's Zoning Ordinance to prevent the location of incompatible land uses or other potential nuisances in the planning area.
- d. Study the development of a highway corridor overlay district for Christanna Highway (SR 46).

- e. Encourage retail development and support existing businesses in the Gasburg area.
- f. Monitor residential and commercial growth in order to maintain the rural lifestyle established by the lake community.
- g. Study the development of village plans for Ebony, Gasburg, and other village centers in or near the planning area.
- h. Develop a planning area study for the Ebony-Gasburg-Lake Gaston Planning Area.

## 2. Water and Sewer

In addition to the County-wide goal concerning water and sewer (Chapter X, page X-3), Brunswick County seeks to:

**Provide safe and adequate water and sewer facilities and system in the Ebony - Gasburg - Lake Gaston Planning Area in response to community needs and to anticipated growth.**

Additional implementation strategies include:

- a. Identify areas experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist with the expansion of public water and sewer to these areas.
- b. Encourage residential development in areas where water and sewer utilities already exist or are likely to be extended in the future.
- c. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
- d. Study the feasibility of providing water and sewer service to developed or developing sections of the planning area.

## 3. Transportation

In addition to the County-wide goal concerning transportation (Chapter X, page X-4), Brunswick County seeks to:

**Improve the system of transportation in the Ebony - Gasburg -Lake Gaston Planning Area while encouraging the most efficient use of the area's highway assets -- Christanna Highway (SR 46).**

Additional implementation strategies include:

- a. Utilize the subdivision ordinance to require that all new streets and roads are built to Virginia Department of Transportation (VDOT) standards.
- b. Encourage VDOT to pave all unpaved secondary roads.
- c. Study amendments to the subdivision ordinance to require that all new development and divisions of land located off a State-maintained road be served by a dedicated fifty- (50) foot access right-of-way for ingress and egress and access to backlands.
- d. Encourage existing private roads to be improved to VDOT standards and be offered for acceptance into the State secondary highway system.
- e. Encourage law enforcement to enforce speed limits, particularly for truck traffic on Christanna Highway (SR 46).
- f. Encourage VDOT's adopt-a-highway program.
- g. Encourage the "Wildflower Management Program."
- h. Encourage VDOT to study the feasibility of a rural ride- sharing or mass transit program.

- i. Encourage VDOT to address the following traffic hazards or system deficiencies identified by residents at or near:
  - the intersection/vicinity of Robinson Ferry Road (SR 626) and Hendricks Mill Road/Ebony Road (SR 903)
  - the intersection/vicinity of Gasburg Road (SR 626) and Ankum Road (SR 665)
  - Gasburg Road (SR 626) from Elam Road (SR 644) to Gasburg
  - the intersection/vicinity of Robinson Ferry Road (SR 644) and Dry Bread Road (SR 611)
  - the intersection/vicinity of Christanna Highway (SR 46) and Gasburg Road (SR 626)
  - Ankum Road (SR 665) (widen and pave)
  - Ebony Road/Hendricks Mill Road (SR 903) west from Ebony (should be upgraded to and redesignated as a primary road)
  - roads leading to North Carolina (should at least have a double yellow line on them)
  - Robinson Ferry Road (SR 644) (should be upgraded from I-85 to the North Carolina line)

#### 4. Housing

In addition to the County-wide goal concerning housing (Chapter X, page X-4), Brunswick County seeks to:

**Provide the residents in the Ebony - Gasburg - Lake Gaston Planning Area with access to safe, affordable, and sanitary housing while planning for and encouraging new residential development likely to occur as a result of increased economic development and the attractiveness of the lake.**

Additional implementation strategies include:

- a. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income status.
- b. Identify houses in the planning area in need of substantial repair or replacement.
- c. Consider utilizing Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
- d. Encourage residential development in areas that will sustain both private wells and septic systems.
- e. Encourage the continued development of low-density (acreage tracts) residential subdivisions in the rural areas of the planning area and medium-density (20,000 square feet lots) and high-density development (multi-family) in areas already densely developed and already zoned residential.
- f. Study zoning regulations which will allow for only one dwelling unit, utilizing private well and septic systems, per three-acre parcel of land in agricultural zones.
- g. Encourage the placement of manufactured homes within mobile home parks and designate appropriate areas for mobile home park development.
- h. Study amendments to the mobile home park ordinance concerning campers and the development of campgrounds.
- h. Support applications for State or Federal funds to improve substandard areas in communities.

## 5. Public Facilities and Community Services

In addition to the County-wide goal concerning public facilities and community services (Chapter X, page X-5), Brunswick County seeks to:

**Provide the residents in the Ebony - Gasburg - Lake Gaston Planning Area with adequate public facilities and community services in the most cost-effective manner possible.**

Additional implementation strategies include:

- a. Provide adequate health, police, fire, and emergency rescue services to residents.
- b. Establish safe and convenient solid waste disposal and collection sites -- convenience centers.
- c. Evaluate the need to increase the number of police patrols in the planning area.
- d. Support efforts to recruit and retain emergency services personnel in developing areas.
- e. Encourage the location of trained medical professionals and new medical facilities.
- f. Encourage public and private financial support, as needed, to volunteer rescue and emergency firefighting organizations.

## 6. Recreation

In addition to the County-wide goal concerning recreation (Chapter X, page X-6), Brunswick County seeks to:

**Provide for recreational facilities and activities which are appropriate and adequate in number, size, and location to accommodate the needs of all residents in the Ebony - Gasburg -Lake Gaston Planning Area.**

Additional implementation strategies include:

- a. Encourage passive recreation along the lake.
- b. Support law enforcement efforts to enforce water safety rules.
- c. Support the programs and regulations of the Virginia Department of Game and Inland Fisheries.
- d. Encourage private recreational efforts such as "The Club" and the Lake Gaston Golf Course.
- e. Encourage the private development of entertainment facilities such as movie theaters, arcades, bowling alleys, and skating rinks in the planning area.
- f. Encourage the construction of a community center that can be utilized by area teenagers, adults, and seniors.

## 7. Economic and Industrial Development

In addition to the County-wide goal concerning economic and industrial development (Chapter X, page X-6), Brunswick County seeks to:

**Increase the economic development activities within the Ebony - Gasburg - Lake Gaston planning area by attracting new businesses, supporting existing businesses, and assisting with the provision of infrastructure.**

Additional implementation strategies include:

- a. Identify suitable land within the Ebony - Gasburg - Lake Gaston Planning Area for potential economic development.
- b. Provide and maintain natural buffers such as open space, trees, and shrubbery between commercial and residential areas.
- c. Identify areas suitable for commercial development, including the rehabilitation and use of abandoned schools and public buildings.
- d. Encourage efforts to use the benefits and programs afforded by Enterprise Zone designations -- if established -- in the planning area.
- e. Direct potential development into designated commercial areas utilizing the County's Zoning Ordinance and Comprehensive Plan.
- f. Encourage and support the expansion and retention of existing businesses located within the planning area.
- g. Support efforts to increase tourism.
- h. Encourage the location of a bank in the planning area.
- i. Encourage efforts to locate a farmers market in the planning area.

### **8. Agriculture and Forestry**

In addition to the County-wide goal concerning agriculture and forestry (Chapter X, page X-7), Brunswick County seeks to:

#### **Protect and preserve the agricultural, forestry, and rural character of the Ebony - Gasburg - Lake Gaston Planning Area.**

Additional implementation strategies include:

- a. Discourage premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
- b. Utilize the zoning ordinance to prevent incompatible land uses from locating in the vicinity of prime agricultural areas.
- c. Identify environmentally sensitive areas that pose constraints to development such as floodplain, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
- d. Utilize the zoning ordinance to preserve environmentally sensitive lands located within the planning area.
- e. Utilize the zoning ordinance to restrict development within the environmentally sensitive areas and reserve them for open spaces, forestry uses, water sources, agricultural uses, and passive recreation.
- f. Establish conservation districts to protect the environmentally sensitive areas.
- g. Support efforts to control pollution.
- h. Continue to provide for and require erosion and sediment control measures as land is developed.

### **9. History and Culture**

In addition to the County-wide goal concerning history and culture (Chapter X, page X-8), Brunswick County seeks to:

#### **Preserve and protect the historical and cultural aspects of the Ebony - Gasburg - Lake Gaston Planning Area.**

Additional implementation strategies include:

- a. Identify and encourage the preservation of historic landmarks and buildings in the planning area.
- b. Utilize public or private funds to assist with the rehabilitation of historic structures to promote tourism.
- c. Utilize land use planning and growth management regulations to preserve important historic, archaeological, and scenic attractions.
- d. Encourage and support efforts to protect and preserve habitats for bald eagles and song birds.
- e. Encourage and support efforts to protect sites along Pea Hill Creek as cultural areas which contain native American artifacts and dwelling sites.

## **10. Natural Resources**

The County-wide goal concerning natural resources (Chapter X, page X-8) and the implementation strategies identified are applicable to Ebony - Gasburg - Lake Gaston Planning Area.

In addition, Brunswick County will:

- a. Enforce zoning and subdivision regulations and support State and Federal programs and regulations intended to protect the water quality of Lake Gaston.
- b. Support efforts and programs by localities that adjoin Lake Gaston to withdraw water from the lake -- when deemed to be in the best interests of Brunswick County.

## **E. Lawrenceville - U.S. 58 East Planning Area Goals and Implementation Strategies**

### **1. Growth Management**

The Town of Lawrenceville developed and adopted a comprehensive plan of its own in 1994. Chapter IV of the document (pp. 30-35) provides a statement of growth policy for Lawrenceville and presents general goals and objectives. These generally complement the goals and implementation strategies which follow.

In addition to the County-wide goal concerning growth management (Chapter X, page X-2), Brunswick County seeks to:

**Provide residents in the Lawrenceville - U.S. 58 East Planning Area with balanced growth and avoid conflicts in land use while stimulating and revitalizing growth and development in the Town of Lawrenceville and along U.S. 58 East.**

Additional implementation strategies include:

- a. Encourage commercial and industrial growth that will provide additional jobs for residents.
- b. Encourage rehabilitation or demolition of deteriorated and dilapidated structures.
- c. Utilize Lawrenceville's Zoning Ordinance in conjunction with that of the County to prevent the location of incompatible land uses or other potential nuisances in the planning area.
- d. Study the development of a highway corridor overlay district for Christanna Highway (SR 46) and Governor Harrison Parkway (U.S. 58) East.

- e. Study the development of village plans for Edgerton, Freeman, and other village centers in or near the planning area.

## 2. Water and Sewer

In addition to the County-wide goal concerning water and sewer (Chapter X, page X-3), Brunswick County seeks to:

**Provide safe and adequate water and sewer facilities and system in the Lawrenceville - U.S. 58 East Planning Area in response to community needs and to anticipated growth.**

Additional implementation strategies include:

- a. Identify areas experiencing failing septic systems and/or with contaminated wells and utilize Federal and State monies to assist with the expansion of public water and sewer to these areas.
- b. Encourage residential development in areas where water and sewer utilities already exist or are likely to be extended in the future.
- c. Encourage private interests to design and develop new central water and sewer systems to serve their respective residential, commercial, or industrial developments and to dedicate these systems to the County.
- d. Support the Town of Lawrenceville's efforts to obtain and utilize grant funding to assist in the upgrade and maintenance of the existing system in Lawrenceville.
- e. Study alternatives to consolidate utility systems and the creation of a water and sewer authority.

## 3. Transportation

In addition to the County-wide goal concerning transportation (Chapter X, page X-4), Brunswick County seeks to:

**Improve the system of transportation in the Lawrenceville - U.S. 58 East Planning Area while encouraging the most efficient use of the area's highway assets - Christanna Highway (SR 46) and Governor Harrison Parkway (U.S. 58).**

Additional implementation strategies include:

- a. Utilize the subdivision ordinance to require that all new streets and roads are built to Virginia Department of Transportation (VDOT) standards.
- b. Encourage VDOT to pave all unpaved secondary roads.
- c. Study amendments to the subdivision ordinance to require that all new development and divisions of land located off a State-maintained road be served by a dedicated fifty- (50) foot access right-of-way for ingress and egress and access to backlands.
- d. Encourage existing private roads to be improved to VDOT standards and be offered for acceptance into the State secondary highway system.
- e. Encourage law enforcement to enforce speed limits, particularly for truck traffic on Christanna Highway (SR 46).
- f. Encourage VDOT's adopt-a-highway program.
- g. Encourage the "Wildflower Management Program."
- h. Encourage VDOT to study the feasibility of a rural ride- sharing or mass public transit program.

- i. Encourage VDOT to correct traffic hazards or system deficiencies identified by residents at or near:
  - the Food Lion entrance and Governor Harrison Highway (U.S. 58)
  - Brunswick Square Mall (generally)
  - the intersection/vicinity of 5<sup>th</sup> Ave and Christanna Highway (SR 46) south
  - Western Mill Road (SR 670) to Lawrenceville Airport
  - the stoplight at U.S. 58 Business in Lawrenceville
  - Planters Road (SR 606) from Lawrenceville Plank Road (U.S. 58 Business) to Poor House Road (SR 642) (should be upgraded)
  - Brooks Crossing (SR 606) south of Governor Harrison Parkway (U. S. 58) and Airport Drive (SR 670)
  - Governor Harrison Parkway (U.S. 58) (study options to create another access to Governor Harrison Parkway (U.S. 58) from the landfill/industrial area to handle truck traffic)

#### 4. Housing

In addition to the County-wide goal concerning housing (Chapter X, page X-4), Brunswick County seeks to:

**Provide the residents in the Lawrenceville - U.S. 58 East Planning Area with access to safe, affordable, and sanitary housing while planning for and encouraging new residential development likely to occur as a result of increased economic and industrial development.**

Additional implementation strategies include:

- a. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income status.
- b. Identify houses in the planning area in need of substantial repair or replacement.
- c. Consider utilizing Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
- d. Encourage residential development in areas that will sustain both private wells and septic systems.
- e. Encourage the continued development of low density (acreage tracts) residential subdivisions in the rural areas of the planning area and medium-density (20,000 square feet lots) and high-density development (multi-family) in areas that are already densely developed and already zoned residential.
- f. Study zoning regulations which will allow for only one dwelling unit, utilizing private well and septic systems, per three-acre parcel of land in agricultural zones.
- g. Encourage the placement of manufactured homes within mobile home parks and designate appropriate areas for mobile home park development.
- h. Support applications for State or Federal funds to improve substandard areas in communities such as the Bloodfield section of Lawrenceville and 6<sup>th</sup> Street.

#### 5. Public Facilities and Community Services

In addition to the County-wide goal concerning public facilities and community services (Chapter X, page X-5), Brunswick County seeks to:

**Provide the residents in the Lawrenceville - U.S. 58 East Planning Area with adequate public facilities and community services in the most cost-effective manner possible.**

Additional implementation strategies include:

- a. Provide adequate health, police, fire, and emergency rescue services to residents.
- b. Establish safe and convenient solid waste disposal and collection sites -- convenience centers.
- c. Evaluate the need to increase the number of police patrols in the planning area.
- d. Support efforts to recruit and retain emergency services personnel in developing areas.
- e. Encourage the location of trained medical professionals and new medical facilities.
- f. Encourage public and private financial support, as needed, to volunteer emergency rescue and firefighting organizations.

**6. Recreation**

In addition to the County-wide goal concerning recreation (Chapter X, page X-6), Brunswick County seeks to:

**Provide for recreational facilities and activities which are appropriate and adequate in number, size, and location to accommodate the needs of all residents in the Lawrenceville -U.S.58 East Planning Area.**

Additional implementation strategies include:

- a. Encourage the private development of entertainment facilities such as public golf courses, movie theaters, arcades, bowling alleys, and skating rinks in the planning area.
- b. Encourage the construction of a community center that can be utilized by area teenagers, adults, and seniors.
- c. Develop a County-wide recreational facilities plan.

**7. Economic and Industrial Development**

In addition to the County-wide goal concerning economic and industrial development (Chapter X, page X-6), Brunswick County seeks to:

**Increase the economic and industrial development activities within the Lawrenceville - U.S. 58 East Planning Area by attracting new business and industry, retaining current business and industry, and assisting with the provision of necessary infrastructure.**

Additional implementation strategies include:

- a. Identify suitable land within the planning area for potential industrial development.
- b. Encourage the enhancement of the existing industrial park.
- c. Support the Town of Lawrenceville's efforts to obtain State and Federal grant monies to improve and revitalize downtown Lawrenceville.
- d. Encourage efforts to use the benefits and programs afforded by Enterprise Zone designation in the planning area.
- e. Provide and maintain natural buffers such as open space, trees, and shrubbery between industrial, commercial, and residential areas.

- f. Identify areas suitable for commercial development, including the rehabilitation and use of abandoned schools and public buildings.
- g. Encourage concentrated commercial development to avoid strip development patterns along primary highways such as Governor Harrison Parkway (U.S. 58) and Christanna Highway (SR 46).
- h. Direct potential development into designated commercial areas in the unincorporated parts of the planning area utilizing the County's Zoning Ordinance and Comprehensive Plan.
- i. Encourage and support the expansion and retention of existing businesses located within the planning area.
- j. Encourage new commercial development along Governor Harrison Parkway (U.S. 58) East.
- k. Support efforts to increase tourism.

### **8. Agriculture and Forestry**

In addition to the County-wide goal concerning agriculture and forestry (Chapter X, page X-7), Brunswick County seeks to:

#### **Protect and preserve the agricultural, forestry, and rural character of the Lawrenceville - U.S. 58 East Planning Area.**

Additional implementation strategies include:

- a. Discourage premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
- b. Utilize the zoning ordinance to prevent incompatible land uses from locating in the vicinity of prime agricultural areas.
- c. Identify environmentally sensitive areas that pose constraints to development such as floodplain, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
- d. Utilize the zoning ordinance to preserve environmentally sensitive lands located within the planning area.
- e. Utilize the zoning ordinance to restrict development within the environmentally sensitive areas and reserve them for open spaces, forestry uses, water sources, agricultural uses, and passive recreation.
- f. Establish conservation districts to protect the environmentally sensitive areas.
- g. Support efforts to control pollution.
- h. Continue to provide for and require erosion and sediment control measures as land is developed.
- i. Support efforts to protect environmentally sensitive areas that pose constraints to development such as floodplain, wetlands, areas with steep slopes, and areas with undesirable soil conditions.

### **9. History and Culture**

In addition to the County-wide goal concerning history and culture (Chapter X, page X-8), Brunswick County seeks to:

#### **Preserve and protect the historic and cultural aspects of the Lawrenceville - U.S. 58 East Planning Area.**

Additional implementation strategies include:

- a. Identify and encourage the preservation of historic landmarks and buildings in the planning area.
- b. Utilize public or private funds to assist with the rehabilitation of historic structures to promote tourism.
- c. Utilize land use planning and growth management regulations to preserve important historic, archaeological, and scenic attractions.
- d. Support efforts to preserve the one-lane iron bridge on Iron Bridge Road (SR 715) and study historic structure designation.

## **10. Natural Resources**

The County-wide goal concerning natural resources (Chapter X, page X-8) and the implementation strategies identified are applicable to the Lawrenceville - U.S. 58 East Planning Area.

### **F. Agricultural and Conservation Areas Goals and Implementation Strategies**

#### **1. Growth Management**

In addition to the County-wide goal concerning growth management (Chapter X, page X-2), Brunswick County seeks to:

##### **Avoid conflicts in land use.**

Additional implementation strategies include:

- a. Utilize the County's Zoning Ordinance to prevent the location of incompatible land uses or other potential nuisances in the planning area.
- b. Study the development of village plans as appropriate for Adsit, Brunswick, Charlie Hope, Diamond Grove, Dolphin, Poplar Mount Crossroads, Smoky Ordinary, Triplett, Valentines, White Plains, and other village centers in or near the planning area.

#### **2. Water and Sewer**

The County-wide goal concerning water and sewer (Chapter X, page X-3) and the implementation strategies identified are applicable to the Agricultural and Conservation Areas.

#### **3. Transportation**

In addition to the County-wide goal concerning transportation (Chapter X, page X-4), Brunswick County seeks to:

##### **Improve the system of transportation in the Agricultural and Conservation Areas.**

Additional implementation strategies include:

- a. Utilize the subdivision ordinance to require that all new streets and roads are built to Virginia Department of Transportation (VDOT) standards.
- b. Encourage VDOT to pave all unpaved secondary roads.
- c. Study amendments to the subdivision ordinance to require that all new development and divisions of land located off a State-maintained road be served by a fifty- (50) foot access right-of-way for ingress and egress and access to backlands.

- d. Encourage existing private roads to be improved to VDOT standards and be offered for acceptance into the State secondary highway system.
- e. Encourage VDOT's adopt-a-highway program.
- f. Encourage the "Wildflower Management Program."
- g. Encourage VDOT to correct traffic hazards or system deficiencies identified by residents including:
  - Dry Bread Road (SR 611) from Christanna Highway (SR 46) to the Greensville County line
  - Western Mill Road (SR 670) ± .3 mile south of the Dry Bread Road (SR 611) - Western Mill Road (SR 670) intersection
  - Old Stage Road (SR 712) from Governor Harrison Parkway (U.S. 58) to I-85 (should be upgraded to and redesignated as a primary road)
  - Planters Road (SR 606) from Governor Harrison Parkway (U.S. 58) to Liberty Road (SR 634)
  - Fort Hill Road (SR 686) from Christanna Highway (SR 46) to ± 1.25 miles west of Fort Hill Road (SR 686) - Christanna Highway (SR 46) intersection at entrance to Fort Christanna (should be upgraded)
  - Western Mill Road (SR 670) crossing Rattlesnake Creek up to curve ± .1 mile distance beyond

#### 4. Housing

In addition to the County-wide goal concerning housing (Chapter X, page X-4), Brunswick County seeks to:

**Provide the residents in the Agricultural and Conservation Areas with access to safe, affordable, and sanitary housing.**

Additional implementation strategies include:

- a. Encourage the development of an adequate supply of quality housing that is available to all residents, regardless of their income status.
- b. Identify houses in the planning area in need of substantial repair or replacement.
- c. Consider utilizing Federal, State, and private resources to subsidize the construction of new housing units and the rehabilitation of deteriorated housing.
- d. Encourage residential development in areas that will sustain both private wells and septic systems.
- e. Encourage the continued development of low-density (acreage tracts) residential subdivisions in the rural areas of the planning area and medium-density (20,000 square foot lots) and high-density development (multi-family) in areas that are already densely developed and already zoned residential.
- f. Study zoning regulations which will allow for only one dwelling unit, utilizing private well and septic systems, per three-acre parcel of land in agricultural zones.
- g. Encourage the placement of manufactured homes within mobile home parks and designate appropriate areas for mobile home park development.
- h. Support applications for State or Federal funds to improve substandard areas in communities.

## **5. Public Facilities and Community Services**

In addition to the County-wide goal concerning public facilities and community services (Chapter X, page X-5), Brunswick County seeks to:

**Provide the residents in the Agricultural and Conservation Areas with adequate public facilities and community services in the most cost-effective manner possible.**

Additional implementation strategies include:

- a. Provide adequate health, police, fire, and emergency rescue services to residents.
- b. Establish safe and convenient solid waste disposal and collection sites -- convenience centers.
- c. Evaluate the need to increase the number of police patrols in the planning area.
- d. Support efforts to recruit and retain emergency services personnel in developing areas.
- e. Encourage the location of trained medical professionals and new medical facilities.
- f. Encourage public and private financial support, as needed, to volunteer emergency rescue and fire fighting organizations.

## **6. Recreation**

The County-wide goal concerning recreation (Chapter X, page X-6) and the implementation strategies identified are applicable to the Agricultural and Conservation Areas.

## **7. Economic and Industrial Development**

The County-wide goal concerning economic and industrial development (Chapter X, page X-6) and the implementation strategies identified are applicable to the Agricultural and Conservation Areas.

## **8. Agriculture and Forestry**

In addition to the County-wide goal concerning agriculture and forestry (Chapter X, page X-7), Brunswick County seeks to:

**Protect and preserve the agricultural, forestry, and rural character of the Agricultural and Conservation Areas.**

Additional implementation strategies include:

- a. Protect the agricultural and forestry areas by discouraging premature conversion of prime farmland and woodlands for residential, commercial, or industrial development.
- b. Utilize the zoning ordinance to prevent incompatible land uses from locating in the vicinity of prime agricultural areas.
- c. Identify the environmentally sensitive areas that pose constraints to development such as floodplain, wetlands, areas with steep slopes, and areas with undesirable soil conditions.
- d. Utilize the zoning ordinance to preserve the environmentally sensitive lands located within the planning area.
- e. Utilize the zoning ordinance to restrict development within the environmentally sensitive areas and reserve them for open spaces, forestry uses, water sources, agricultural uses, and passive recreation.
- f. Establish conservation districts to protect the environmentally sensitive areas.

- g. Support efforts to control pollution.
- h. Continue to provide for erosion and sediment control as land is developed.

## **9. History and Culture**

In addition to the County-wide goal concerning history and culture (Chapter X, page X-8), Brunswick County seeks to:

### **Preserve and protect the historic and cultural aspects of the Agricultural and Conservation Areas.**

Additional implementation strategies include:

- a. Identify and preserve historic landmarks and buildings in the planning area.
- b. Utilize public or private funds to rehabilitate historic structures to promote tourism.
- c. Preserve important historic, archaeological, and scenic attractions, specifically Fort Christanna.
- d. Study alternatives to utilize Fort Christanna as a public park recognizing its proximity to the Meherrin River.

## **10. Natural Resources**

The County-wide goal concerning natural resources (Chapter X, page X-8) and the implementation strategies identified are applicable to the Agricultural and Conservation Areas.

## **G. Implementation Action Plan and Schedule**

Good comprehensive planning requires that the plan document include a separate action plan and schedule. The action plan includes the priority actions that Brunswick County will undertake to implement the plan. The accompanying schedule includes the year in which the actions are initiated and the year that they are complete. The schedule covers a 5-year period. The action plan and schedule can be a useful tool for the County's elected and appointed leaders, and the general public to gauge the implementation status of the comprehensive plan. Good planning also requires the action plan to include a description of the specific steps that will be taken to involve citizens in the implementation of the plan. TABLE 22 outlines the County's Action Plan and Schedule.

**TABLE 22  
BRUNSWICK COUNTY, VIRGINIA  
ACTION PLAN AND SCHEDULE**

<b>IMPLEMENTATION ACTION</b>	<b>INITIATE</b>	<b>COMPLETE</b>
Conduct annual workshop(s) involving the Board of Supervisors and Planning Commission to establish priorities with respect to growth management and land use and development priorities.	Annually	Annually
Study amendments to the zoning ordinance to: promote “smart growth” principles such as development clustering; buffers and landscaping, timed approach development alternatives, sliding scale development options, etc.; design guidelines and standards for residential, commercial, and industrial developments; and, establish additional highway corridor overlays as needed.	2007	2008
Study amendments to the subdivision ordinance to: promote “smart growth” principles such as development clustering, timed approach development alternatives, sliding scale development options, etc.; discourage or prohibit strip residential development along State roads; require residential street and roads to be built to State standards; and, reduce the loss of prime agricultural land for residential purposes.	2007	2008
Consider implementing use value taxation and support the creation of private, voluntary agricultural districts to help preserve and protect prime agricultural lands.	2007	2008
Develop a capital improvements plan.	2008	2009
Continue developing a County web site.	On-going	On-going
Continue developing a County-wide mapping and geographic information system.	On-going	On-going
Work with neighboring localities, the State, and regional entities to assess needs and capabilities and develop an information technologies infrastructure plan.	2008	2009
Consider developing an economic and industrial development plan, including a marketing component and implement, as appropriate, the Comprehensive Economic Development Strategy developed by the Southside Planning District Commission (2005).	2008	2009
Consider developing a parks and recreation plan, including an eco-tourism component focusing on blue ways and greenways.	2008	2009
Consider developing a housing plan.	2009	2010
Continue public participation plan.	On-going	On-going
Consider developing a planning area study for the Ebony-Gasburg-Lake Gaston Planning Area.	2009	2010
Work with Lawrenceville, Alberta, and Brodnax, and surrounding localities to develop a regional water and sewer master plan.	2010	2011
Consider developing village plans for village centers within identified planning areas.	2010	2011

**TABLE 22 (continued)  
BRUNSWICK COUNTY, VIRGINIA  
ACTION PLAN AND SCHEDULE**

IMPLEMENTATION ACTION	INITIATE	COMPLETE
Continue support for efforts to improve the County's appearance including programs to remove and dispose of junk vehicles, dilapidated structures, litter, hazardous materials, and debris.	On-going	On-going
Continue to work with Virginia Department of Transportation to identify and correct transportation system related problems and deficiencies and to develop a thoroughfare plan incorporating Six Year Plan(s) and Transportation Improvement Program.	On-going	On-going

**H. Guide for Land Use Decision Making**

As a guide for land use decision making, the Brunswick County Comprehensive Plan should be used by the County's elected and appointed officials and the community as a guide in making decisions about (or that affect) land use and development. It is generally accepted that the goals and objectives and the future land use map are decision-making guides and that they do not have the force of law. However, in considering the roles and status of the plan, the County must remain aware that the policies and the map may be used in a "regulatory" manner in the issuance of State and Federal permits.

The plan and its goals and objectives serve short-term purposes. The plan is used by various sectors. Developers and/or others seeking County review or intervention may consult the policies to formulate a request that is consistent with the policies, thereby increasing the chances of approval. The County staff will review requests in light of policies, pointing out those policies: (1) that support the request; (2) that are in conflict; and (3) that carry the most weight, thereby shaping the overall staff response. Planning Commission members can make individual determinations as to the consistency of the request with the policies. They may consider staff recommendation, but may choose to give different weights to the policies. The general public can reference the policies when speaking in favor of or against a petition. The Board of Supervisors can take into account and weigh the policy interpretations by the petitioner, the staff, the Planning Commission, and residents, as well as its own interpretations and priorities in making its decision.

The plan also serves important long-term functions. It gives guidance to new development management tools and to major adjustments of existing tools. The plan may be used in the development of plans for major capital facilities. And finally, it may guide the development of plans for projects that support implementation of the plan.

The Comprehensive Plan's function with respect to zoning is of prime importance to Brunswick County since two of the main action items the County will undertake are the review (and amendment) of its subdivision and zoning ordinances. Once reviewed and amended, proper administration of the County's subdivision and zoning ordinances should require any review of a proposed text or map amendment – whether by the staff, the Planning Commission, or the Board of Supervisors – to be based on consideration of whether the proposed amendment is consistent with the Comprehensive Plan and otherwise advances the public health, safety, and general welfare.

Because the comprehensive plan's standards are wide ranging but explicit, it should be the principal guide to the Planning Commission's discussions and actions concerning land use management and development, particularly zoning ordinance amendments. The Commission, however, should also look beyond the plan and consider whether proposed developments or requests for amendments to zoning or other ordinances, even if consistent with the plan, advance the best interests of public health, safety, and general welfare. This very general criterion calls for consideration of a wide range of issues, including, but not limited to the potential impact of a development or a proposed ordinance amendment on:

- the natural environment – i.e., how a proposed development or development allowed by an amendment might affect air quality, water quality, flooding, erosion, important natural areas, etc.;
- important natural resources – i.e., how a proposed development or the development allowed by an amendment might threaten or enhance the continued availability and efficient use of finite natural resources for agriculture or forestry;
- the transportation system – i.e., whether any additional traffic generated by a proposed development or a development allowed by an amendment can be safely and efficiently accommodated by the County's transportation facilities;
- the provision of utilities and services – i.e., whether any additional demands for water supply, electricity, refuse collection, fire and police protection, education, health care, recreation, etc. generated by a proposed development or development allowed by an amendment can be safely and efficiently accommodated by public, community, or private utility and service systems;
- the County economy – i.e., how a proposed development or development allowed by an amendment might affect employment opportunities and the general health of the Brunswick County economy;
- important historical, architectural, archeological, and cultural resources – i.e., how a proposed development or development allowed by an amendment might threaten or enhance the continued existence and integrity of resources of architectural, archeological, or cultural significance;
- neighboring development – i.e., how a proposed development or development allowed by an amendment might affect living or working conditions in neighboring areas (including whether development might deter or enhance the appropriate development or conservation of neighboring property);
- community function, character, and attractiveness – i.e., how a proposed development or development allowed by an amendment might enhance the attractiveness and functional mix of land uses needed to meet the needs of future populations and avoid adverse impacts; and,
- provision of affordable and convenient housing – i.e., how a proposed development or development allowed by an amendment might affect people's ability to find affordable housing reasonably accessible to their place of employment.

## WORKSHOPS & MEETINGS

- November-December, 2004: Staff/consultant project scoping and scheduling and data gathering meetings.
- January 11, 2005: Planning Commission initial project workshop.
- February-August, 2005: Staff/consultant work sessions and data gathering meetings.
- September 13, 2005: Planning Commission work session to review updated demographics and revised chapters.
- October, 2005-March, 2006: Staff/consultant meetings to review existing land use, projected future land use, and updated chapters.
- April, 2006: Staff/consultant meetings to prepare for public input sessions.
- May 16, 2006: Public input session at Brunswick County Administration Building.
- May 18, 2006: Public input session at Gasburg Community Building.
- May 23, 2006: Public input session at Alberta Fire Department.
- May 25, 2006: Public input session at Brodnax Fire Department.
- June 7, 2006: Public input session at Sturgeon Elementary School.
- July 24, 2006: Planning Commission work session on future land use, goals and implementation strategies, and work plan and schedule.
- August, 2008-January, 2007: Planning Commission input received though staff concerning draft comprehensive plan update.
- February 6, 2007: Staff work session to review future land use map.
- March 13, 2007: Planning Commission work session to review future land use map and chapter revisions.
- May 8, 2007: Board of Supervisors and Planning Commission joint public hearing prior to adoption of VISION 2015-Brunswick County 2006 Comprehensive Plan Update by Board of Supervisors (May 8, 2007).

## **SOURCES CONSULTED**

Office of Air Monitoring, Virginia Department of Environmental Quality  
Southside Planning District Commission  
Virginia Polytechnic Institute and State University, Cooperative Extension Service  
BCLG Tourism Association, Inc.  
Brunswick County Chamber of Commerce  
U.S.D.A. Farm Services Administration  
Brunswick County Industrial Development Authority  
Brunswick County Sheriff's Department  
Brunswick County Administrator  
Brunswick County Health Department  
Brunswick County Emergency Services  
Brunswick County Solid Waste  
Brunswick County Planning Director  
Brunswick County Public Schools  
Brunswick County Geographic Information System  
Virginia Department of Transportation  
Brunswick County Office of the Building Inspector  
Brunswick County Planning Commission  
Town of Alberta  
Town of Brodnax  
Town of Lawrenceville  
Virginia Department of Forestry  
Virginia Employment Commission  
CENSUS 2000

**INDEX**

NOTE: This section is provided to assist the user/reader in locating information pertaining to a variety of items (terms, issue areas, concepts, facilities, programs, agencies, etc.) discussed or referenced in VISION 2015 – Brunswick County 2006 Comprehensive Plan Update. The items listed (and the page numbers provided for each) may not be totally inclusive, and thus serve only to help guide the user/reader to items of interest.

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## **APPENDIX**

- Paraphrased notes taken at the five (5) public input sessions held during the comprehensive plan update process.

## **VISION 2015 - Brunswick County 2006 Comprehensive Plan Update**

### **Paraphrased Notes Taken at the Five (5) Public Input Sessions Held During the Comprehensive Plan Update Process**

Brunswick County has embarked on a county-wide land use planning process to update the County's 1997-1998 Comprehensive Plan (VISION 2015). The purposes of this project are to update information contained in VISION 2015 relative to demographics, general County characteristics, and community facilities and services (using recent census data and information and data from various local, State, regional, and federal sources); and to re-examine, and edit as necessary, the goals and implementation strategies contained in VISION 2015. When completed, the 2006 Brunswick County Comprehensive Plan Update will serve as a guide for public officials and citizens who will lead the County for next several years and may lead to, or inspire the development of detailed, strategic, or functional plans.

Virginia's localities are required by State law to have comprehensive plans. However, comprehensive plans are not a set of laws, ordinances, or regulations, but rather serve as general guides for the physical development of the County. The 2006 Comprehensive Plan Update will be the general framework for decision making. As such, the document will help the County to plan for and balance the many needs and desires of the various communities within the County, while protecting the resources that make Brunswick County a desirable place in which to live, work, or visit.

Brunswick County would like citizens to participate in the comprehensive planning process. County officials want to know what the citizens think are the most important issues facing the County and what the County should focus on in the next several years. To accomplish this, the Planning Commission, through its staff and consultants, conducted a series of public input sessions. The purpose of the public input sessions was to hear from citizens, focusing on identifying important issues, while identifying the County's strengths, weaknesses, opportunities, and threats. In addition, written or e-mailed comments were welcomed.

Public input sessions were held as follows:

<b>DATE</b>	<b>LOCATION</b>	<b>TIME</b>
May 16, 2006	Brunswick County Administration Building Lawrenceville, VA	6:00 pm
May 18, 2006	Gasburg Community Building	6:00 pm
May 23, 2006	Alberta Fire Department Alberta, VA	6:00 pm
May 25, 2006	Brodnax Fire Department Brodnax, VA	6:00 pm
June 7, 2006	Sturgeon Elementary School	6:00 pm

Informational materials concerning comprehensive planning were distributed to those attending the public input sessions. An agenda was followed:

### **AGENDA**

1. INTRODUCTIONS
2. PURPOSE, PROCESS, AND SCHEDULE OF COMPREHENSIVE PLAN UPDATE
3. PUBLIC INPUT – AREAS OF INTEREST AND CONCERN AND BRUNSWICK COUNTY’S STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS
4. ADJOURN

The following sheets contain the paraphrased notes taken by the County’s consultant at each of the five (5) public input sessions. These notes, representing the public input received at the session, are reflective of some of the thoughts, issues, and concerns shared by attendees. This input, along with subsequent input that may be received during the process, will be reviewed and considered by the Planning Commission and Board of Supervisors as the VISION 2015 - Brunswick County, Virginia 2006 Comprehensive Plan Update process continues.

## **VISION 2015 - Brunswick County 2006 Comprehensive Plan Update Public Input Session #1**

May 16, 2006 Brunswick County Administration Building, Lawrenceville, Virginia  
Attendees: seven (7) (including one member of the Planning Commission and County staff)

Facilitators: Bill Turner, Community Planning Collaborative  
Paula Williams, Brunswick County Planning Director

### **STRENGTHS:**

- Rural
- Quiet
- Natural resources
- Community college (training for skilled jobs)
- Accessorily, good highway system, good layout
- Agriculture, we have products
- Fire and rescue volunteers
- Saint Paul's College
- Lake
- Recreational opportunities
- Community pride, working together

### **WEAKNESSES:**

- Road maintenance
- State Route 712 needs to be four lanes; it is a connecting artery through the County
- Fire and rescue coverage problems (during day/working hours)
- "Piano key" type (strip) development along State roads
- Don't have a sufficient economic base
- Lack of public water and sewer and fiber optics
- Lack of affordable, adequate housing
- Lack of lodging
- Litter and general appearance
- State Route 626 needs improvement
- Lack of doctors, quality health care

### **OPPORTUNITIES:**

- Potential for economic development
- Potential for agricultural based tourism and eco-tourism
- Potential to locate businesses to process agricultural products (value adding to products produced in the County)
- Use of ordinances such as zoning and subdivision to create "better" development types
- Can be proactive rather than reactive with respect to desired development types

- Can look at best practices of other localities and areas to promote desired development types
- Can look at (study) where we need utilities to serve areas of need
- Can promote tourism, emphasizing historic and cultural assets
- Can take advantage of “multiplier” effects of industry (support industries and businesses, gas, services, and equipment suppliers also add money to local economy)
- Can encourage provision of fiber optics
- Availability of water and sewer resources from surrounding localities/providers
- Can develop a County-wide housing plan
- Can use clustering concepts for developments to preserve agricultural lands, forested areas, and open spaces
- Can use development concepts to protect view sheds
- Can create a clean community commission to look at litter problems (Litter Council now looking at litter issues such as tires, hazardous materials, and agricultural waste)
- Motor sports, car design businesses in neighboring Northampton County, NC may look to expand/locate in Brunswick County

#### **THREATS:**

- Failure to address utilities and infrastructure needs
- Lack of affordable housing makes it difficult for workers who may want to relocate to the County
- People moving to the County who don’t realize it is an agricultural area
- Continuation of scattered developments
- Property values going up
- Roads becoming too crowded (particularly in areas around the lake)
- Newcomers not joining in to help improve the County
- Some in the lake community think they are not part of Brunswick County
- Tolls along I-85

## **VISION 2015 - Brunswick County 2006 Comprehensive Plan Update Public Input Session #2**

May 18, 2006 Gasburg Community Building, Gasburg, Virginia

Attendees: ten (10) (including one member of the Board of Supervisors, two members of the Planning Commission, and County staff)

Facilitators: Bill Turner, Community Planning Collaborative  
Paula Williams, Brunswick County Planning Director

### **STRENGTHS:**

- Lake, recreation
- Rural character
- Location: 75 miles from major metro areas (2 hours to Hampton Roads, 2 hours to mountains, 2 hours to Richmond, 2 hours to Raleigh-Durham)
- Many retirees and not much demand on services
- Dedicated, well trained volunteers providing fire and rescue
- Convenient hospitals
- Water Safety Committee providing buoys, safety information
- Timber industry and employment, largest employer
- Agriculture and timber are \$40 million industry providing raw commodities
- Lake real estate is the top local tax source for real estate
- Fifty-nine (59) new townhouses coming to Gasburg in the form of a planned unit development (PUD)
- The Club provides a variety of recreational activities
- Diverse and numerous churches
- Volunteers involved in more than just fire and EMS, but as school volunteers, master gardeners, lake safety, hospice, prison volunteers, providing services worth \$20 per hour

### **WEAKNESSES:**

- Lack of public water and sewer service in some areas
- Lack of industries/jobs; no where for graduates to work
- Young people leaving the County to find work
- Non college bound students' strengths are not being promoted or emphasized
- Quality of schools – buildings and curriculum
- Lack of (overnight) lodging
- Store don't adjust hours to accommodate locals relative to opening and closing times
- Lack of medical facilities and doctors
- Trash, litter

### **OPPORTUNITIES:**

- Could tap neighbors (such as localities in NC) for water and sewer
- Schools system could better promote strengths of students

- Computer science should be promoted in schools
- Saint Paul’s College, Southside Community College, Virginia State, and VPI-SU could help with work training programs
- County can put language in ordinances to promote preservation and promotion of agriculture, using strategies such as use value taxation, clustering, larger lot sizes in agricultural areas
- County can do an in depth planning area study for Gasburg, looking at the area’s needs in more detail
- County can promote agricultural tourism and eco-tourism
- County could promote recreational opportunities and realize spin-off benefits such as service type businesses and lodging
- County can re-evaluate trash collection routes with respect to opening/closing times

**THREATS:**

- People leaving the County for jobs
- Farm land being “gobbled up”, need to preserve agricultural and forest land resources
- Lack of young farmers and rising cost associated with farming
- Minimum lot size of 1 acre; is it too small?
- Agricultural stewardship violations
- Rapid acceleration of tax rates
- Some areas have to subsidize other areas with respect to paying for services

## **VISION 2015 - Brunswick County 2006 Comprehensive Plan Update Public Input Session #3**

May 23, 2006 Alberta Fire Department, Alberta, Virginia

Attendees: twelve (12) (including one member of the Board of Supervisors, three members of the Planning Commission, and County staff)

Facilitators: Bill Turner, Community Planning Collaborative

Paula Williams, Brunswick County Planning Director

### **STRENGTHS:**

- Lots of virgin territory, not a lot of development to work around
- Last accessible, affordable frontier in Virginia
- I-85, I-95 close, as well as US 58, VA Primary Highway 46 provide a good highway network
- Nottoway reservoir
- General character, rural nature
- Doctor and dentist in Alberta
- Fine volunteer fire department with a fine facility
- EMS coming to area July 1
- Southside Community College and Saint Paul's College
- Off track betting facility
- Alberta's new comprehensive plan, zoning ordinance, subdivision ordinance, and economic development/market study
- Tourism opportunities such as a scenic river and Fort Christanna
- Bed and breakfast coming to Alberta, as well as a flea market, office building, and a bakery
- Walking trail in Alberta
- High speed rail (won't stop) with potential for freight and commuter service

### **WEAKNESSES:**

- Lack of affordable housing
- Lack of industry, need for jobs
- Need to work on (improving) school system
- Races not used to working together
- Lack of a convenience store that sells gas in Alberta
- Vacant buildings in Alberta; but this is changing
- Lack of (overnight) lodging
- Penalties are in place, but there is a lack of enforcement

### **OPPORTUNITIES:**

- County can develop a water and sewer plan with a county-wide and regional focus
- Promote tourism and the assets we have
- Promote rails to trails initiative

- School grounds (in Alberta) used as a ball park
- Grant money to develop a mini-technical training center in Alberta's old fire department building
- High speed rail (won't stop) with potential for freight and commuter service

**THREATS:**

- Truck traffic on VA Primary Highway 46 a hazard
- Lack of hotels/motels will hurt tourism promotion
- Locals not being in on planning for development by others coming to the County to develop
- Growth, but not an explosion of growth
- Agricultural industry going down quickly

## **VISION 2015 - Brunswick County 2006 Comprehensive Plan Update Public Input Session #4**

May 25, 2006 Brodnax Fire Department, Brodnax, Virginia

Attendees: eight (including one member of the Board of Supervisors, one Planning Commission member, and County staff).

Facilitators: Bill Turner, Community Planning Collaborative  
Paula Williams, Brunswick County Planning Director

### **STRENGTHS:**

- US 58 will bypass most communities, but not Brodnax
- Community college
- Historical buildings; history and culture
- I-85 has an exit at Alberta
- Water and sewer system(s) in Brodnax
- Rural nature of the area (“ruralness”)
- Agriculture
- Recreation opportunities: Meherrin River, Lake Gaston; Great Creek Park; Rails to trails path; and bike path through Brodnax
- One complete industrial park; one industrial park under development, and one regional industrial park
- Current zoning
- Regional airport
- Lawrenceville airport
- Hospital (which is expanding) in South Hill
- Alberta Medical Center
- Scenic River designation (from Brunswick/Mecklenburg county lines to Brunswick/Greenville county line) for Meherrin River
- Scenic road designations for VA Route 46, State Route 903, and State Route 626
- Fort Christanna
- Diversity of churches
- Access to I-85 and near to I-95
- Highway system including I-85 and US 58, US 1, and VA 46
- Lake Gaston – about 10,000 people along a 5 mile shoreline
- Lawrenceville Brick, Hyponex (Scott’s), and other employers are staying in the County

### **WEAKNESSES:**

- Lack of awareness and promotion of recreational opportunities
- Lack of facility space for long term and/or assisted living health care
- No hotel (overnight lodging)
- Don’t have a system in place for use value taxation
- Emphasis in schools is that students have to be college bound or have college potential and the system is not encouraging learning of trades

- Lack of large animal veterinarian(s)
- No vocational-technical school
- Litter (particularly along Brodnax Road) and no education in the home about litter
- Location(s) of refuse collections centers and their hours of operation

### **OPPORTUNITIES:**

- Agricultural tourism, eco-tourism and recreational opportunities can be (better) promoted
- Expand quality of health care, since potential employers are looking at this aspect and other quality of life issues
- Potential exists to find businesses that will add value to the agricultural/forestry commodities Brunswick County produces
- Develop the creek near Brodnax as a nature oriented park
- Need to look at establishing/promoting agricultural districts and other ways of designating lands for agricultural purposes only
- Need to explore the many facets for agriculture
- Potential for a water trail along the Meherrin River
- Potential to be the site of a State park
- Can utilize the State program (VDOT Bridges and roads) to request bike paths along roads and bridges that are being upgraded
- Can emphasize horticulture, forestry, and agricultural sciences as well as associated skills and foundations for learning
- Litter Council and community service organizations can help correct litter problems but education in the home is needed
- Organize a multi-jurisdictional hazardous and household waste pick-up/clean-up day
- Get marketing information out to attract business and industry
- Promote recruitment of “industries of the future” (sustainable, no/low environmental impact, diverse, adaptable) which is the State’s emphasis

### **THREATS:**

- Stores’ hours not flexible for those with working schedules
- Threats to natural resources from household hazardous waste
- County not following zoning ordinance or not being consistent in decision process
- Piano key effect of development along State maintained roads and loss of access to backland
- Lack of support from locals concerning assets, need for awareness to help support tourism, utilization of assets
- Taxation rates on large agricultural properties cause sale of agricultural lands, loss of timber, loss of family farms
- Young people leaving the County in search of work
- Timber companies buying up land
- People move into to agricultural areas and complain about sights, sounds, smells, etc.
- State standards of learning tests lead to phasing out of teaching trades in schools

- Loss of tradesmen in the County
- Lack of vision from leaders, need to quit “doing it as we have always done it”

## **VISION 2015 - Brunswick County 2006 Comprehensive Plan Update Public Input Session #5**

June 7, 2006 Sturgeon Elementary School, Lawrenceville, Virginia

Attendees: six (including one member of the Board of Supervisors, two Planning Commission members, the County Administrator, and County staff)

Facilitators: Bill Turner, Community Planning Collaborative

### **STRENGTHS:**

### **WEAKNESSES:**

### **OPPORTUNITIES:**

### **THREATS:**

Given that nearly all attendees had been present at one or more of the previous public input sessions, it was agreed to forego the strengths, weaknesses, opportunities, and threats (SWOT) analysis workshop. General discussion followed concerning various aspects of the comprehensive plan process.

A concern was raised at the level of public involvement experienced during the process. It was discussed: that the sessions and schedule had been advertised in the newspaper and by word-of-mouth; that while eight to ten people had attended each session, nearly everyone choosing to attend the sessions had participated; that written input is still being accepted; and, that annual workshops involving the Board of Supervisors and Planning Commission to evaluate the comprehensive plan's goals, as well as the strategies used to implement the plan would help to generate additional public input and interest.

A concern was raised as the need to develop more detailed, functional-type plans that would provide more specifics and more direction with respect to issues such as provision of utilities and development of infrastructure (water, sewer, electronic) supportive of residential and economic and industrial development. It was discussed that the scope of work for this project is to update information contained in the current comprehensive plan relative to demographics, general County characteristics, and available community facilities and services and that census data and information and data from local, State, regional, and federal sources was being used. It was discussed that the Planning Commission will also re-examine, and edit as necessary, the goals and implementation strategies contained in the current plan based in part on the input received at the public input sessions.

It was discussed that the comprehensive plan should be general in nature, but should point out needs with respect to specific plans, ordinance amendments, programs, etc. and recommend that these be undertaken to further the County vision. It was discussed that functional plans such as water and sewer utility development plans, housing plans, economic development and marketing plans, capital improvement plan, etc., if and when these are developed by the County, could and should become part of the comprehensive plan as the plan is amended from time to time in the future as circumstances dictate.

It was discussed that a work plan listing actions to be taken to implement the plan be developed and that the Board of Supervisors and Planning Commission meet annually or as needed to select action items to be accomplished during a given year.

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