

# COMPREHENSIVE PLAN 2008-2028

---

County of Greenville, Virginia

May, 2008



ACKNOWLEDGMENTS

GREENSVILLE COUNTY, VIRGINIA

BOARD OF SUPERVISORS

- Peggy R. Wiley – Chairman
- Michael W. Ferguson – Vice Chairman
- Dr. Margaret T. Lee
- James C. Vaughan



COUNTY PLANNING COMMISSION

- Malcolm King – Chairman
- Joseph (Joey) M. Jones – Vice Chairman
- Joe C. Antorn
- Dianne Barnes-Rhoades
- James Ewing
- G. L. Rawlings, Jr.
- Walter W. Robinson, Jr.
- James M. Tucker
- Peggy R. Wiley



COUNTY STAFF

- K. David Whittington – County Administrator
- Linwood E. Pope, Jr. – Planning Director



PLANNING CONSULTANTS

- K. W. Poore & Associates, Inc.



This Plan was prepared cooperatively by members of County staff and the planning consultants. The Plan was approved by the Planning Commission following a public hearing on May 13, 2008 and recommended to the Board of Supervisors. The Plan was adopted by the Board of Supervisors following a second public hearing on May 19, 2008.



# TABLE OF CONTENTS

ACKNOWLEDGMENTS.....	1
GREENSVILLE COUNTY, VIRGINIA.....	1
TABLE OF CONTENTS.....	2
PURPOSE OF THE PLAN.....	5
HISTORY.....	5
LOCATION.....	6
PHYSIOGRAPHIC FEATURES.....	7
TOPOGRAPHY.....	7
FLOOD PLAINS.....	7
WETLANDS.....	8
GREENSVILLE COUNTY TODAY.....	9
WHO WE ARE: POPULATION, AGE & HOUSEHOLDS.....	9
WHO WE ARE: CULTURE & DIVERSITY.....	12
SERVICE, CIVICS & COMMUNITY.....	12
REGIONAL EMPLOYMENT.....	12
ECONOMIC & BUSINESS ENVIRONMENT.....	13
INCENTIVES FOR BUSINESS DEVELOPMENT.....	16
COMMUNITY FACILITIES AND SERVICES.....	17
ADMINISTRATIVE & MANAGEMENT SERVICES.....	22
FIRE PROTECTION.....	24
POLICE PROTECTION.....	25
HEALTH AND MEDICAL SERVICES.....	25
GOALS AND OBJECTIVES.....	27
GENERAL.....	27
PLANNING ISSUES & STRATEGIES.....	29
THE LAND USE PLAN.....	36
RECOMMENDED LAND USE CATEGORIES.....	36
RESIDENTIAL USES.....	37
COMMERCIAL USES.....	39
PUBLIC OPEN SPACES.....	41
TRANSPORTATION PLAN.....	43
VISION.....	43
EXISTING TRANSPORTATION SYSTEMS AND FACILITIES.....	44

SCHEDULED HIGHWAY IMPROVEMENTS.....	45
RAIL TRANSPORTATION.....	46
AIR TRANSPORTATION.....	46
TRUCKING .....	46
TRANSPORTATION RECOMMENDATIONS SUMMARY .....	47
PLAN IMPLEMENTATION.....	48
ZONING AND SUBDIVISION ORDINANCE .....	48
REGIONAL COOPERATION .....	49
CAPITAL IMPROVEMENT PROGRAM.....	49
APPENDIX A.....	50
PRIORITY ROAD LIST .....	50
APPENDIX B .....	55
CAPITAL IMPROVEMENTS PROGRAM 2008-2012 .....	55
APPENDIX C.....	89
ECONOMIC DEVELOPMENT STRATEGY .....	89

## LIST OF MAPS

REGIONAL LOCATION MAP .....	6
	FOLLOWING PAGE:
TOPOGRAPHY .....	7
ENVIRONMENTAL CONSTRAINTS .....	7
NATIONAL WETLANDS INVENTORY .....	8
ENTERPRISE ZONES .....	16
WATER SERVICE AREA .....	17
SEWER SERVICE AREA .....	18
EXISTING LAND USE.....	35
URBAN SERVICES AREAS.....	35
RURAL DEVELOPMENT AREA .....	35
FUTURE LAND USE.....	36
ANNUAL AVERAGE DAILY TRAFFIC.....	43
ZONING CLASSIFICATIONS .....	48

## PURPOSE OF THE PLAN

Virginia planning legislation requires the County of Greenville to prepare a Comprehensive Plan indicating the County's long-range recommendations for general development. Once adopted by the County Board of Supervisors, the Comprehensive Plan becomes a public document. The plan is based on the study and analysis of existing conditions, growth trends, and probable future needs of the community. Recommendations of the plan are typically general and long-range in nature, allowing for a 20-year timeframe.

As will be developed in the following chapters, the Comprehensive Plan has a number of specific goals to be accomplished. Most important are certain aspects of the rural development pattern which need to be properly controlled in a manner that respects the overall rural nature of the county while allowing for growth in designated areas.

Virginia statutes authorizing planning as a function of local government include a list of elements that a plan may include and areas of importance that should be surveyed and studied during the preparation of the plan. These statutes also authorize methods of implementation such as a capital improvements program, subdivision ordinance, zoning ordinance, and zoning district map. The following chapters adequately comply with these directives of the statute.

This Comprehensive Plan includes the designation of areas for public and private development including various types of residential, business, industrial, agricultural, conservation, recreation and flood plain/drainage uses. Other designations include transportation facilities such as streets and bridges, utilities, and community service facilities such as schools, parks, and public buildings.

## HISTORY

The area now known as Greenville County was once home to the Native American people known as the Saponi confederation. They occupied several forts and settlements throughout the area from 1680 until the mid-18th century when the last fort in Virginia (Christanna) was abandoned.

In 1781, Greenville County was divided from Brunswick County by an Act of the Virginia General Assembly. The county is thought to have been named after either Revolutionary War General Nathaniel Greene or Sir Richard Grenville, a Roanoke Island settler in 1585.

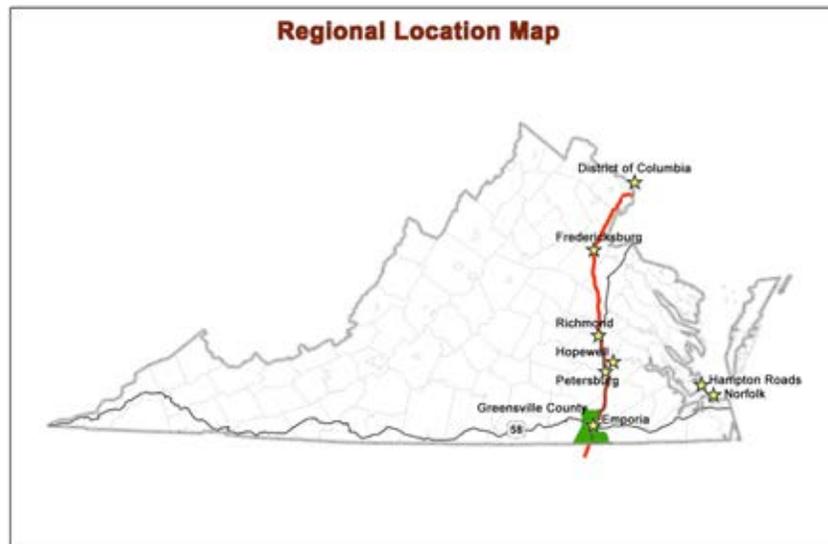


The original settlements of Hicksford (a Native American trading outpost founded by Captain Robert Hix) and Belfield, on opposite sides of the Meherrin River, eventually merged in 1887 to become the Town of Emporia. Emporia became an independent city in 1967, no longer being a part of Greenville County.



## LOCATION

Located in southeastern Virginia along the Virginia–North Carolina state line, Greenville County encompasses approximately 300 square miles of low rolling hills and swampy lowlands. The county largely exhibits a rural character that has been evident from its founding until the present day. Interstate 95, a major east coast highway, bisects the county from north to south.



Greenville County is surrounded by four other Virginia counties: Brunswick, Dinwiddie, Sussex, and Southampton. Northampton County, North Carolina borders Greenville County's southern boundary. Greenville's regional location places it in a unique location as the primary southern entryway into the Commonwealth of Virginia along Interstate 95. This strategic location offers unique opportunities for economic development, tourism and related activities.



## PHYSIOGRAPHIC FEATURES

The topography in Greenville County transitions from the low rolling hills of the Piedmont Plateau in the western part of the county to the swampy lowlands of the Atlantic Coastal Plain in the eastern portion of the county. The natural landscape substantially influences



the current and future development patterns throughout the county. Steep slopes, drainage patterns, wetlands, and flood plains determine the amount and nature of growth in and around the county. An examination of these physiographic conditions provides insight into growth patterns as well as the direction and location of future development.

### TOPOGRAPHY

The topography of Greenville County takes its characteristics from two different physiographic provinces. The eastern portion of the County lies within the Coastal Plain Province while the western portion lies within the Piedmont Province. The Coastal Plain is relatively level; the difference in elevation between the higher land and the wetlands is minimal. Flood plains within the Coastal Plains are very wide and comprise a considerable amount of the County east of Interstate 95. The Piedmont Province varies from nearly level to mild inclines and the stream and drainage basins form deep and well-defined slopes. Flood plains in this area are narrow since they follow stream beds very closely and because of steep slopes along drainage ways.

The flood plains and wetlands found primarily in the eastern portion of the county constitute some obstruction to land development and road construction; however, the overall topography of the county presents only slight obstruction to future development. While there are a few areas in the western portion of the County that may present difficulties to development because of steep slopes, the percentage of the County that is rendered unsuitable for development due to these steep slopes is extremely small.

### FLOOD PLAINS

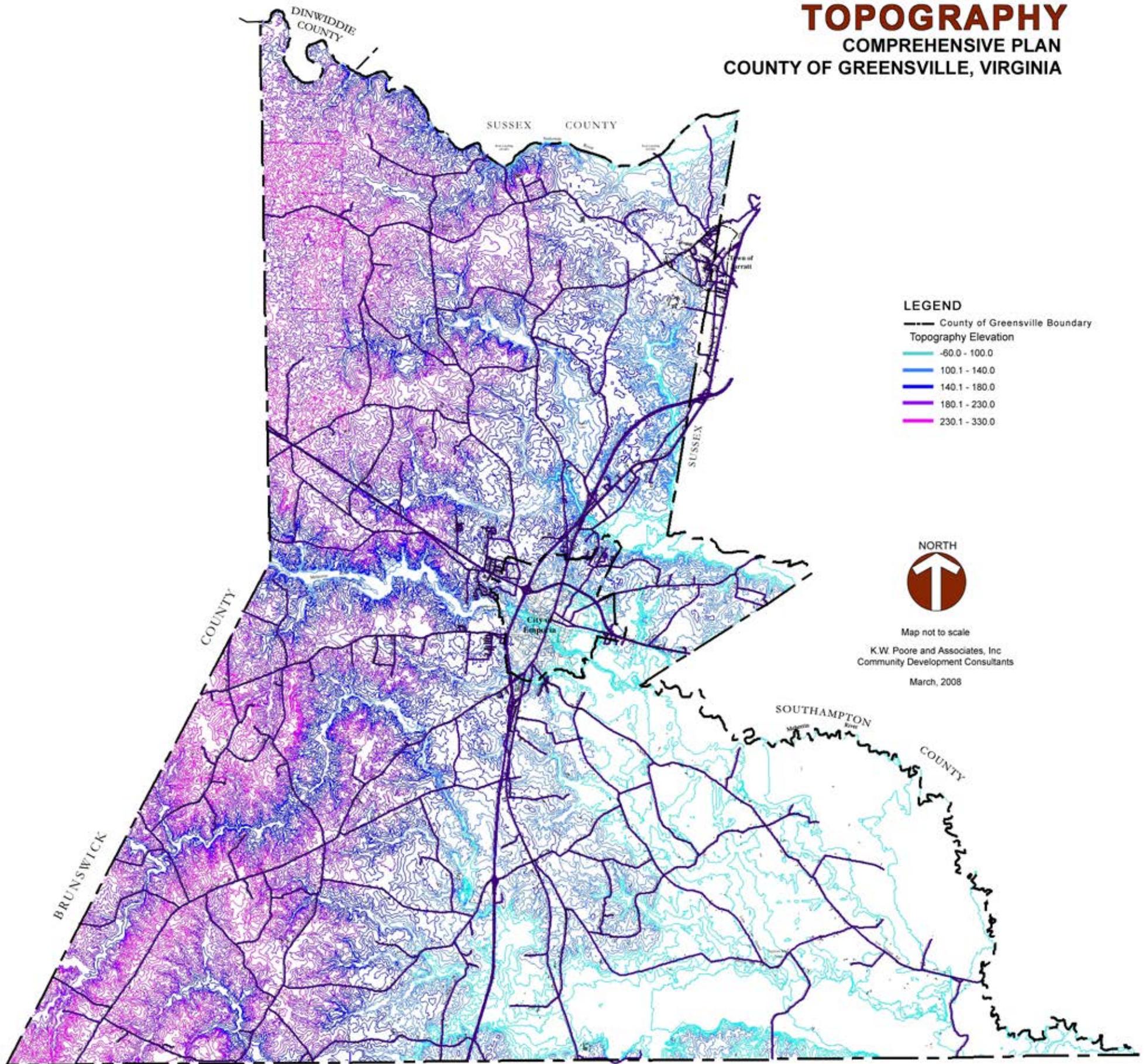
Areas subject to flooding are marked on Federal Flood Insurance Maps and serve as an effective tool for protecting families from buying or building homes in flood-sensitive areas. Because lending institutions and federal insuring agencies now require surveys



# TOPOGRAPHY

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



#### LEGEND

- County of Greenville Boundary
- Topography Elevation
  - 80.0 - 100.0
  - 100.1 - 140.0
  - 140.1 - 180.0
  - 180.1 - 230.0
  - 230.1 - 330.0



Map not to scale

K.W. Poore and Associates, Inc.  
Community Development Consultants

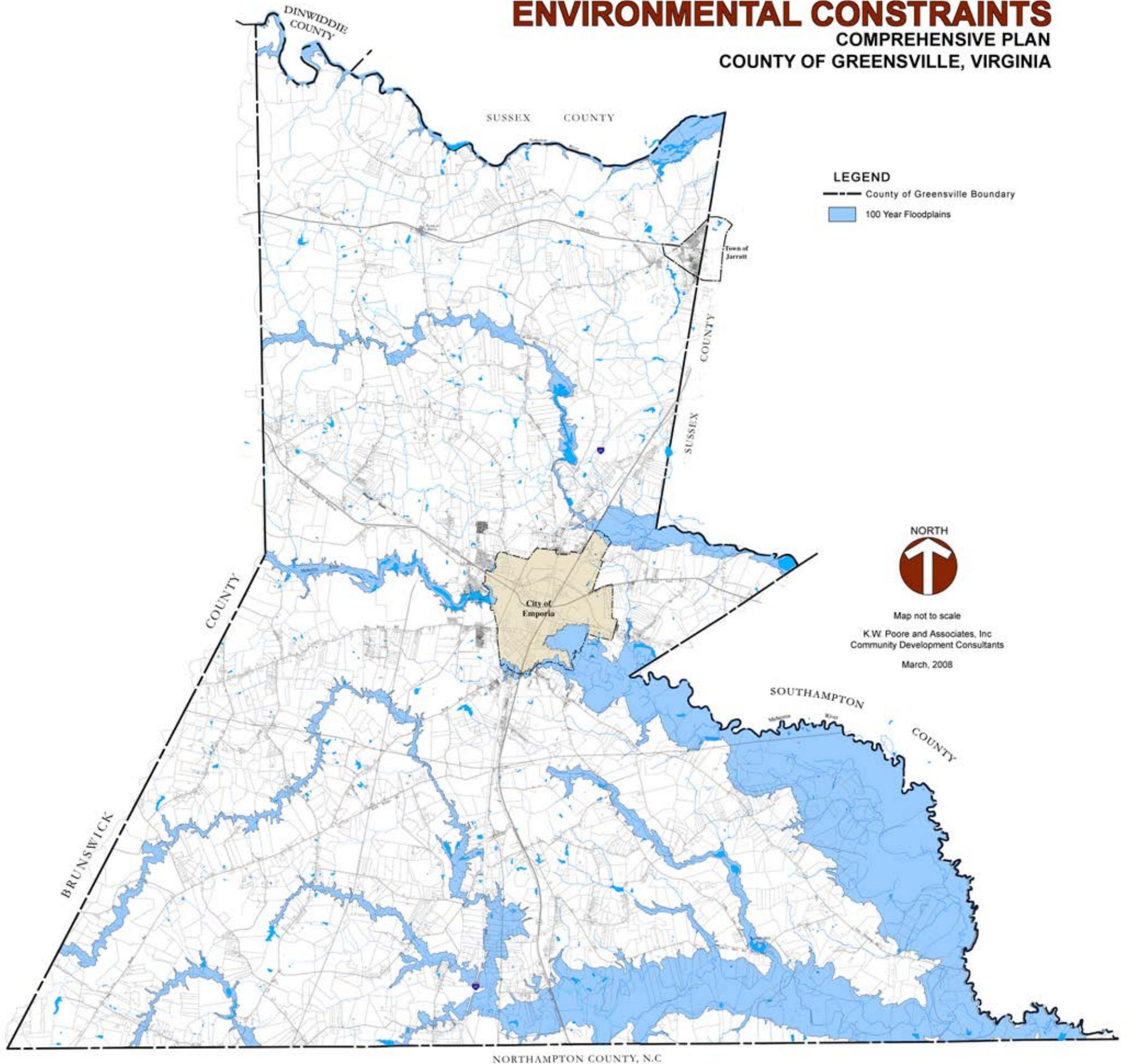
March, 2008

NORTHAMPTON COUNTY, N.C.

# ENVIRONMENTAL CONSTRAINTS

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



#### LEGEND

- County of Greenville Boundary
- 100 Year Floodplains



Map not to scale

K.W. Poore and Associates, Inc.  
Community Development Consultants

March, 2008

NORTHAMPTON COUNTY, N.C.

showing whether or not a property is located in a flood zone, it becomes difficult to finance new housing within these flood plain areas.

The Environmental Constraints Map delineates areas within the County that are located within the 100 year flood plain. Most areas of active development lay outside of the flood plain, especially in portions of the county that are north of the City of Emporia. The areas along the county's southern and eastern border remain the most vulnerable to flooding due to the Meherrin River and low-lying wetlands.

## WETLANDS

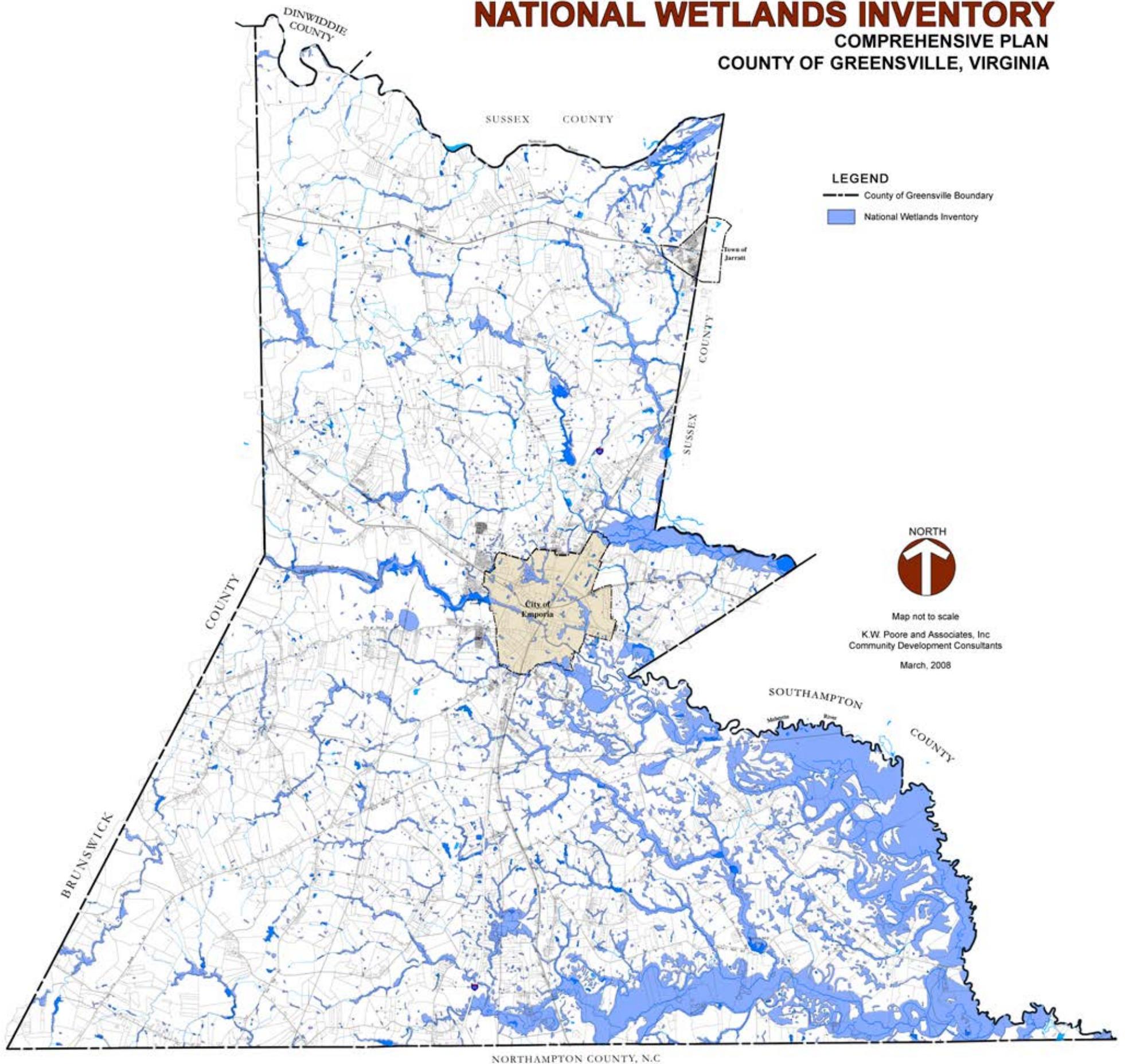
The National Wetlands Inventory Map delineates areas within the County that are classified as wetlands. According to the U.S. Fish and Wildlife Services, wetlands are defined as those lands that are “transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water.” Similar to the location of the county's flood plains, a large portion of the county's wetlands are in close proximity to the Meherrin River. The southeastern border of the county as well as those areas along the length of the Meherrin River contain a majority of the county's wetlands. Wetlands are federally protected because officials recognize that they promote important ecological functions: water storage and filtration, flood protection, and wildlife sustainability. For these reasons, the county should closely monitor any development in and around designated wetlands.



# NATIONAL WETLANDS INVENTORY

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



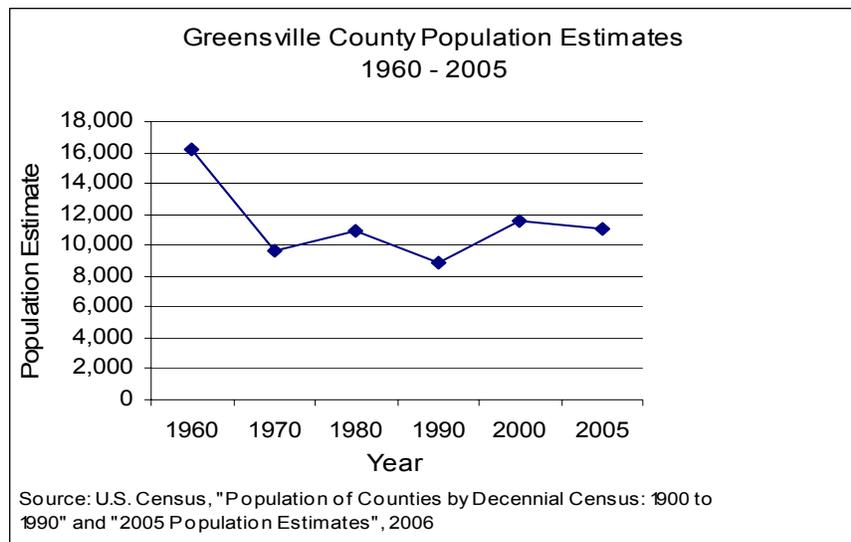
## GREENSVILLE COUNTY TODAY

The study of Greenville's population characteristics provides an important foundation for the planning of capital improvements and county services. Growth in population and economic activity require increases in the level and extent of county infrastructure and services. Forecasting growth trends in association with a vision for the future will allow the county to plan accordingly.

### WHO WE ARE: POPULATION, AGE & HOUSEHOLDS

#### BASE POPULATION

Greenville County has experienced population fluctuations since 1960. In that year, the county's population was 16,155. In 1967, the City of Emporia received its charter and became an independent jurisdiction. The separation of Emporia from Greenville County accounts for the significant decline in population for the county between 1960 and 1970. Since the 1980's, Greenville's population has remained relatively stable (between 10,000 and 12,000 persons) except when a portion of the county was annexed by Emporia. The U.S. Census Bureau estimated the County's 1990 population to be 8,853. However, 2000 Census estimates recorded a population of 11,560 with a slight decrease in overall population estimated for 2005.



A large portion of the county's population is concentrated around the urban and suburban areas that surround Emporia. The rest of the county remains rural in character with low-density populations largely concentrated around small crossroad communities in the county. This dichotomy of population density is a strength for the county as it enables a resident to benefit easily from the amenities offered by both an urban center and a rural setting.



POPULATION PROJECTIONS

Existing infrastructure systems and services provided by the County for the current population are adequate at this time. However, an increase in population will place additional demands on the County for improved services such as schools, social services, infrastructure, emergency response and public safety. Estimates of future populations and their characteristics will affect budgets and capital improvement projects both now and in the future.



The Virginia Employment Commission (VEC) estimates relatively small population growth for the county over the next twenty-five years. VEC, using a cohort survival method, extrapolates existing population data to forecast future population figures that considers standard rates for births, deaths, immigration, and out-migration for the county.

Year	Population	Rate
2010	12,500	-
2020	13,001	+4.0%
2030	13,503	+3.9%

Source: Virginia Employment Commission, 2006

Using this method, VEC has calculated a population growth in the county over the next twenty-five years to be approximately 8.0%. The cohort expected to grow the most during this time period is the 65-69 year old age group, which will nearly double from 438 persons in 2010 to 829 persons in 2030 (99.0%). The group of persons from age 0 to 24 is expected to decrease by approximately 54% during the same time period.

This drastic re-organization of age groups in the population over the next thirty years will require the County to adjust its priorities and re-allocate funds to address changing needs. In the case of Greenville County, services required by an elderly population such as emergency response, medical facilities, and various types of elderly housing will become new priorities. Likewise, services for a younger population, including schools, will become less demanding.



#### AGE GROUPS

Currently, the population of Greenville follows the traditional age structure. In 2000 the highest population concentration was the most economically productive age group, 20 to 44 years old. That age group comprises approximately 45% of the total 2000 population. The age group of 45 to 64 is the second highest concentration at 24% of the total population. The smallest age group population is comprised of residents over 85 years of age. Although Greenville has a higher median age than the surrounding localities, its overall age structure is essentially comparable to state and national trends.



		<b>Under 5</b>	<b>5 to 19</b>	<b>20 to 44</b>	<b>45 to 64</b>	<b>65 to 84</b>	<b>85 &amp; Over</b>
<b>Jurisdiction</b>	<b>Median Age</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Greenville County	38.1	3.8	15.9	44.5	24.2	10.3	1.2
Virginia	35.7	6.5	20.8	38.4	23.1	10.0	1.2
United States	35.4	6.8	21.7	36.9	22.0	11.0	2.0

Source: U.S. Census Bureau, 2006

That trend of aging populations is common in primarily rural areas. The national trend of urbanization continues to draw populations from low-density rural areas to high-density urban and suburban areas. Like most rural localities, Greenville must adjust to changing demographics and re-assess the services required by older populations.

#### HOUSEHOLDS

As the nature of American lifestyles change, household sizes have decreased over time. Like the rest of the nation, Greenville is currently experiencing a decrease in household size. In 1980, Greenville's average household size was 3.05. It decreased according to U.S. Census data over the next 20 years, as it was estimated to be 2.79 and 2.51 in 1990 and 2000 respectively.



## WHO WE ARE: CULTURE & DIVERSITY

According to the 2000 Census, African-Americans comprise 59.74% of the population of Greenville County. The remaining racial composition of the county consists of 38.94% Caucasians, 0.93% Hispanics, 0.39% Asian, and 0.10% American Indian. In 1990, the County was 55.52% African-American, 44.05% white, 0.72% Hispanic, 0.25% Asian, and 0.14% American Indian. Over this period, the racial make-up of the county did not change significantly.

In 2000, the City of Emporia had a similar racial composition with an African-American population of 56.2%, white population of 42.5%, Hispanic population of 1.5%, Asian population of 0.5%, and American Indian population of 0.1%.

## SERVICE, CIVICS & COMMUNITY

According to the Emporia-Greenville Industrial Development Corporation there are over 50 civic and service organizations in Greenville and Emporia combined. Among those active organizations are: Lions, Girl Scouts, Boy Scouts, various women's clubs, Rotary International, Jaycees, Emporia-Greenville Recreation Association, Greenville Cultural Arts Association, Greenville County Historical Society, Friends of Village View, and Emporia Bicycle Club.

Greenville County and Emporia are also home to several annual community events. They include The Great Peanut Bicycle Tour, Virginia Peanut Festival, and the Virginia Pork Festival.

## REGIONAL EMPLOYMENT

Greenville County serves as a labor market in conjunction with the City of Emporia. In 2004 the labor force of the Greenville-Emporia region was estimated to be approximately 8,571, according to the Emporia-Greenville Industrial Development Corporation.

Employment in that same year was 7,971 with an unemployment rate of 7.0 percent. That unemployment rate is higher than the state and national unemployment rates which were 4.8% and 5.9% respectively, during the same term.



However, the Greenville-Emporia region has a uniquely diverse labor market. Area major employers range from industrial companies to immediate care, from textile manufacturing to the restaurant business. The top fifteen major employers in the Greenville-Emporia region are shown in the chart below.

Greenville County's economy is largely based on government services, manufacturing, general commercial operations, and the service industry. Other important economic sectors include health care and transportation.

### ECONOMIC & BUSINESS ENVIRONMENT

The health of the economic and business environment can be determined by the stability of the workforce, strength and diversity of industry, levels of household income, poverty rates, revenues generated by the locality, and the location of viable businesses. All of these factors are interrelated and a deficit in one can negatively impact another.

#### EMPLOYMENT

Greenville's agricultural roots have made it known for its peanuts, tobacco, wheat, hay, corn, cotton, soybeans, hogs, cattle, and poultry. However, agriculture has been supplanted by manufacturing as the leading industry and employment sector in the region. In March 2006, The Virginia Employment Commission reported that manufacturing firms employed approximately 30% of the workforce followed by governmental agencies that employed approximately 26% of the workforce. Agriculture provided less than 1% of county employment. Greenville Correctional Center, Georgia Pacific Corporation, and Boars Head Provisions Company represent the top three major employers in the county and reflect this economic shift from an agriculture based economy to a manufacturing and service based economy.

Greenville/Emporia – Major Employers		
EMPLOYER	# EMPL.	PRODUCT
Greenville Correctional Center	1,100	Corrections
Boars Head Provisions	562	Deli-style meats
Greenville Cty. Public Schools	500	Education
Georgia-Pacific Corp.	430	Plywood
Southern VA Regional Medical Cen.	380	Healthcare
Grayson Mitchell, Inc.	340	Trucking



Toll Integrated Systems	250	Modular Homes
Wal-Mart	200	Retail
Belding Hausman, Inc.	200	Textiles
Sadler Enterprises	199	Oil, Auto, Conv.
Emporia Greenville Manor	160	Healthcare

Source: Emporia-Greenville Industrial Development Corp., August 2005

Employment rates in Greenville have steadily decreased at a much higher rate than Virginia's rates. In 2005, Greenville's unemployment rate was almost twice the rate for the state. Over the past 10 years, Greenville has experienced higher unemployment rates than the state and nation. To a great extent, the increases in unemployment can be attributed to the decreased availability of agricultural, mining, manufacturing, and construction jobs in the region.

### Unemployment Rates

	Greenville County	Virginia	United States
2000	3.4%	2.30%	4.00%
2001	4.60%	3.20%	4.70%
2002	5.20%	4.20%	5.80%
2003	5.90%	4.10%	6.00%
2004	7.1%	3.70%	5.50%
2005	6.1%	3.50%	5.10%

Source: Virginia Employment Commission, Local Area Unemployment Statistics, 2006

Despite the unemployment rates in Greenville, it remains a strong employment center with the potential to expand the job base. According to U.S. Census 2000 data, 1,518 persons lived and worked in Greenville, 3,230 persons commuted into Greenville for employment, and 2,240 persons commuted out of Greenville for employment. Workers are commuting primarily from Emporia, Brunswick County, Halifax County, Sussex County, Southampton County, Northampton County, and Chesterfield County. Residents commuting out of Greenville travel to nearby Emporia, Brunswick County, Halifax County, Sussex County, Southampton County, Richmond, and Petersburg, among others.



INCOME & POVERTY

Income and poverty levels are key measurements of the health of a local economy. They determine the amount of household income available to meet the basic needs of housing, food, and health care; dictate the amount of disposable income that will be used to make nonessential purchases; and can be used as a gauge to predict the level of economic activity and growth. In short, the level of available income in individual households impacts the viability and stability of the local economy.

In 2000, the median household income for Greenville was \$32,002 according to the U.S. Census. In Virginia, the median household income was \$46,677 and in the United States it was \$54,240. However, the average weekly wages in Greenville for all industries continue to increase over time. From 2000 to 2005, average weekly wages for all industries increased from \$517 to \$572.

Compared to Emporia, Greenville had a higher median household income and a lower percentage of individuals below the poverty line. Nonetheless, when compared to the state in its entirety, Greenville had lower incomes and a higher rate of poverty.

**Comparative Income and Poverty Statistics (2000)**

	Per Capita Income	Median Household Income	% Individuals Below Poverty Level
Greenville County	\$14,632	\$32,002	14.7
Emporia	\$15,377	\$30,333	16.0
Virginia	\$23,975	\$46,677	9.6

Source: U.S. Census Bureau, 2006

SALES TAX REVENUE

Greenville has experienced a positive trend in sales tax revenue. Local option sales tax allows localities to diversify their revenue base and raise monies necessary to provide for public services. An increase in this revenue can point to a number of factors: increased consumer spending, increase in wages and consumer confidence, and/or inflation. Over the last 5 years Greenville local option sales tax revenue has increased at a rate similar to the rate of the state. In 2005, Greenville received \$334,726 in sales tax revenue, an increase of approximately 28% over the amount received in 2000.



## INCENTIVES FOR BUSINESS DEVELOPMENT

The health of a local economy depends greatly on the presence of successful businesses. Localities that actively attract businesses that will hire their residents, pay their employees well, and contribute economically to the community will have more stable and viable economies. A portion of Greenville has been designated as a Virginia Enterprise Zone, thereby providing resources from the state to businesses that locate in this area and contribute to local job creation.

### ENTERPRISE ZONE

The Local Enterprise Zone was established in Greenville County in 1995. By designating the area northeast of Emporia as such, the county can offer businesses various local and state incentives such as tax credits, grants, waivers, and training. The zone encompasses the Emporia-Greenville Airport and the Greenville Industrial Park.



### REAL ESTATE AND MACHINERY AND TOOLS TAX REBATE

This incentive allows for rebates up to 50% for a maximum of ten years. Companies are evaluated individually and are evaluated based on the employment of low – to moderate – income persons, employment opportunities of a skilled and semi-skilled quality; job creation; and a compensation package being offered in the community.

### WAIVER OF BUILDING PERMIT AND ZONING FEES

Waivers may be offered to commercial and industrial developments locating in the Enterprise Zone. Waivers are made on a case-by-case basis.

### REBATE OF BUSINESS, PROFESSIONAL, OCCUPATIONAL LICENSE (BPOL)

This incentive allows for rebates up 50% of the BPOL fees paid by a commercial establishment for a maximum of five years. Preference is given to companies that employ low – to moderate – income persons or create a large number of new jobs.

### UTILITY SERVICE IMPROVEMENTS

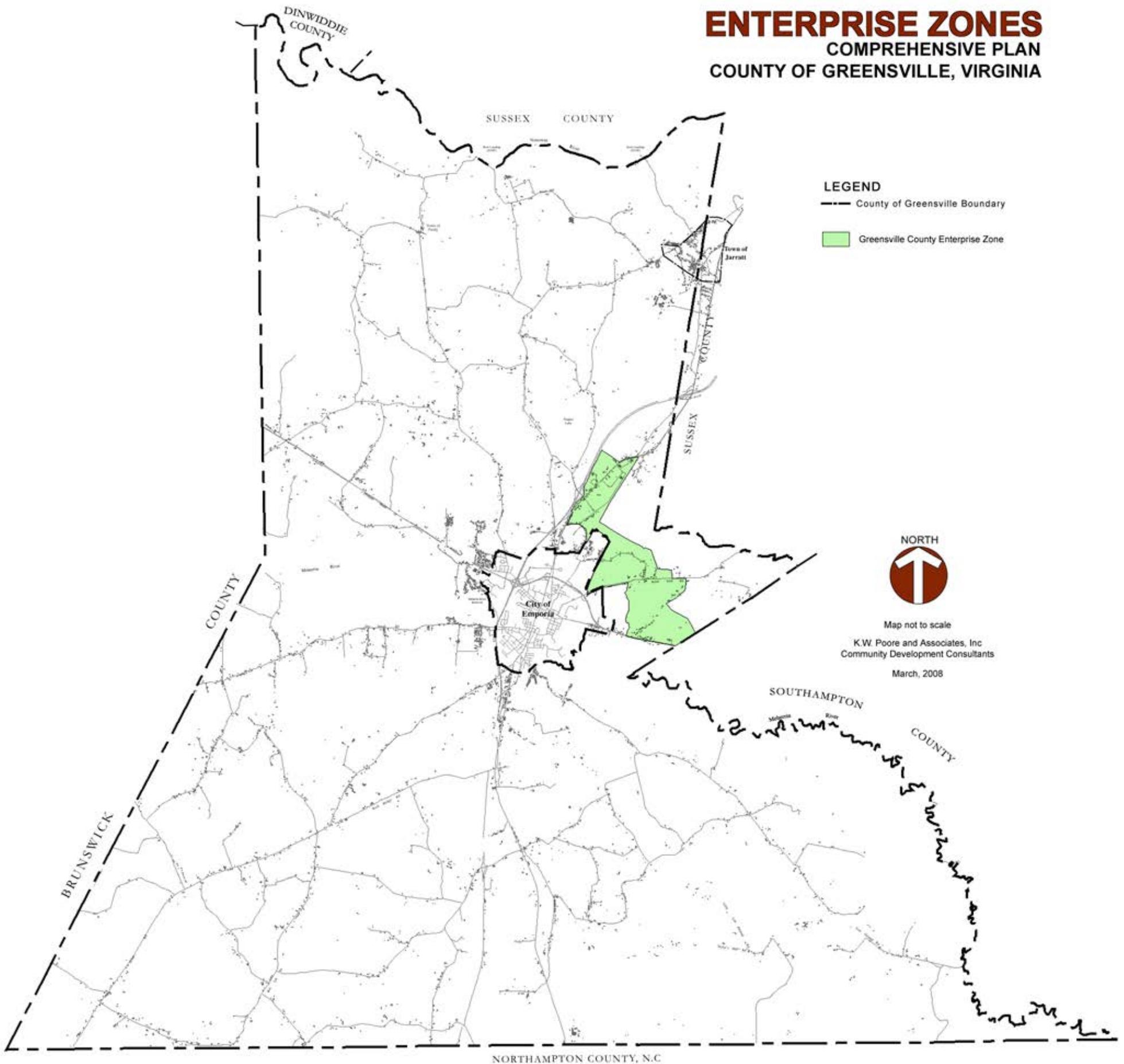
The Greenville County Water and Sewer Authority may provide for the extension of utility service improvements needed by a commercial or industrial establishment. This provision will be provided on a case-by-case basis and is dependent on the amount of available funding from the state level.



# ENTERPRISE ZONES

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



#### LEGEND

--- County of Greenville Boundary

■ Greenville County Enterprise Zone



Map not to scale

K.W. Poore and Associates, Inc.  
Community Development Consultants

March, 2008

#### WAIVER OF WATER AND SEWER TAP FEES

The Greenville County Water and Sewer Authority may waive water and sewer tap fees for industries and commercial establishments if no utility service improvements are required. This is provided on a case-by-case basis.

#### ADULT EDUCATION AND EMPLOYEE TRAINING

This incentive provides opportunities for Greenville residents located in the Enterprise Zone to receive their GED or continue their adult education through college studies. Also, Southside Virginia Community College will assist employers with employee training.

### COMMUNITY FACILITIES AND SERVICES

Community facilities consist of all public buildings, utilities, and lands serving Greenville County area residents. One of the chief functions of local government is to provide an adequate level of public services, within the bounds of that community's legal authority and financial capability. The following chapter briefly summarizes existing conditions of community facilities in the County.

#### PUBLIC WORKS DEPARTMENT

Greenville County Water and Sewer Authority is responsible for water and sewer service. The Greenville County Maintenance Department is responsible for maintenance on county owned buildings and grounds. Greenville County owns and operates its own landfill. Refuse collection is contracted with a privately owned company.

#### WATER SERVICE

The Greenville County Water and Sewer Authority was created for the acquisition, construction, operation, and maintenance of water systems, sewer systems and sewage disposal systems, and to exercise the powers conferred by the Virginia Water and Sewer Authorities Act, Section 15.11-1250, Code of Virginia, 1950 as amended. The Authority provides water service to parts of Greenville County (north, south and west of Emporia) and Sussex County and to the Town of Jarratt. In 2001, the total operating budget for that time was \$2,675,000, and the total assets amounted to \$26,222,633.

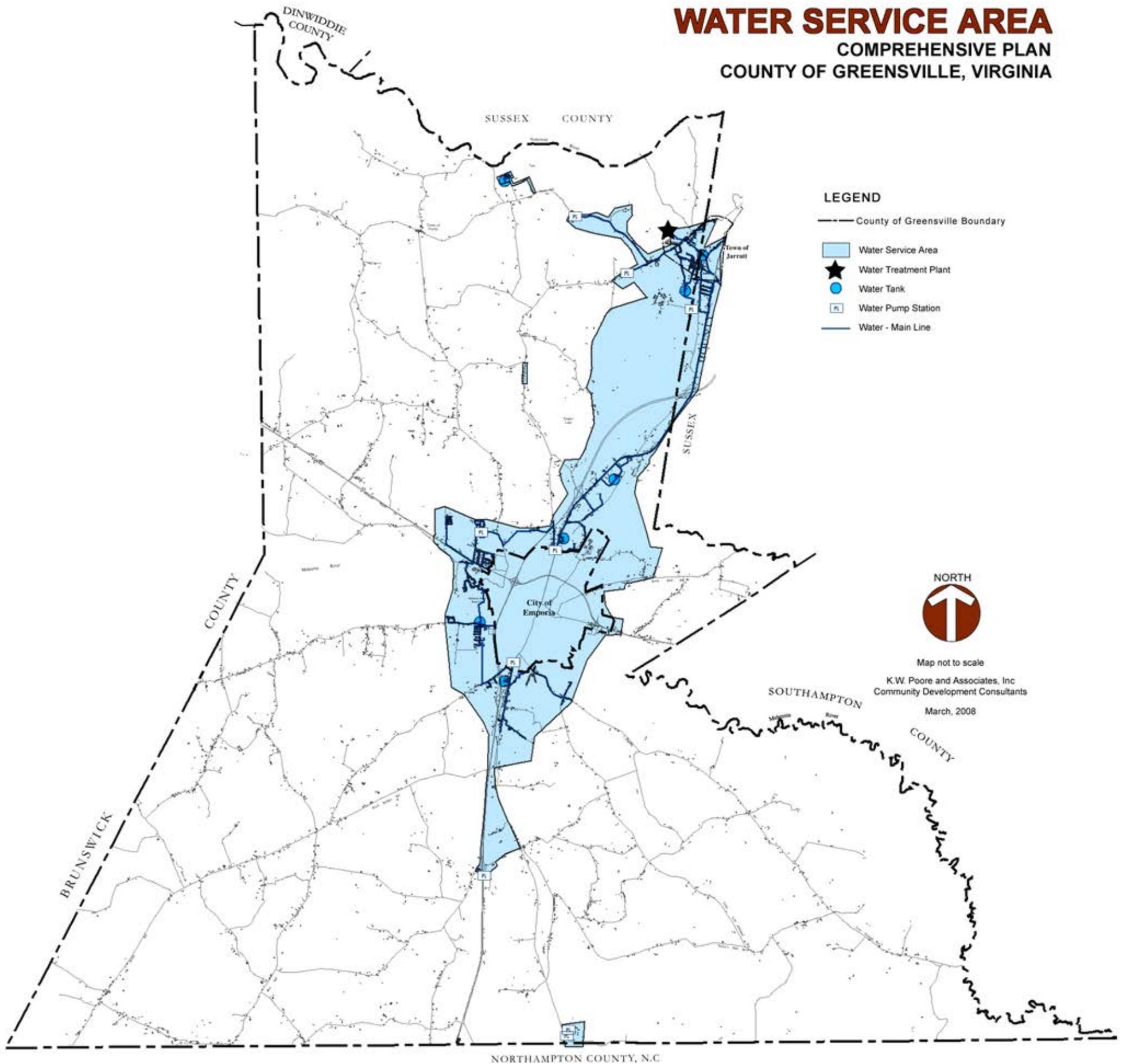
In January 2001, the Authority had 1,504 water connections and 1,276 sewer connections. The utility system contained 39 miles of water lines and 44.8 miles of sewer lines leading to the distribution and treatment of approximately 400 million gallons of water and sanitary sewer.



# WATER SERVICE AREA

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



#### LEGEND

- County of Greenville Boundary
- Water Service Area
- ★ Water Treatment Plant
- Water Tank
- Water Pump Station
- Water - Main Line



Map not to scale  
K.W. Poore and Associates, Inc  
Community Development Consultants  
March, 2008

NORTHAMPTON COUNTY, N.C.

In addition to the many miles of water and sewer lines, the Authority operates four wastewater treatment plants, one water treatment plant, eight well systems, seven water tanks, twenty three sewage pump stations, and two potable water booster stations.

#### WATER TREATMENT PLANT

All drinking water for Greensville County is treated at the Jarratt Water Treatment Plant. The water is directed from the Nottoway River into two 500,000-gallon treatment tanks. Solids such as clay and sediment are filtered out of the water. The water is disinfected with various chemicals and combined with fluoride before being sent to a 200,000-gallon storage tank.

#### SANITARY SEWER SERVICE

The Greensville County Water and Sewer Authority operates five treatment facilities ranging in capacity from 36,000 gallons per day to 750,000 gallons per day. Expansion of these facilities is possible as demand increases. The Authority services the areas surrounding the City of Emporia and west of the Town of Jarratt, as well as a small portion of Sussex County.

#### WASTEWATER TREATMENT PLANTS

Greensville County operates four wastewater treatment plants, which serve different areas of the County. They are the Three Creek Wastewater Treatment Plant, the Falling Run Wastewater Treatment Plant, the Jarratt Wastewater Treatment Plant, and the Skippers Wastewater Treatment Plant. An operator licensed by the Commonwealth of Virginia and monitored by the Department of Environmental Quality manages each plant. Operational staff is responsible for analytical testing, maintenance of the plants, and an overall responsibility for discharging a clean effluent to the receiving stream.

#### TREATMENT PLANT CAPACITIES

TREATMENT PLANT	MGD*
Three Creek	.75
Falling Run	.16
Jarratt	.16
Skippers	.036

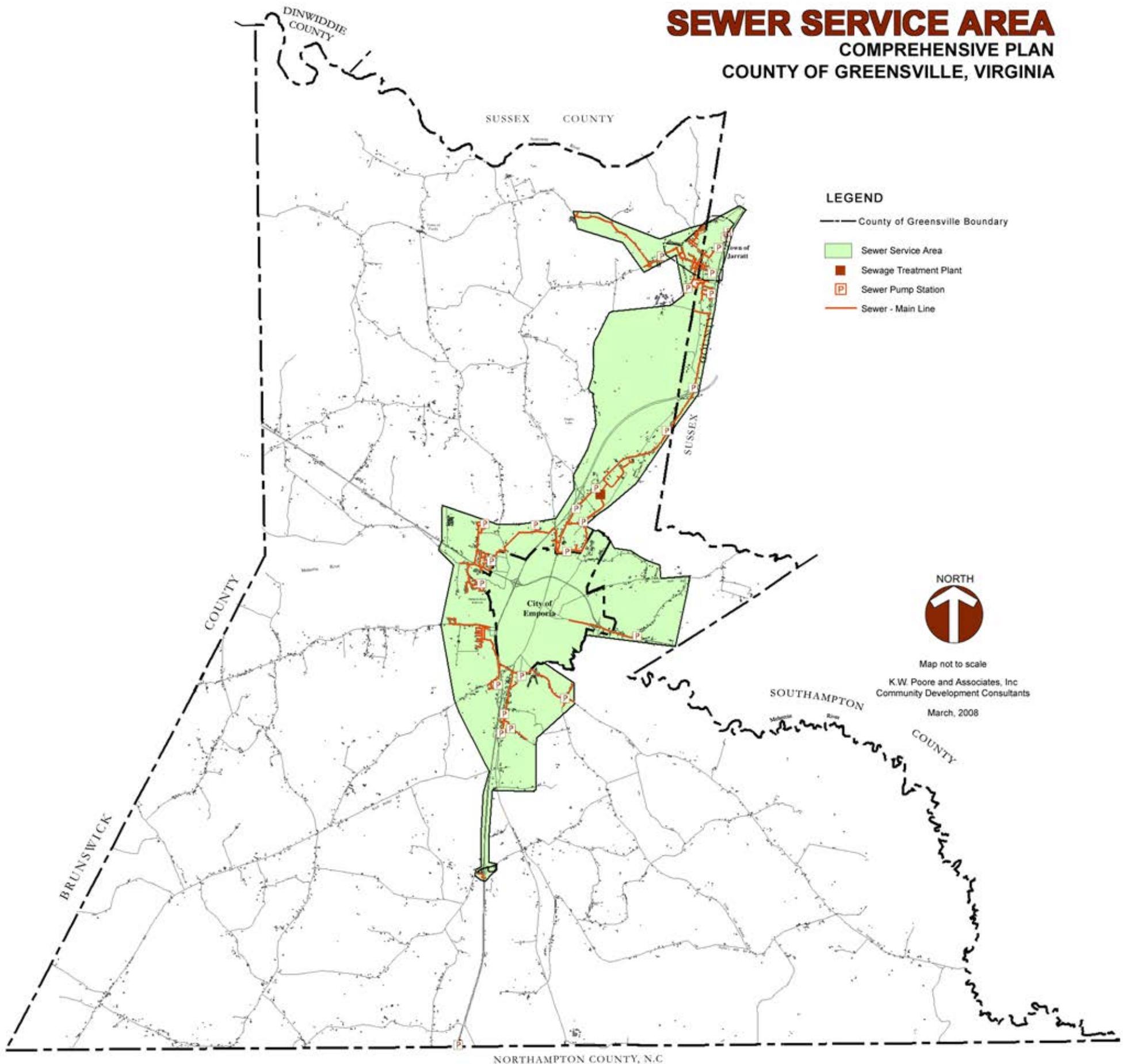
\* millions of gallons per day



# SEWER SERVICE AREA

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



#### LEGEND

- County of Greenville Boundary
- Sewer Service Area
- Sewage Treatment Plant
- Ⓟ Sewer Pump Station
- Sewer - Main Line



Map not to scale  
K.W. Poore and Associates, Inc  
Community Development Consultants  
March, 2008

#### TELECOMMUNICATIONS

Verizon offers voice, data and video communications capability to the entire county. Fiber optic cable has been installed in portions of the county and provides state-of-art high-speed communications capability for residents and businesses.

Telpage Inc., is headquartered in Emporia and provides cellular service, paging, radio, satellite television, and internet access to county residents and businesses.

#### REFUSE COLLECTION AND DISPOSAL

The County does not provide residential refuse collection pick-up, but instead has dumpster sites throughout the County and a landfill north of Emporia. BFI Waste Systems of North America is responsible for collecting refuse from the 20 designated sites in Greenville County. BFI's contract requires collection from the containers twice weekly.

#### ANIMAL CONTROL

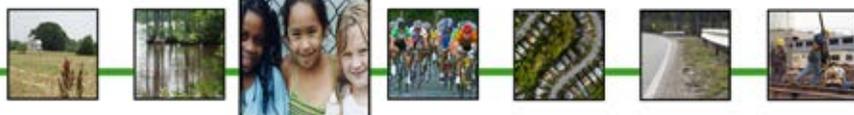
The Greenville County Board of Supervisors has adopted local ordinances that parallel state laws governing the licensing and control of canines. The Animal Control Officer is also responsible for the operation and maintenance of an animal shelter in accordance with guidelines established by the Department of Agriculture and Consumer Services. The shelter is located on Sunnyside Road near the Emporia Industrial Park and operates an adopt-a-pet program. Additionally, the Emporia Greenville Humane Society, LLC provides educational resources for county residents.

#### PUBLIC SCHOOLS

The County is presently served by four public schools within the Greenville County school system. The schools are Greenville Elementary, Belfield Elementary, Edward W. Wyatt Middle School and Greenville County High School.



The Greenville County Public School Board has six members that oversee the policies and procedures utilized in the public school system.



## THE HIGHER EDUCATION SYSTEM

The County presently does not have any institutions of higher learning. However, county residents do have regional access to other institutions within proximity to the county. These institutions are:

Southside Virginia Community College, Emporia – This two-year institution is part of the Virginia Community College system and offers academic, technical, vocational and continuing adult education programs.

St. Paul's College, Lawrenceville – A four-year private liberal arts college, St. Paul's offers programs in business administration, education, humanities, natural sciences and mathematics.

Chowan University, Murfreesboro, NC – Also a four-year private university, Chowan offers liberal arts degrees in education, language, natural sciences and mathematics.

Richard Bland Community College, Petersburg – This public junior college is governed by the Board of Governors of the College of William and Mary. The college prepares students for transfer to four-year institutions of higher learning.

Virginia State University, Petersburg – This university offers seven major schools: agriculture, business administration, education, humanities and social sciences, natural sciences, business, graduate studies, and continuing education.

## LIBRARY SERVICES

### *William E. Richardson, Jr. Memorial Library*

The William E. Richardson, Jr. Memorial Library, a branch of the Meherrin Regional Library, offers a full range of library services, including an on-line catalog, reference services, photocopy and FAX services, public meeting facilities, notary public, programs for children and adults, and public-access computers with high-speed Internet and a variety of software programs. Available materials include more than 55,000 print volumes, as well as videotapes, recorded books, and over 75 periodical subscriptions. Operating six days a week, the staff of five includes a professional librarian.

### *Greenville County Law Library*

Located in the Circuit Court Clerk's Office, the Law Library provides a resource for legal research for the public. The research volumes include the Virginia Code, along with decisions from various courts of appeal, the state supreme court and the Code of Federal Regulations. The library also has legal research available by computer.



## PARKS, RECREATION AND EVENTS

County recreational opportunities are managed by the Emporia-Greenville Recreation Association (EGRA), a non-profit group dedicated to enhancing the quality of life for area residents through recreation. The group serves the youth of both Emporia and Greenville County with a variety of organized sporting activities such as baseball, softball, tennis, football, soccer, basketball and volleyball. The County provides funding to EGRA to implement programs that promote the health and well-being of the county's residents. Recreational amenities managed by EGRA include tennis courts, athletic fields, playgrounds and picnic shelters, mostly located in Meherrin River Park and the Center Street complex.

The Community Youth Center (CYC) also provides recreational activities for area youth. The CYC hosts community and cultural events such as banquets, pageants and artistic expositions. Both EGRA facilities and the CYC are located within the City of Emporia. Additionally, the Jarratt Recreational Association (JRA) operates a baseball/softball field near the intersection of Grigg and Braxton Avenues in nearby Sussex County.



The region has been very successful with special events and festivals. The most widely known event is the Virginia Pork Festival held each year in June. As one of the east coast's largest food festivals, the Virginia Pork Festival draws crowds in excess of 15,000 people.

Each year in September, the Great Peanut Bicycle Tour offers cyclists of all ages and skill levels a four day bike ride through southside Virginia and northeastern North Carolina. The event attracts cyclists from across the country and is held in conjunction with a peanut festival.

The Virginia Peanut Festival celebrates the Virginia peanut, farmers, and the fall harvesting season in southeastern Virginia with a parade, carnival rides, food, music, car show, exhibits, antique farm equipment, arts & crafts, and fireworks.

## STREET LIGHTING

Since the early 1980's, Greenville County has responded to perceived, potential, and proven threats to the health, safety, and general welfare of its citizens by providing increased nighttime visibility through a street light program. The program is designed to provide this service to the citizens of Greenville County by



identifying the most significant threats and formulating an appropriate response in an effort to improve vehicular and pedestrian safety. Streetlights also reduce crime, generate economic activity, and improve the overall quality of life for county residents. The program targets three specific categories in order to improve street lighting: road conditions, pedestrian accessibility, and special projects/developments specific to the county.

## **ADMINISTRATIVE & MANAGEMENT SERVICES**

### COUNTY GOVERNMENT

The Greenville County Government Center is located in the county at 1781 Greenville County Circle. The building houses all county departments including the Board of Supervisors, County Administrator, Building Department, Planning Department, Treasurer's Office, Commissioner of Revenue, Water and Sewer Authority, and Voter Registrar.

### BOARD OF SUPERVISORS

The government of Greenville County is vested in a Board of Supervisors. Citizens regularly choose four members of the Board of Supervisors, including the Chairperson, through popular election on odd numbered years. Board members are elected to serve four-year terms. The Board is responsible for preparing the budget; levying taxes; appropriating funds; pre-auditing claims against the county; constructing and maintaining county buildings; approving and enforcing the county's comprehensive land use plan; making and enforcing ordinances for police, sanitation, health, and other regulations permitted by state law; and providing for the care and treatment of indigent and handicapped citizens.

### COUNTY ADMINISTRATOR

The County Administrator is the chief officer of the county and, as such, carries out the policies of the Board of Supervisors. The administrator is responsible for the overall management of county departments, operations, and personnel.

### BUILDING DEPARTMENT

The Building Department is responsible for establishing and enforcing all building code regulations. Additionally, the Department issues all certificates of occupancy and all building permits.

### PLANNING DEPARTMENT

The county's planning program involves the review and action on development site plans and subdivision plats, rezoning requests, special use permits, and preparation and upkeep of the Comprehensive Plan. It also clarifies regulations authorized by the Greenville County Zoning Ordinance, Subdivision Ordinance and the Code of Greenville County.



TREASURER'S OFFICE

The Treasurer is charged with the collection, custody, and disbursement of county funds. The governing body or the circuit court may require the Treasurer to furnish a periodic account of receipts and expenditures and a statement of the treasurer's account to the Board of Supervisors. The Treasurer also collects funds for the state, reporting on these accounts to the state comptroller.

COMMISSIONER OF REVENUE

The Commissioner of Revenue is the chief tax assessing officer and is responsible for administering the assessments for businesses and individuals in the areas of Real Estate Taxes, Personal Property Taxes, Business License Fees, Consumer Utility Taxes, Machinery and Tools tax, and special taxes on meals and lodging. The office is responsible for rendering taxpayer assistance as may be necessary for the preparation of any returns required by law. The office supplies annual reports to the Department of Taxation as may be required by law or as the rules and regulations adopted by the Tax Commissioner may require.

2005 GREENSVILLE COUNTY LOCAL REVENUE

<u>Source</u>	AMOUNT
Real Property	\$2,400,485
Public Service Corporations	\$174,768
Personal Property - General	\$836,336
Personal Property - Mobile Home	\$40,174
Machinery and Tools	\$786,590
Penalties	\$83,894
Interest	\$27,951
Other Local Taxes	\$1,375,137
Permits, Privilege Fees, and Regulatory Licenses	\$ 47,109
Fines and Forfeitures	\$1,091,981
Charges for Services	\$2,994,924
Interest	\$202,899
Rental and Sale of Property	\$33,752
<b>TOTAL LOCAL REVENUE</b>	<b>\$10,475,496</b>



PUBLIC SAFETY AND EMERGENCY SERVICES

Emergency services include all activities undertaken to prevent, minimize, and repair injuries and damages resulting from natural or man-made disasters. The Virginia Emergency Services and Disaster Law provides for coordination of efforts to respond to disasters resulting from fires, floods, earthquakes, industrial or transportation accidents, power failure, oil spills, recourse shortages, enemy attack, or other causes. Each local jurisdiction must have a director of emergency services. The director must be either the chief administrative officer of the county or a member of the Board of Supervisors chosen by the other members. The County provides a full range of fire, rescue, police, and other public safety programs to its citizens.

FIRE PROTECTION

Greensville County is protected by two volunteer fire departments: Emporia Volunteer Fire Department and Jarratt Volunteer Fire Department.

EMPORIA VOLUNTEER FIRE DEPARTMENT

Chartered in 1935, the Emporia Volunteer Fire Department protects 20,000 people living in an area of 302 square miles. It operates out of one fire station that protects a primarily residential area in both the City of Emporia and Greensville County. The department has 35 professional members that serve as volunteers. The department receives an annual call volume that generally exceeds 400 service runs.



1997 BREAKDOWN OF CALLS RECEIVED

Rescues and Extrications	174	41.2%
Structure Fires	108	25.6%
Non-Structure Fires	83	19.7%
Other	24	5.7%
Mutual Aid	21	5.0%
False Alarms or Systems Malfunctions	11	2.6%
Haz-Mat	1	0.2%
<b>Total Runs</b>	<b>422</b>	<b>100.0%</b>



#### JARRATT VOLUNTEER FIRE DEPARTMENT

The Jarratt Ruritans organized the Jarratt Volunteer Fire Department in 1944, and over the years it has become one of the strongest organizations in the area. The department consists of a 25-man roster that is on call 24 hours a day and answers approximately 150 calls per year ranging from fire, EMS, agricultural, and vehicle extrication.

#### POLICE PROTECTION

##### GREENSVILLE COUNTY SHERIFFS DEPARTMENT

The Greenville County Sheriff's Department is responsible for providing efficient, effective delivery of police service to the entire County. It is responsible for the enforcement of state laws and local ordinances. Additionally, the Sheriff's Department is responsible for the security of the courthouse, and serving court papers and civil processes. The Greenville County Sheriff's Department frequently works in cooperation with the City of Emporia and the Virginia State Police on joint drug enforcement operations and criminal investigations.

The Uniform Patrol Department is the first response to all reports and complaints in the county. The Investigations Department is responsible for all ongoing criminal investigation activities and consists of two upper level officers; however, the reporting officer also investigates all crimes. The Civil Department oversees all court activities including civil processing and security detail. The Sheriff's Department facilitates the D.A.R.E. (Drug Abuse Resistance Education) program for all fifth grade elementary school students countywide.

The size of the force is currently twenty-nine sworn officers, including the sheriff, a major, two captains, two lieutenants and five sergeants. The County Sheriff is elected by residents of the County, serves a four-year term, and has the ability to appoint and remove officers in the department.

##### SOUTHSIDE REGIONAL JAIL

The Southside Regional Jail services Greenville County and the City of Emporia. It provides bed space on a contract basis for two other localities, Dinwiddie County and Prince William County/City of Manassas through their Regional Adult Detention Center.

The Regional Jail is located at 244 Uriah Branch Way in the Greenville County Office Park. The average daily population of the Jail was 192 inmates during Fiscal Year 2006.

#### HEALTH AND MEDICAL SERVICES

Currently, Southern Virginia Regional Medical Center is the only hospital located in Greenville County. Established in 1961 to serve the medical



needs of the community, it serves a market area of approximately 31,000 people and is licensed for 179 beds. The hospital currently boasts an active and consulting medical staff of 50 physicians and more than 430 employees, making it one of the top five employers in the area. A full-range of services is provided by the center, including a 24-hour emergency room, cardiac rehabilitation, oncology, and sports medicine. Additionally, the Meherrin Dialysis Center is located adjacent to the hospital.



## GOALS AND OBJECTIVES

The Comprehensive Plan must include stated goals supported by the citizens in order for it to be useful. The design of the plan and its various tools for implementation should be closely based on these goals.

### GENERAL

- 1) Provide adequate governmental services, including public utilities, to meet the needs of Greenville's citizens.
- 2) Coordinate development with the provision for public utilities and services.
- 3) Preserve the rural character of the county by directing and controlling growth in designated areas.
- 4) Coordinate land use planning with adjoining localities.

### LAND USE

#### GENERAL

- 1) Encourage new development that compliments surrounding uses.
- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses.

#### RESIDENTIAL

- 1) Encourage the infill development of housing types and densities consistent with existing neighborhoods. Promote medium density housing in urban and suburban areas around Emporia. Promote low density housing in areas expanding outward from Emporia.
- 2) Promote housing development in areas that are serviced by public water and sanitary sewer.
- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods.



#### COMMERCIAL/INDUSTRIAL

- 1) Encourage commercial uses to locate in or near existing commercial centers.
- 2) Encourage new commercial enterprises through the promotion of the County's Industrial Park.
- 3) Maintain an attractive economic and regulatory atmosphere to gain new commercial operations.
- 4) Plan future industrial sites near major transportation systems and utility lines.

#### PUBLIC FACILITIES

- 1) Provide adequate levels of public services to all people of the county as efficiently and economically as possible.
- 2) Maximize the best use of existing facilities and systems through renovation or expansion.
- 3) Plan accordingly for the future needs of the population.

#### HOUSING AND COMMUNITY DEVELOPMENT

- 1) Continue to encourage the provision of decent, safe and sanitary housing in a suitable living environment for all of the county's citizens regardless of race, gender, age or income level.
- 2) Promote compatible infill development in existing neighborhoods and encourage a diversity of housing types.
- 3) Encourage the construction of elderly housing, including assisted living centers, retirement homes and other housing types designed for the elderly and disabled.
- 4) Reduce blight in neighborhoods through code enforcement, state and federal housing programs, and redevelopment actions, as necessary.



## PLANNING ISSUES & STRATEGIES

Specific planning issues were identified through the input of citizens and recommendations of County staff.

### ECONOMIC DEVELOPMENT ISSUES

- I. Unemployment rates in Greensville County, as in all of Southside Virginia, are higher than the rates of the Commonwealth of Virginia. From 2000-2004, unemployment rates were 35% higher than those for the state. In 2004, with the closing of Perdue Farms, Greensville County rates were approximately 80% higher than state averages. In 2006, the Greensville County unemployment rate was 4% and the Commonwealth's unemployment rate was 3%.

### STRATEGIES / POLICIES

- a. Provide a zoning district in the zoning ordinance designed to accommodate hotel and office uses in selected hubs rather than as strip development along highways. Locate this district on the zoning map in appropriate locations to achieve the stated objective.
  - b. Update the County's current Economic Development Strategy regarding new commercial and industrial activities. A recommended Economic Development Strategy is included in Appendix C.
  - c. Establish policies and standards governing highway access which are designed to protect against development of unsafe entrances to and exits from businesses and industries located on such highways. These policies should also promote the primary purpose of highways: the efficient movement of vehicular traffic.
2. Quality retail trade and commercial service establishments provide a solid base of revenue for local government through the collection of real estate taxes, sales tax revenues, meal taxes and transit lodging taxes. Improving



the tax base of the County without imposing additional taxation burdens on its citizens presents a major opportunity for the county to improve services while providing a diversity of jobs.

- a. Provide a zoning district in the zoning ordinance to accommodate commercial hubs at appropriate places on the Land Use Plan.
  - b. Coordinate development activities with the Industrial Development Authority (IDA), Industrial Development Commission (IDC), and the Chamber of Commerce. These groups are designed to promote the Greenville/Emporia trade region as the place to trade. (See Economic Development Strategy in Appendix C)
3. The current land use around interstate interchanges has not been developed to its highest and best use.
- a. Continue to plan and implement water and sewer service extensions to serve the areas surrounding interstate interchanges so that such land can be developed to its highest and best use.
4. A low educational attainment rate exists in the county. Among citizens in the County, 62.1% of the citizens over the age of 25 years have a high school diploma or equivalent. A large portion of this group, 37.9%, has not achieved a high school diploma or equivalent. Only 11% of citizens have a Bachelor's degree or higher educational attainment.
- a. Plan, construct and support the Southside Virginia Education Center to provide educational opportunities for workforce and career development as requested by local businesses and industries. The Southside Virginia Educational Center includes:
    - Workforce Development Center
    - Assembly Commons



- Expansion of SVCC
- Child care center
- Comprehensive One Stop Center

#### HOUSING ISSUES

- I. Growth in housing units has been very slow in Greenville County. Except for a few older subdivisions near Emporia, few major residential subdivisions have been developed.

#### STRATEGIES / POLICIES

- a. Delineate an Urban Services District and establish as an official policy of the County government that future public investment in urban-type services will be focused within this district.
  - b. Continue the existing strategy of extending water and sewer services to existing development within the Urban Services District.
  - c. Update development policies for the area outside the Urban Services District which restrict new housing units requiring septic tanks to sites with a demonstrated soil capacity to accommodate septic tank disposal fields.
2. Because of poor percolation, soils throughout the County present considerable limitations to finding sites which are satisfactory for septic tanks.
    - a. Maintain a county-development policy requiring new residential lots established outside the Urban Services District to provide two drain field sites. Such sites shall be free and clear of all structures and be tested and approved by the environmental health specialist senior as a condition of approval of the subdivision plat.
    - b. Investigate and utilize drain field and wastewater treatment alternative systems approved by the Health Department.



3. There is a need to maintain a balanced community by means of a wide range of housing and services for present and future residents. Based on 2000 Census data and a 2000 Housing Study for Emporia/Greenville County, there are three population groups that should be addressed in the future: low and moderate income households, new residents attracted by employment opportunities, and the elderly (both current and future residents). Existing infrastructure systems and services provided for the current population are adequate at this time. However, an increase in population will place additional demands on the County for improved services such as infrastructure, emergency response, schools, social services, and public safety.
  - a. Continue to identify and address community development problems at neighborhood levels including substandard housing and public facility deficiencies.
  - b. Identify alternative sources of public and private funding for the provision of housing to meet the needs of the citizens of Greenville County.
  - c. Continue housing assistance programs through Indoor Plumbing Rehabilitation (IPR), Community Development Block Grant (CDBG), and SPARC programs.
4. There are several residentially developed subdivisions in the County, which because of age, do not meet modern property development standards.
  - a. Review and make necessary changes to the Zoning and Subdivision Ordinance so the County policies are current and conform to the Code of Virginia.
5. Promote a variety of safe, sanitary and affordable housing types for County residents of all groups.
  - a. Support programs which aid in the effort of the County to rehabilitate the existing housing stock and provide low-to-moderate income housing opportunities in a variety of areas.



- b. Promote revitalization of substandard housing.
- c. Work with organizations to identify new programs and funding sources, particularly at the state level, which may be utilized to meet the needs of the housing disadvantaged.

#### UTILITIES ISSUES

- I. The County has made a major investment in water and sewerage systems to serve existing development. The service area established by these systems is the Urban Services District. There is a need to define additional areas where the same type of services may be extended, either to serve existing development concentrations or potential future development. The water and sewer service area thus establishes an Urban Services District.

#### STRATEGIES / POLICIES

- a. Define the following areas: areas that are presently served with water and/or sewer; areas that have the potential to be served by extending existing systems; and areas that may be served by the addition of new water and sewage treatment resources.
- b. Identify and develop plans for specific utility projects that encompass the extension of water and sewer services and facilities within the Urban Services District.
- c. The Greenville County Water and Sewer Authority (GCWSA) should continue its capital improvement program, which is updated on an annual basis, to include new service areas for future growth and future development opportunities.
- d. GCWSA should identify the location and conditions of streams and groundwater systems that are negatively impacted by inadequately treated household wastewater.



## SOILS AND ENVIRONMENTAL ISSUES

- I. Hazardous waste is transported through the County regularly over rail and interstate highway presenting threats to public safety.

### STRATEGIES / POLICIES

- a. The County should enhance emergency response capabilities relating to the spillage of dangerous materials and chemicals.

## COMMUNITY FACILITIES ISSUES

- I. It is the perception of some citizens that public recreational opportunities are inadequate.

### STRATEGIES / POLICIES

- a. Develop a Recreation Plan to specifically identify the recreational needs of the community and address how recreational opportunities can be provided for the citizens of Greenville County.
- b. Develop a linear park using former railroad right-of-way, which is also the right-of-way for the Virginia Beach Pipeline, as recommended at the community planning workshop.

## AGRICULTURAL AND FORESTAL LANDS ISSUES

- I. There is a concern to maintain the agricultural characteristics of the county not included in the Urban Services District.

### STRATEGIES / POLICIES

- a. Re-evaluate current development standards to ensure all areas that lie within the Rural Development Area, with the exception of Major Commercial Hub, maintain these agricultural and rural development qualities.

## TRANSPORTATION ISSUES

- I. There is a lack of public transportation to meet the needs of low to moderate income families.

### STRATEGIES / POLICIES

- a. Establish a transportation plan to address how transportation can be provided to low to moderate income families.



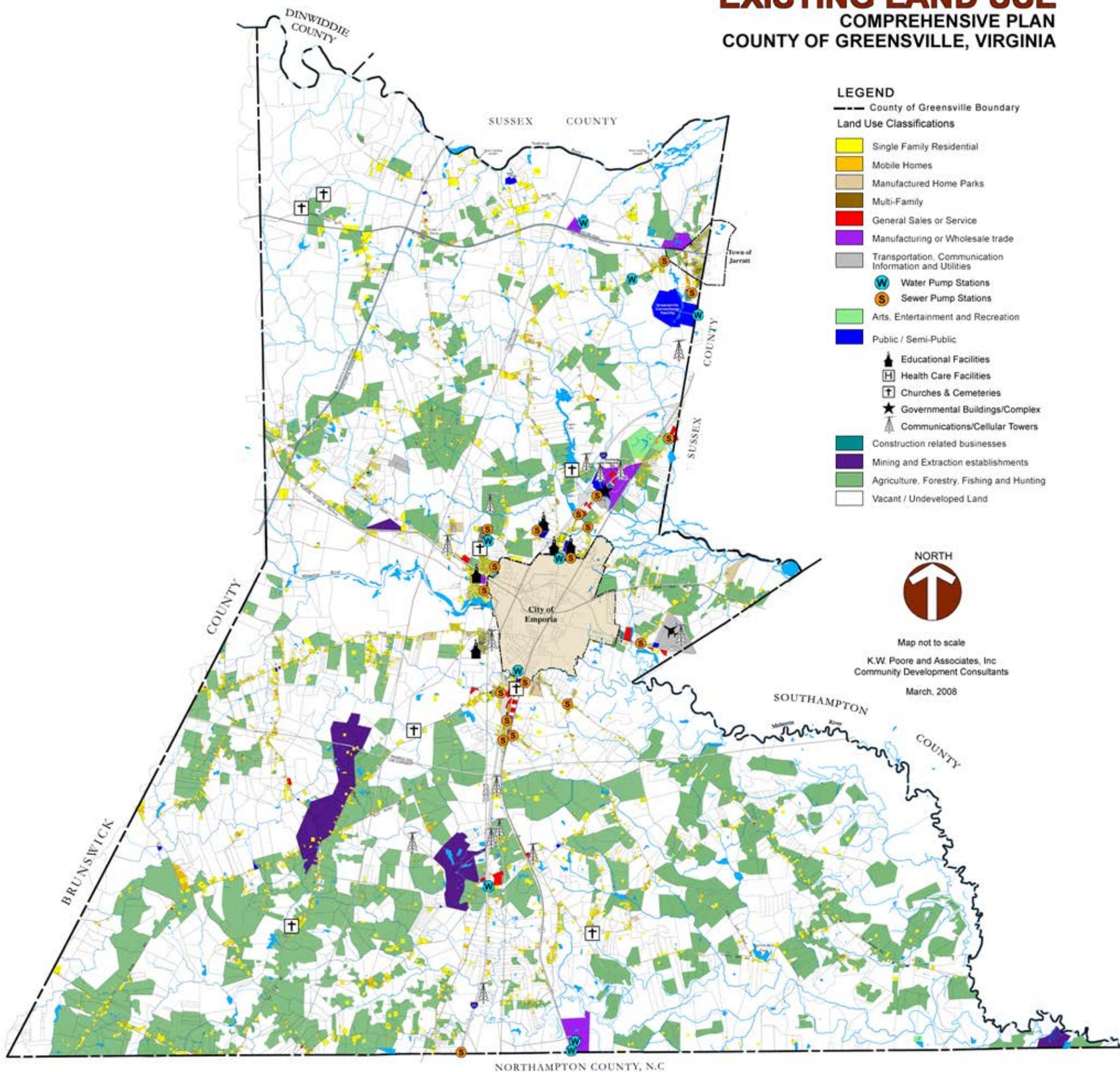
2. Existing roads throughout the County require improvement due to transportation funding shortfalls.
  - a. Continue to participate in the Rural Transportation Planning Program with the Virginia Department of Transportation (VDOT) and the Crater Planning District Commission.
  - b. Consider pedestrian access and the installation of bicycle lanes on all future highway projects in an effort to promote and provide alternative forms of transportation for use by the citizens of Greenville County.



# EXISTING LAND USE

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



#### LEGEND

--- County of Greenville Boundary

#### Land Use Classifications

- Single Family Residential
- Mobile Homes
- Manufactured Home Parks
- Multi-Family
- General Sales or Service
- Manufacturing or Wholesale trade
- Transportation, Communication Information and Utilities
- W Water Pump Stations
- S Sewer Pump Stations
- Arts, Entertainment and Recreation
- Public / Semi-Public
- ⚙ Educational Facilities
- H Health Care Facilities
- † Churches & Cemeteries
- ★ Governmental Buildings/Complex
- 📡 Communications/Cellular Towers
- Construction related businesses
- Mining and Extraction establishments
- Agriculture, Forestry, Fishing and Hunting
- Vacant / Undeveloped Land

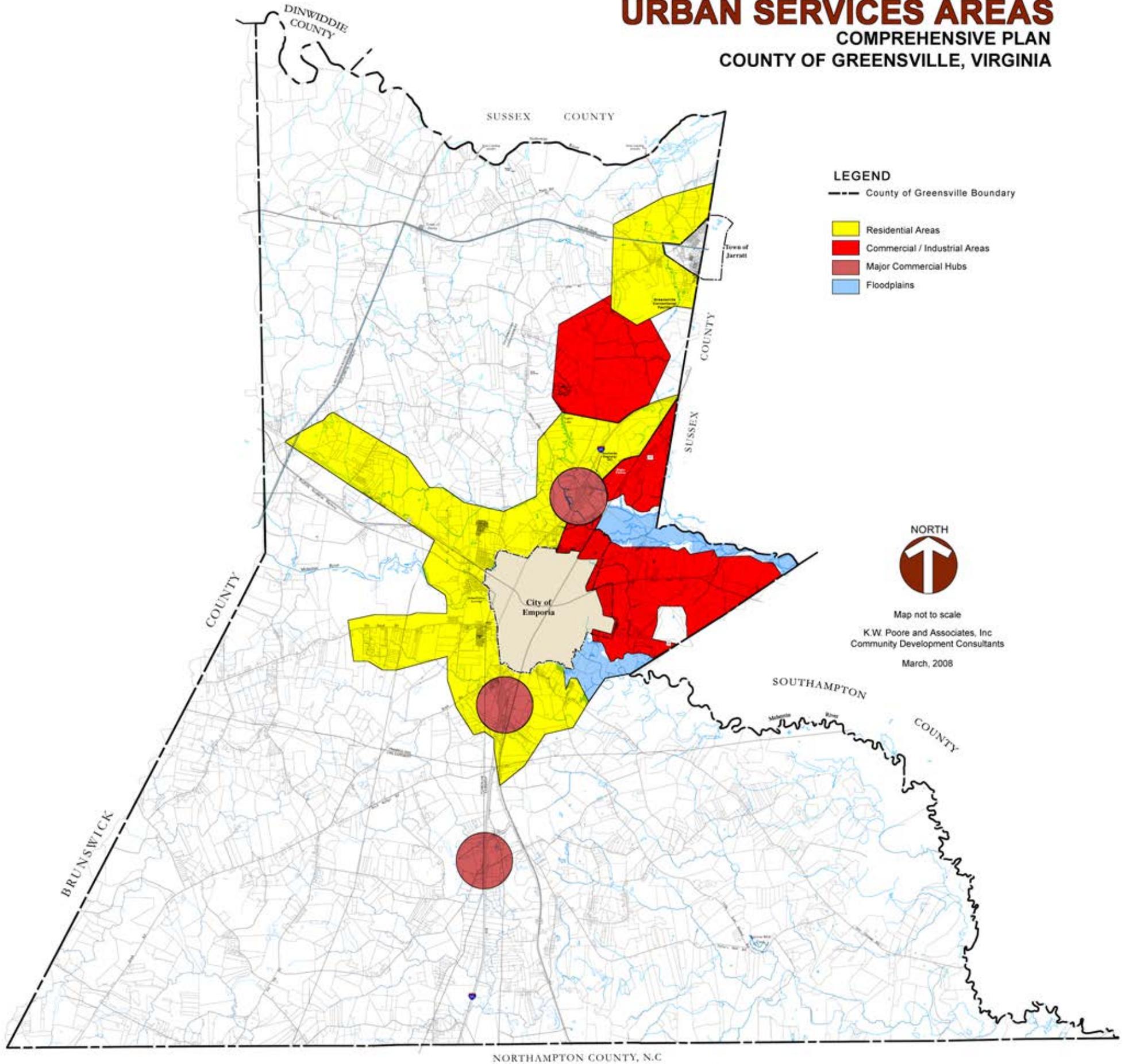


Map not to scale  
 K.W. Poore and Associates, Inc  
 Community Development Consultants  
 March, 2008

# URBAN SERVICES AREAS

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



#### LEGEND

--- County of Greenville Boundary

- Residential Areas
- Commercial / Industrial Areas
- Major Commercial Hubs
- Floodplains



Map not to scale

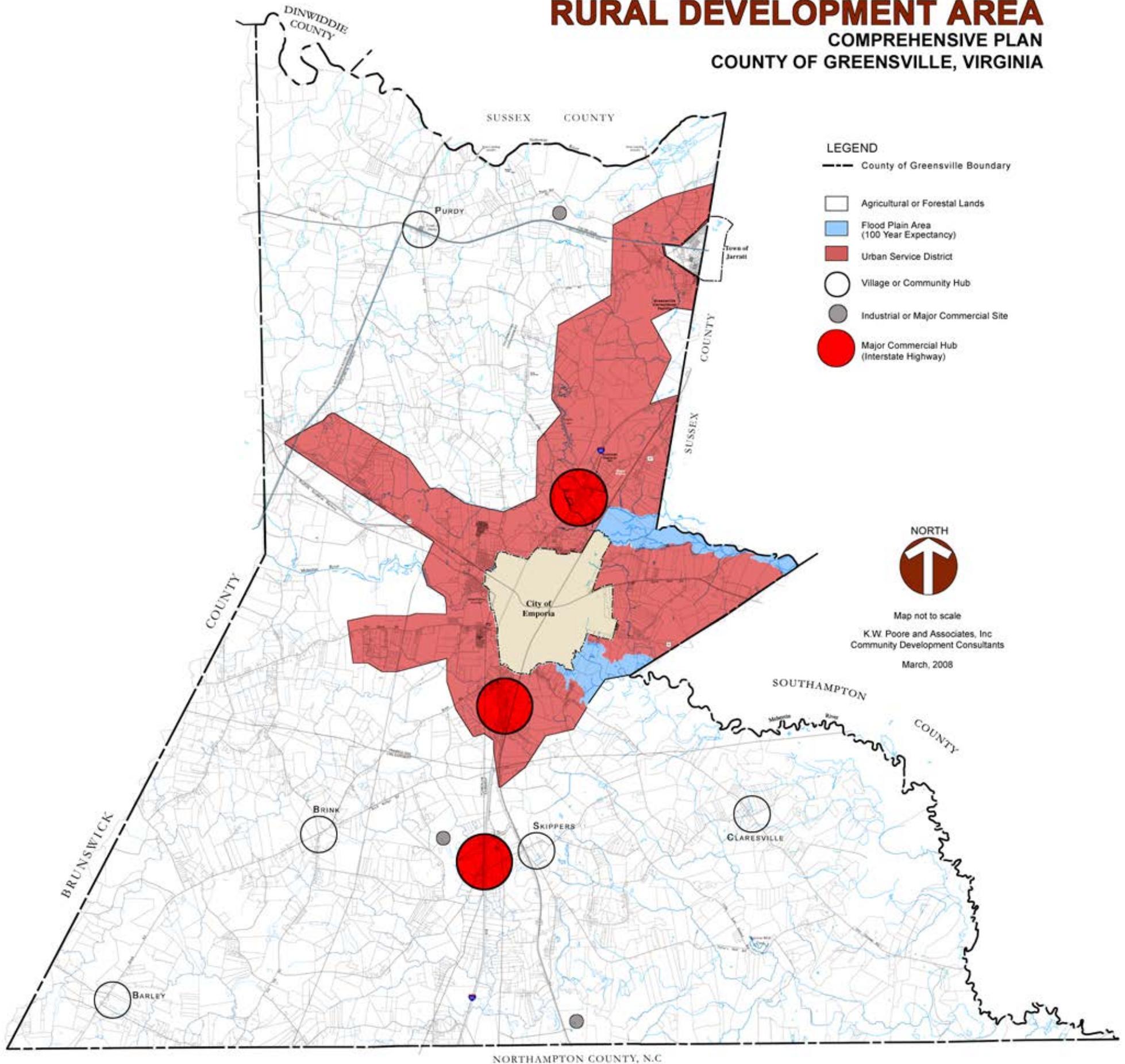
K.W. Poore and Associates, Inc.  
Community Development Consultants

March, 2008

# RURAL DEVELOPMENT AREA

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



#### LEGEND

--- County of Greenville Boundary

□ Agricultural or Forestal Lands

■ Flood Plain Area  
(100 Year Expectancy)

■ Urban Service District

○ Village or Community Hub

● Industrial or Major Commercial Site

● Major Commercial Hub  
(Interstate Highway)

NORTH



Map not to scale

K.W. Poore and Associates, Inc.  
Community Development Consultants

March, 2008

**THE LAND USE PLAN**

The Land Use Plan, illustrated on the Future Land Use map, depicts general land use concepts for Greenville County. The purpose of this plan is to recommend the orderly development of the county. The plan outlines the recommended development patterns for the County over the next twenty years.

In most cases, differing land uses are kept separate from each other. The trend of multi-use designations applies mainly to urbanized areas, not rural or suburban locations. Recommendations for community facilities are also depicted in general terms.

**RECOMMENDED LAND USE CATEGORIES**

The categories prescribed by the Plan are organized under major land use classifications: Residential, General Sales and Service, Manufacturing/Wholesale Trade, Transportation, Arts and Entertainment, Public and Semi-public Space, Construction-related Business, Mining, and Agriculture.

Land use categories are general indications of what the community would like to see in the future. They are not the same as zoning classifications. Zoning designations are more detailed and site-specific and carry the power of law. The land use categories are set forth in this plan as a guide for future rezoning and review of zoning requests.

**RESIDENTIAL USES**

Two types of residential districts are proposed based on housing type, density and environmental setting. These districts relate to housing density and surrounding uses.

- 1. Low-Density Residential (1-5 units/acre)
- 2. Medium-Density Residential (up to 8 units/acre)

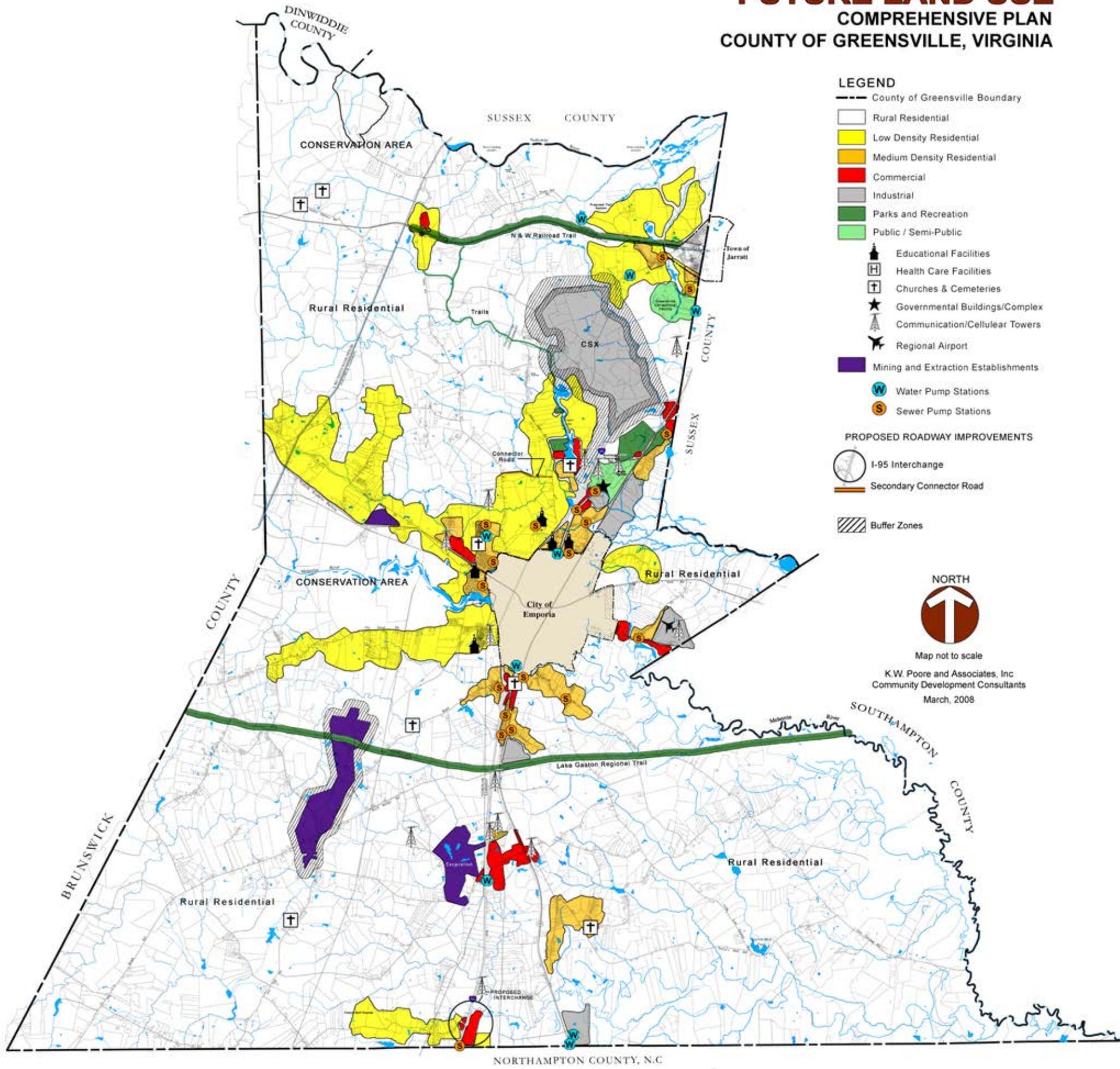
The general size and location of proposed residential development is indicated on the Future Land Use Map. These areas are ideal for residential development due to current development trends as well as the location of public utilities.



# FUTURE LAND USE

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



**LEGEND**

- County of Greenville Boundary
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- Industrial
- Parks and Recreation
- Public / Semi-Public
- ⚙ Educational Facilities
- 🏥 Health Care Facilities
- ⛪ Churches & Cemeteries
- ★ Governmental Buildings/Complex
- 📶 Communication/Cellular Towers
- ✈ Regional Airport
- Mining and Extraction Establishments
- Ⓜ Water Pump Stations
- Ⓢ Sewer Pump Stations

**PROPOSED ROADWAY IMPROVEMENTS**

- ⊙ I-95 Interchange
- Secondary Connector Road
- ▨ Buffer Zones



Map not to scale

K.W. Poore and Associates, Inc.  
Community Development Consultants  
March, 2008

NORTHAMPTON COUNTY, N.C.

1. Low-Density Residential

Neighborhoods or areas intended primarily for detached, single-family development. Manufactured homes, apartment complexes and other types of high-density residential development are discouraged.

2. Medium-Density Residential

Areas which allow a greater density and variation of housing types. Permitted uses generally include apartment buildings and complexes, townhouses, condominiums, rooming houses or other forms of multi-family development.

3. Rural Residential

Characterized by low-density residential development such as detached single-family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed.

4. Manufactured Housing/Mobile Home Parks

Areas or developments reserved for large concentrations of manufactured housing or mobile homes. No new areas are recommended for manufactured/mobile homes within the county.

## RESIDENTIAL USES

The primary goal of the Land Use Plan is to guide future development in a manner that preserves the overall rural character of the county while providing adequate housing, services, facilities



and amenities to the residents. Additionally, the plan seeks to concentrate residential development in compact growth areas to assist with minimizing the costs for public services.

#### SINGLE-FAMILY RESIDENTIAL

Single-family use is designated for established low-density areas of the county as well as vacant areas along major thoroughfares adjacent to existing single-family uses. Additionally, infill development opportunities on undeveloped lots are available in existing neighborhoods and should be a focus of new residential development.



The Land Use Plan identifies four main areas for new single-family residential growth. The greatest opportunity for new development exists on the west side of the City of Emporia along Route 58. The area immediately adjacent to Emporia is an established neighborhood and development to the west is a natural extension of this use. Public water lines are already in place along this corridor. Future single-family development has also been identified along Dry Bread Road and Brink Road on the west side of Emporia for similar reasons. Extending existing infrastructure from the established neighborhoods allows the county to minimize cost.

The Town of Jarratt and the crossroads community of Purdy offer two additional locations for future single-family development. Jarratt and the areas surrounding the town have existing sanitary sewer and access to public water lines. Housing development is already occurring in this area and should be continued. Purdy, as a small community crossroad, offers the limited opportunity to expand residential uses around this commercial node. The low density housing opportunities at this crossroad will support the proposed low-impact commercial development in this area.

The Washington Park Neighborhood near the west side of Emporia has recently benefited from a Community Development Block Grant (CDBG) project that involved blight removal, housing rehabilitation and infrastructure improvements. This neighborhood project has



been extremely successful in addressing the needs of the community and provides an excellent example of how the county can improve housing and neighborhoods through program-based projects. Additional projects expanding on the success of the Washington Park Neighborhood project will support the growth of new housing development throughout the county.

#### MULTI-FAMILY RESIDENTIAL

Areas designated for multi-family residential development have not been identified in the Land Use Plan. At this time, new multi-family residential units are not in demand; however, at such time when multi-family development becomes desired, existing residential areas around Emporia and along the major thoroughfares (i.e. Route 58, Route 301) provide sufficient locations conducive to high-density development.

#### MANUFACTURED AND MOBILE HOME PARKS

The plan does not identify future locations for additional mobile home parks or manufactured housing sites. Any additional locations for mobile homes should be in the immediate vicinity of existing mobile home parks. Manufactured or modular housing can be easily incorporated into traditional “stick-built” housing developments if they meet certain criteria:

- High quality construction and materials
- Comparable lot sizes and setbacks as stick-built units
- Permanent masonry foundations
- Traditional landscaping amenities

The County should make every effort to control the type and quality of manufactured housing.

#### COMMERCIAL USES

The Land Use Plan focuses on three categories of commercial development in Greensville County: manufacturing and wholesale trade, mining and extraction establishments, and general sales and service. Each of these uses plays a large role in the County's economy and current trends. Future development plans indicate that these uses will continue to expand.



#### INDUSTRIAL, MANUFACTURING AND WHOLESALE TRADE

Areas surrounding the existing industrial park located on Route 301 north of Emporia are ideal locations for future industrial growth in the county. The industrial park offers easy access to Interstate 95 and Route 58 and existing infrastructure is sufficient to handle future growth. The local Enterprise Zone that surrounds the industrial park offers additional incentive to focus industrial growth in this area.



Additionally, the large area to the east and north of Slagles Lake offers an opportunity for a large scale industrial development. The proximity of this area to Interstate 95, Routes 301 and 58, and rail lines suggests that transportation-related manufacturing or industry would be a logical use. The County should take measures to preserve the aesthetic and environmental quality of Slagles Lake so that residential and commercial development on the west side is not discouraged. Such measures may include the establishment of an environmental buffer between the lake and the industrial/manufacturing development.

The introduction of a large scale industrial development near Slagles Lake will require improvements to the transportation system that serves this location. In addition to the possible widening of roads, the County should consider extending a rail spur to this location.

#### MINING AND EXTRACTION ESTABLISHMENTS

Mining operations have been located in the county for many years. Over time, these operations have reduced their capacity, and in some cases, ceased operation. Recent announcements indicate that large scale mining will return to the county. A titanium mine is in the planning stages for a location in the area known as Brink in the southwest portion of the county. The Land Use Plan allows for small growth of the existing clay mine along the Meherrin River in the western portion of the county.

#### GENERAL SALES AND SERVICE

Four primary areas have been identified in the Land Use Plan for future sales and service development. This commercial use category includes all retail, professional, and sales uses.



The two areas of greatest opportunity for general sales and service development are along the southern portion of Interstate 95. The first area of potential future development is located at the state line. The recommended development relates to the needs of the expected primary user: interstate travelers. Possible development for this area includes retail stores, gas and convenience goods, lodging, and restaurants. As a gateway to the county and the state, this area should be developed with particular attention paid to building design and site layout to prevent the typical, generic development commonly seen along the interstate.

The second location for general sales and service development is located farther north in the incorporated area of Skippers between Interstate 95 and Route 301. This location is ideal for additional traveler-related development due to its location between these two major thoroughfares. As such, the county should apply the same design guidelines and site plan review of any proposed development in this area to ensure compatible development.

The Slagles Lake area in the north-central portion of the county offers another development opportunity for general sales and service development. With the pending large scale development on the east side of the lake and potential for single-family housing development on the west shore, the Slagles Lake area offers an excellent opportunity for commercial development. Retail outlets specializing in convenience goods (i.e. grocery, automotive, professional services, etc.) would serve the immediate residential and business community and reduce some of the economic leakage to Emporia. This location offers the county an opportunity for low density, mixed-use development around Slagles Lake that incorporates New Urbanist principles.

## PUBLIC OPEN SPACES

Trail development has become a unique and successful way to promote outdoor activity and economic development. The Commonwealth of Virginia has embraced trail development and successfully developed two trails in the state: The Creeper Trail



(Abingdon) and the Washington and Old Dominion Trail (Northern Virginia). Additional trails are in the planning stages.

The County has three opportunities to supplement the recreation choices currently available to Greenville residents. Two opportunities are public trails that can be developed on existing rights-of-way. The third opportunity is a small trail that connects the north end of Slagles Lake to Purdy. The first proposed trail begins in Purdy and runs eastward to Jarratt along an abandoned rail bed that currently serves as the easement for the Lake Gaston Water Line. By locating the endpoints of the trail in Purdy and Jarratt, the trail will have easy access points and provide several opportunities for the development of amenities such as bicycle rental shops, dining, and other entertainment establishments.

The second proposed trail traverses the southern portion of the county along the Transco gas line easement. This trail could serve as a portion of a regional trail system that spans the entire length of the gas line. The Virginia Outdoors Plan (Department of Conservation and Recreation, 2002) indicates that efforts have already begun to implement this trail (tentatively called the Virginia Southside Trail). The County should encourage the development of this trail and assist with its planning and execution.

Both proposed trails utilize existing easements or rights-of-way, thereby eliminating the need for acquisition of land. While agreements must be made with the holders of the easements, the County has an opportunity to expand the recreational opportunities for its citizens and foster regional cooperation.

The third proposed trail would span from Slagles Lake to Purdy and could eventually serve as a connector trail between the Purdy-Jarratt trail and the proposed Virginia Southside Trail. This third, smaller trail would run along the lake shore and creek beds up to Purdy.



# TRANSPORTATION PLAN

## VISION

Development and land use patterns directly influence the demand on transportation systems and facilities. As communities expand, the need for improved transportation services grows. Likewise, an effective and efficient transportation system encourages community growth. The primary purpose of all transportation systems is to provide an unimpeded flow of people, goods and services to and from all areas.



The County provides an extensive transportation system of roadways, freight rail, public transit, commuter support and regional air service that accommodates present and future needs for County residents, business and industry and visitors alike. The transportation system largely meets current and projected capacity for travel both within and through the County. It is designed to move people and goods in an efficient manner, with an emphasis on ensuring maximum accessibility by all users. While transportation planning will continue its focus on private automobile use, the County favors a multi-modal transportation system as a means to encourage environmental sustainability, economic development and equity in transportation access.

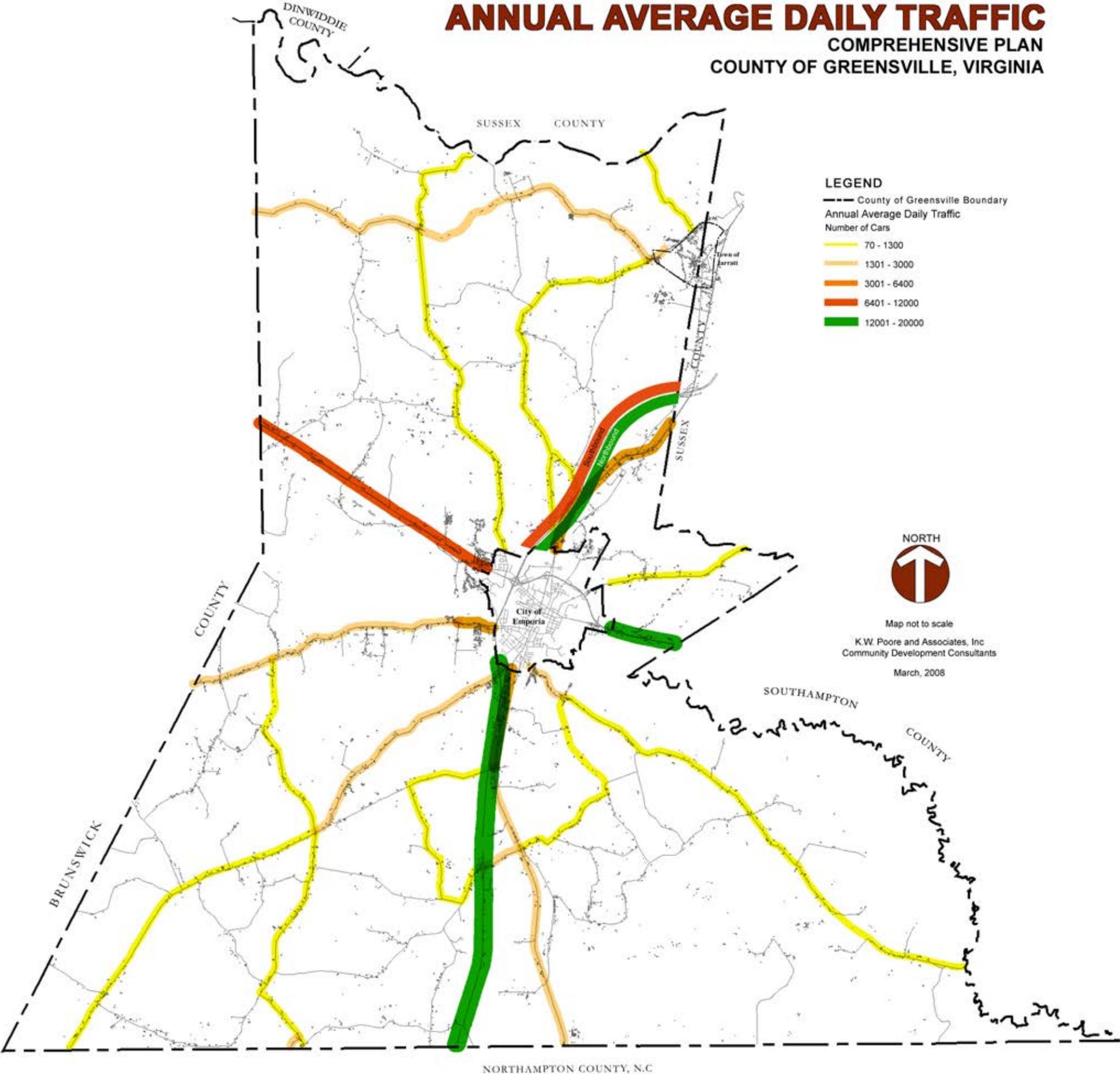
Primary roads subject to heavy commercial, industrial and residential traffic are designed and constructed to handle the capacity of expected use. The scenic byways that crisscross the county provide efficient transportation without an undue loss of rural character.

In designated growth areas near the City of Emporia, subdivisions and businesses are linked by hard surface paths so that bicycling and walking are a practical means of transportation between residential and commercial areas. Pedestrian and bicycle access is also provided in other appropriate settings, such as across bridges, in rural subdivisions and in the town of Jarratt. Increasingly, there is a good mix of public and for-hire transportation options to support the



# ANNUAL AVERAGE DAILY TRAFFIC

## COMPREHENSIVE PLAN COUNTY OF GREENSVILLE, VIRGINIA



wide range of emerging business and industrial activity. Two commuter park-and-ride facilities, one in Jarratt with easy access to Route 301 and I-95 for commuters traveling to the Tri-Cities and Metropolitan Richmond areas, and one just north of the Virginia state line for employees of entertainment and recreational themed businesses in North Carolina, are a popular and essential component in the County's transportation strategy.

In cooperation with the Emporia-Greenville Regional Airport, the County has implemented key elements from the airport's Six-Year Capital Improvement Plan to facilitate greater use of the airport both as a practical long-distant alternative to automotive travel and as a tool for economic development.

The County has forged new partnerships with the railway industry to plan and develop secure railroad crossings to ensure the safety of motorists, rail passengers and others who move in and out of railroad intersections.

#### EXISTING TRANSPORTATION SYSTEMS AND FACILITIES

A safe and efficient transportation system is vital to community development. Transportation facilities serve the needs of existing residents and influence the location of future development and economic activity. The County's highway system is made up of primary and secondary roads and those roadways listed in the National Highway System (NHS). The Virginia Department of Transportation (VDOT) breaks down total road mileage by road type (improved vs. unimproved) as follows:

Virginia Department of Transportation Data (2000)

##### Greenville County Total Road Mileage

Hard Surface Roads	266.43 miles
All-weather Surface Roads	18.62 miles
Unimproved Roads	1.14 miles

VDOT is responsible for planning, constructing, maintaining and improving Greenville County's highways. County officials cooperated with VDOT to develop a Six-Year Plan (updated every two years) to guide improvements to the county's secondary road system.



#### NATIONAL HIGHWAY SYSTEM (NHS)

The NHS includes all roads considered important to the security, economy and general welfare of the United States. NHS roadways may be interstate or other primary highways. The highways in Greenville County included in the NHS are:

US Interstate 95 – A multi-lane divided interstate highway and the north-south corridor for the eastern United States. Interstate 95 spans 15.5 miles through the county. Access to the interstate is available at three interchanges.

US Highway 301 – A multi-lane divided highway spanning 14.3 miles from north to south through the length of the county.

US Highway 58 – A multi-lane divided highway spanning 9.8 miles from Brunswick County to the west and Southhampton County to the east. This roadway length includes a short distance within the City of Emporia.

#### SECONDARY ROADS

Secondary roads are usually two-lane roadways with widths up to 22 feet. Secondary roads provide the greatest access within Greenville County, especially in less developed areas. Secondary roads may be hard surface (asphalt/cement), all-weather surface (gravel), light surface (light application of gravel) or non-surfaced.

#### SCHEDULED HIGHWAY IMPROVEMENTS

VDOT's Six-Year Improvement Program for fiscal years 2002-2003 through 2007-2008 lists two minor highway projects in Greenville County. From milepost 7.3 in Greenville County to milepost 22.3 in Sussex County, the program calls for resurfacing of the I-95 roadway. The second project calls for the replacement of the Route 301 bridge over the CSX rail line.

The Virginia Department of Transportation (VDOT) and the Greenville County Board of Supervisors have produced a Priority Road List for the County (See Appendix A). This comprehensive list of road improvements contains not only road projects on the VDOT Six Year Plan but additional long-term projects that will require years of planning to fund and construct. There is a direct



correlation between the Priority Plan and the VDOT Six Year Plan. As a road project is completed on the Six Year Plan, the next project is taken from the Priority List and placed in the Six Year Plan. New road improvements are placed at the bottom of the Priority List unless otherwise approved by the Board of Supervisors.

## RAIL TRANSPORTATION

Two Class I railroads serve the county: Norfolk-Southern and CSX. Class I railroads are defined by the Surface Transportation Board as having annual operating revenues in excess of \$277.7 million (2004). CSX and Norfolk-Southern are the 3<sup>rd</sup> and 4<sup>th</sup> largest railroads in the United States, respectively. Rail spurs leading from the main rail lines may be needed depending upon the type and location of future manufacturing, mining, or other industrial development.



## AIR TRANSPORTATION

The Emporia-Greenville Regional Airport is located in Greenville County three miles east of the Emporia corporate limits on US Route 58. Improvements to the airport in 1999 resulted in a new terminal, improved navigation devices, expanded accommodations for executive, business and jet-sized aircraft, and additional fuel storage tanks. The airport features one lighted, hard-surface runway 5,010 feet long by 100 feet wide. If additional services are needed, other airports in Richmond (1 hour away), Norfolk (1.5 hours) and Washington D.C. (3 hours) can accommodate a wide range of air transportation needs.

## TRUCKING

Four trucking firms operating in Greenville County provide overnight service to markets and ports throughout the northern and eastern United States. Greenville County truckers also transport goods to major markets across the United States.



In addition to general freight carriers, many firms specialize in transporting petroleum products, pipe, and steel. Also, the Norfolk-Southern Railway offers “piggy-back” freight service (rail to road) from its general freight terminal.

### **TRANSPORTATION RECOMMENDATIONS SUMMARY**

As illustrated on the Land Use Plan map, the County may want to consider the following transportation improvements:

- 1) Construct a connector road from Purdy Road to Slagles Lake Road below Slagles Lake to allow for easy access to Emporia from new housing development.
- 2) Construct a new interchange on Interstate 95 just above the Virginia–North Carolina state line to facilitate commercial and residential development.
- 3) Allow for a rail spur to run from existing rail lines to access the east side of Slagles Lake and potential new industrial development.
- 4) Implement all of VDOT’s scheduled road improvements included on the Six Year Plan.



## PLAN IMPLEMENTATION

### ZONING AND SUBDIVISION ORDINANCE

With each revision of the Land Use Plan, the County must review its zoning and subdivision ordinances. Changes in land use must be reflected in the ordinances, thereby requiring possible revisions to the existing regulations.

Zoning is the legal means by which land uses, lot sizes, building setbacks, height, bulk, and other related matters are controlled. The zoning ordinance and zoning map are the primary tools for implementing the Land Use Plan. While zoning enables all existing land uses to remain, it does provide methods for gradually phasing out non-conforming land uses as they become obsolete. In effect, the purpose of the ordinance is to regulate new development.

The County should pay particular attention to zoning designations on parcels that abut other jurisdictions. Incompatible zoning in the areas adjoining the county poses a potential conflict between existing and future uses. The County must make a concerted effort to minimize any zoning conflicts in these areas to ensure proper development and maintain a continuity of uses.

Recent state legislation now requires cities and counties to address single-family housing clustering in those localities that experienced a 10% or more population growth between the 1990 and 2000 decennial census. Greenville County's population grew by 30.6% during this time period, a growth largely attributable to the prison population at Greenville Correctional Center. The law mandates:

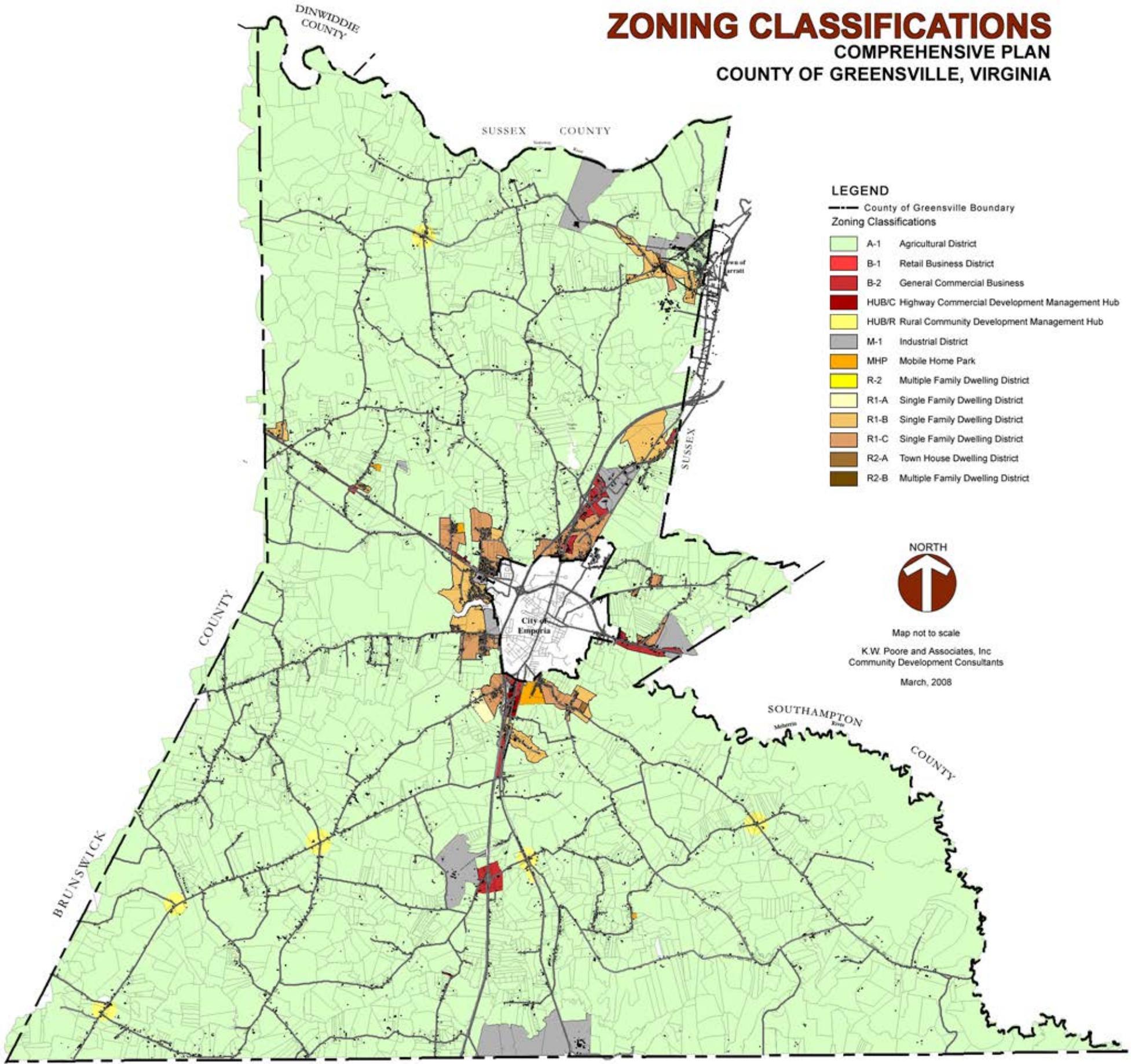
...such localities shall provide in their zoning or subdivision ordinances, applicable to a minimum of 40 percent of the unimproved land contained in residential and agricultural zoning district classifications, standards, conditions, and criteria for the clustering of single-family dwellings and the preservation of open space developments. In establishing such standards, conditions, and criteria, the localities may include any provisions they determine appropriate to ensure quality development, preservation of open space, and compliance with their comprehensive plan and land use ordinances (effective 7/1/07) (SB 374, CH 903).



# ZONING CLASSIFICATIONS

## COMPREHENSIVE PLAN

### COUNTY OF GREENSVILLE, VIRGINIA



**LEGEND**

--- County of Greenville Boundary  
 --- Zoning Classifications

	A-1	Agricultural District
	B-1	Retail Business District
	B-2	General Commercial Business
	HUB/C	Highway Commercial Development Management Hub
	HUB/R	Rural Community Development Management Hub
	M-1	Industrial District
	MHP	Mobile Home Park
	R-2	Multiple Family Dwelling District
	R1-A	Single Family Dwelling District
	R1-B	Single Family Dwelling District
	R1-C	Single Family Dwelling District
	R2-A	Town House Dwelling District
	R2-B	Multiple Family Dwelling District



Map not to scale  
 K.W. Poore and Associates, Inc  
 Community Development Consultants  
 March, 2008

The Virginia General Assembly has enabled counties, cities, and towns to establish by local ordinance a local tourism zone with tax incentives and regulatory flexibility (HB 518, CH 642). At this point, the County does not have a viable location or need for such a zone; however, as the county grows, such a zone may provide sufficient development incentives to entice tourism-related businesses to locate in the county.

## **REGIONAL COOPERATION**

Cooperation between surrounding localities will enable all jurisdictions to effectively implement neighborhood and infrastructure improvement programs, as well as development controls and expansion of amenities. The County currently has productive relationships with neighboring jurisdictions and should continue this effort. Proposed projects such as the regional trail will require the County to work cooperatively with other localities to implement.

## **CAPITAL IMPROVEMENT PROGRAM**

A Capital Improvements Program (CIP) is a 5-year schedule of capital expenditures by the County. The program's long-range plans are developed by the Planning Commission with consideration of the County's financial resources and other potential leverage funding sources. Section 15.1-464 of the Virginia Code permits a Planning Commission to prepare and review annually a Capital Improvements Program based upon the Comprehensive Plan and to do so either on its own initiative or at the direction of the governing body.

While adoption and implementation of the CIP is the responsibility of the County Administrator and Board of Supervisors, the Planning Commission should provide advice and direction since it is charged with preparing for the county's growth needs in the coming years.

Therefore, the Commission should become acquainted with local revenues and expenditures, as well as recently adopted budgets. The Commission can then meaningfully assist county staff and the Board of Supervisors in drafting a workable CIP amortized over a five year period.

The most recent CIP was submitted to the Planning Commission in February 2006. Appendix B outlines the item, cost, and timeframe of the requested expenditures through the year 2011.



APPENDIX A

PRIORITY ROAD LIST

**Greenville Comprehensive Plan**  
 Transportation Addendums  
 June 8, 2006

The Priority Road List

The Virginia Department of Transportation (VDOT) and the Greenville County Board of Supervisors have produced a Priority Road List for the County. This comprehensive list of road improvements contains not only road projects on the VDOT Six Year Plan but additional long-term projects that will require years of planning to fund and construct. There is a direct correlation between the Priority Plan and the VDOT Six Year Plan. As a road project is completed on the Six Year Plan, the next project is taken from the Priority List and placed in the Six Year Plan. New road improvements are placed at the bottom of the Priority List unless otherwise approved by the Board of Supervisors.

<b>Greenville County Priority Road List</b>							
Priority Number	Route/Street Name	Description	Traffic Count	Estimated Cost	Previous Funding	Additional Funding Required	
0	County wide Items	Rural Additions-Entrance Pipes Preliminary Engineering – Safety Improvements	NA	\$359,784	\$0	\$359,784	
1	610 Slagles Lake Road	From: Route 301 To: Route 617 Improve Alignment & Drainage Widen & Surface Treat	370	\$890,462	\$571,620	\$318,842	
2	610 Allen Road	From: Route 615 To: Route 651 Improve Alignment & Drainage Widen & Surface Treat	335	\$535,000	\$86,000	\$449,000	

**Greensville County  
Priority Road List  
(cont.)**

Priority Number	Route/Street Name	Description	Traffic Count	Estimated Cost	Previous Funding	Additional Funding Required
3	610 Allen Road	From: Route 617 To: Route 613 Improve Alignment & Drainage Widen & Surface Treat	729	\$688,000	\$53,110	\$634,890
4	603 Gaston Road	From: Route 633 To: NC State Line Improve Alignment & Drainage Widen & Surface Treat	675	\$420,000	\$0	\$420,000
5	633 Pine Log Road	From: Route 621 To: Route 627 Improve Alignment & Drainage Widen & Surface Treat	611	\$243,000	\$0	\$243,000
6	619 Purdy Road	From: Route 612 To: Route 608 Improve Alignment & Drainage Widen & Surface Treat	409	\$528,500	\$0	\$528,500
7	633 Independence Road	From: Route 627 To: Route 693 Improve Alignment & Drainage Widen & Surface Treat	305	\$894,000	\$0	\$894,000
8	614 Otterdam Road	Replace Bridge and Approaches to Otterdam Swamp	234	\$245,000	\$0	\$245,000

**Greensville County  
Priority Road List  
(cont.)**

Priority Number	Route/Street Name	Description	Traffic Count	Estimated Cost	Previous Funding	Additional Funding Required
9	610 Allen Road	From: Route 614 To: Route 608 Improve Alignment & Drainage Widen & Surface Treat	615	\$450,000	\$0	\$450,000
10	630 River Road	From: W. Corporate Limits Jaratt To: Sussex Co. Line Improve Alignment & Drainage Widen & Surface Treat	478	\$632,500	\$0	\$632,500
11	633 Pine Log Road	From: N. Intersection Rte. 603 To: Route 621 Improve Alignment & Drainage Widen & Surface Treat	385	\$979,000	\$0	\$979,000
12	606 Grassy Pond Road	From: Route 58 West Bound Lane To: Route 605 Improve Alignment & Drainage Widen & Surface Treat	166	\$600,000	\$0	\$600,000
13	600 Macedonia Road	From: Route 627 To: Brunswick County Line Improve Alignment & Drainage Widen & Surface Treat	99	\$550,000	\$0	\$550,000
14	606 Grassy Pond Road	From: West Intersection Route 605 To: Route 618 Improve Alignment & Drainage Widen & Surface Treat	178	\$575,000	\$0	\$575,000

**Greenville County  
Priority Road List  
(cont.)**

Priority Number	Route/Street Name	Description	Traffic Count	Estimated Cost	Previous Funding	Additional Funding Required
15	629 Moore's Ferry Road	From: Route 621 To: 1.5 Miles South Route 621 Improve Alignment & Drainage Widen & Surface Treat	536	\$760,000	\$0	\$760,000
16	606 Grassy Road	Install Flashing lights at Norfolk Southern Rwy. Between Rte. 607 & County Line	349	\$60,000	\$0	\$60,000
17	711 Green Plains Road	Install Flashing lights at Norfolk Southern Rwy. Between Rte. 611 & County Line	100	\$60,000	\$0	\$60,000
18	684 Poultry Drive	Install Flashing lights at Norfolk Southern Rwy. Between Rte. 58 & Dead End	450	\$75,000	\$0	\$75,000

APPENDIX B

CAPITAL IMPROVEMENTS PROGRAM 2008-2012

**CAPITAL IMPROVEMENTS PROGRAM FOR FISCAL YEARS  
2008 THROUGH 2012  
GREENSVILLE COUNTY, VIRGINIA**



**PREPARED BY**

**GREENSVILLE COUNTY STAFF**

**K. David Whittington, County Administrator  
Brenda N. Parson, Finance Director**

*April 16, 2007*

## **TABLE OF CONTENTS**

- I. Introduction**
- II. Fiscal Year 2007-2011 Capital Improvements Plan (Current Plan)**
- III. Individual Project Descriptions**
  - Existing Projects**
    - A. Natural Gas Line**
    - B. Wetlands Mitigation**
    - C. U. S. Route 301 North Sidewalk**
    - D. Southside Virginia Workforce Center**
    - E. Wyatt Middle School Expansion**
    - F. Truck Driving School**
    - G. Office for Commonwealth Attorney**
    - H. Jarratt Fire Department Expansion**
    - I. Ambulance for Rescue Squad**
    - J. Bloom Road**
    - K. Boys and Girls Club**
    - L. New Animal Shelter**
    - M. Railroad Spur for Industrial Park**
    - N. HVAC Computer for Courthouse**
    - O. Drainage Improvement for Uriah Branch Way**
    - P. Reassessment**
  - New Projects**
    - A. VPI Extension**
    - B. Boys and Girls Club Window Replacement**
    - C. Courthouse: Clerk's Office Carpet Replacement**
    - D. GVRS Ambulance Replacement**
- IV. Recommended Plan**
- V. Impact on Fiscal Year 2008 Budget**

**SECTION I**  
**INTRODUCTION**

## INTRODUCTION

The Capital Improvements Program (CIP) involves 1) the identification of capital expenditure project programs, 2) the timing of the expenditures during the following 5 years on the projects selected, and 3) the estimate of the financial impact on the regular operating budget. The authority to undertake financial planning through the CIP process is contained in Section 15.2-2239, *Code of Virginia*.

*§ 15.2-2239. Local planning commissions to prepare and submit annually capital improvement programs to governing body or official charged with preparation of budget.—A local planning commission may, not at the direction of the governing body shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the locality for a period not to exceed the ensuing five years. The commission shall submit the program annually to the governing body, or to the chief locality, at such time as it or he shall direct. The capital improvement program shall included the commission's recommendations, and estimates of cost of the facilities and the means of financing them, to be undertaken in the ensuing fiscal year and in a period not to exceed the next four years, as the basis of the capital budget for the locality. In the preparation of its capital budget recommendations, the commission shall consult with the chief administrative officer or other executive head of the government of the locality, the heads of departments and interested citizens and organizations and shall hold such public hearings as it deems necessary.*

*Localities may use value engineering for any capital project. For purposes of this section, "value engineering" had the same meaning as that in §2.2-1133. (Code 1950, §15-966; 1962, c. 407, §15.1-464, 1975, c.641; 1976, c. 650; 533; 1997, c. 587.)*

The criteria established by the Board of Supervisors to define a capital project are as follows:

- The cost of the project shall exceed \$25,000
- The expenditure for the project or item to be acquired should not be of a recurring frequency.

In September, the County staff distributed requests for the funding of capital projects. The requests were due back by the end of November 2006. All of the departments and agencies that receive any kind of funding from the Board of Supervisors receive the request for capital project funding. Requests are also provided to any organization or agency that requests it. The target date for completion of the plan by staff is scheduled in February.

**SECTION II**  
**FISCAL YEAR 2007-2011**  
**CAPITAL IMPROVEMENTS PLAN**



**SECTION III**

**INDIVIDUAL PROJECT DESCRIPTIONS**

**SUBSECTION 1: EXISTING PROJECTS**

**SUBSECTION 2: NEW PROJECTS**

## **EXISTING PROJECTS**

- A. Natural Gas Line
- B. Wetlands Mitigation
- C. U. S. Route 301 North Sidewalk
- D. Southside Virginia Education Center
  - Phase I: Southside Virginia Workforce Development Center
  - Phase II: Assembly Commons
  - Phase III: SVCC Campus
  - Phase IV: Business Incubator
- E. Wyatt Middle School Expansion
- F. Truck Driving School
- G. Office for Commonwealth Attorney
- H. Jarratt Fire Department Expansion
- I. Ambulance for Rescue Squad
- J. Bloom Road
- K. Boys and Girls Club
- L. New Animal Shelter
- M. Railroad Spur for Industrial Park
- N. HVAC Computer for Courthouse
- O. Drainage Improvement for Uriah Branch Way
- P. Reassessment

## PROJECT: NATURAL GAS LINE

### Project Description

Historically, attempts at developing a natural gas distribution network off of the major transmission lines which run through the country have resulted in meeting the needs of two significant corporate citizens. The County remained focused on developing a more comprehensive system particularly in light of the fact that the Georgia Pacific facility in the City of Emporia had an urgent need.

This urgent need was to install gas burning equipment to produce a cleaner air emission. This regulatory requirement was made known several years ago, then deferred, but is not on the Industry's Capital Improvement Plan to be completed by the end of the calendar year 2005. During the interim several routing options were studied. The most favorable concept proposed for financing at approximately \$2 million would maximize the number of potential customers, meet Georgia Pacific's needs, and involve the City of Emporia as partners. A contract was sent by the County to the City several years ago and no response to that contract has yet to be received.

In light of Georgia Pacific's current situation, a natural gas engineering consultant retained by that Industry has determined that tie-in well south of Emporia near the intersection of Skippers Road (301) and Rockbridge Road (State Route 639) would be most beneficial. This gas line would then route north within the existing road right of ways of 301 and Old Halifax Road into the City of Emporia and would continue within existing road right of ways through the City of Emporia to the Georgia Pacific site.

A number of questions have yet to be determined, such as the ownership of the line, its operational maintenance provisions, and - for the purpose of this plan document - cost and financing. These and many other decisions will have to be made by the end of 2005 allowing for planning, engineering, and construction so that the Industry can continue operating beyond calendar year 2006. Given the information available at this time, the County is proposing \$1 million be dedicated to this project which would be financed through debt service at approximately \$50,000 per year for twenty (20) years beginning in 2007.

### Expenditures

Project Budget:	\$2,000,000
-----------------	-------------

### Revenues

County from Bond Proceeds:	\$1,000,000
<u>City</u>	<u>\$1,000,000</u>
TOTAL	\$2,000,000

### Net Cost to County

\$1,000,000 from debt service

### Current Status

Industry is investigating alternatives to meet a pressing need.

### Projected Implementation Schedule

Awaiting private industry's study results and recommends, but anticipating participation in the project.

## PROJECT: WETLANDS MITIGATION

### Project Description

Certain areas of the Greenville County Industrial Park contain wetlands, which will likely be impacted by future development. The County is mitigating the loss of those wetlands in advance by creating wetlands now. This will avoid development delays which industrial prospects would otherwise incur thereby jeopardizing the opportunity for the County. This project will construct 2.99 acres of wetlands approved by the US Army Corps of Engineers.

### Expenditures

Project Budget:	
Construction	\$189,000
Annual Monitoring	<u>\$40,000</u>
TOTAL	\$228,000

### Revenues

From Fund Balance	\$228,000
-------------------	-----------

### Net Cost to County

\$228,000

### Current Status

The appropriate permits have been issued by the US Army Corps of Engineers (The Corps). BEE Consulting has been retained for design and construction implementation. Harrell Contracting is currently performing the site work. The County anticipates planting the required foliage in the spring of 2007. Monitoring will take place over the next four years beginning with FY08.

### Projected Implementation Schedule

The construction of this will be completed in FY07. Monitoring services will be performed from FY08 through FY11.

## **PROJECT: U. S. ROUTE 301 NORTH SIDEWALK**

### **Project Description**

This project includes the construction of a 4-foot wide sidewalk along the east side of US Route 301 from the City corporate limits to the Greenville Elementary School.

### **Expenditures**

Project Budget:	\$151,413
-----------------	-----------

### **Revenues**

Greenville County Fund Balance	\$15,141
Emporia	\$15,141
<u>VDOT via TEA-21 Grant</u>	<u>\$121,131</u>
TOTAL	\$151,413

### **Net Cost to County**

\$15,141

### **Current Status**

Environmental clearances complete. Project inspection was held February 2, 2004.

### **Projected Implementation Schedule**

All expenditures are planned in FY 07.

# PROJECT: SOUTHSIDE VIRGINIA EDUCATION CENTER

## PHASE I: Southside Virginia Workforce Development Center

### Project Description

The Center is a proposed 18,000 square foot education center in the already developed Greenville County Office Park. The facility will provide adult education, workforce training as well as lower the upper division college courses. In addition, it will house a Career Resource Center, library, bookstore, and meeting rooms. The long-range goal of the project is to spark local economic development and transform our area by creating a full-service adult education center that would lead the way to increased adult educational attainment and create a pool of well trained job ready workers.

### Expenditures

Project Budget:	\$2,400,000
-----------------	-------------

### Revenues

Virginia Department of Housing & Community Development	\$ 700,000
USDA	\$ 150,000
Localities: Greenville, Emporia, Brunswick, Sussex	\$1,700,326
Greenville Memorial Foundation	\$ 50,000
Tobacco Commission Education Committee	\$ 115,699
<u>Tobacco Commission (Past Greenville County Allocations)</u>	<u>\$ 559,037</u>
TOTAL	\$3,275,062

### Net Cost to County

\$ 722,500

### Current Status

Additional funding has been awarded to the project throughout FY07. Construction bids were received and a contract awarded to Blair Construction. The project is currently under construction with a completion date to occur in FY08.

### Projected Implementation Schedule

FY 2007-2008

# PROJECT: SOUTHSIDE VIRGINIA EDUCATION CENTER

## PHASE II: Assembly Commons

### Project Description

Phase II is a 10,000 square foot open assembly room. The room can be divided into three separate areas to be used for safety meetings, staff training, recognition banquets and other uses demanded by industry and business in the area. Also included in Phase II is a room adequate enough to store tables and chairs to fill the assembly room and a catering kitchen for banquets and seminar lunches. The second phase has been designed with the first phase so that facility will appear as one building and not as an add on.

### Expenditures

Project Budget:	\$2,987,800.00
-----------------	----------------

### Revenues

General Assembly 2006	\$ 500,000.00
General Assembly 2007 (pending)	\$1,000,000.00
Tobacco Commission Special Projects (pending)	\$ 400,000.00
Department of Housing and Community Development (pending)	\$ 400,000.00
Tobacco Commission Economic Allocation FY08	\$ 95,000.00
<u>Local Contribution</u>	<u>\$ 592,800.00</u>
TOTAL	\$2,987,800.00

Net Cost to County \$592,800

### Current Status

The General Assembly budgeted \$500,000 to the project. An additional request for \$1,000,000 is pending. Several applications for funding are submitted with the outcome pending. The construction of the facility has been bid but not awarded.

### Projected Implementation Schedule

FY 2008 - 2009

# PROJECT: SOUTHSIDE VIRGINIA EDUCATION CENTER

## PHASE III: SVCC Campus

### Project Description

An additional 18,000 square feet of classroom space will be added to provide Southside Community College a complete campus. The facility would enhance the services provided in Phase I and continue to provide adult education, workforce training and lower and upper division college courses. This phase will help complete the goal of creating a full-service adult education center that would lead the way to increased adult educational attainment.

### Expenditures

Project Budget:	\$3,156,000.00
-----------------	----------------

### Revenues

Tobacco Commission Special Projects	\$2,750,000.00
-------------------------------------	----------------

<u>Local Governments</u>	<u>\$ 406,000.00</u>
--------------------------	----------------------

TOTAL	\$3,156,000.00
-------	----------------

Net Cost to County (42% of local government share)	\$170,520.00
--	--------------

### Current Status

The design has been incorporated into Phase I with little detail. The Tobacco Commission has been approached regarding funding. No formal application has been made.

### Projected Implementation Schedule

FY 2009-2010

# PROJECT: SOUTHSIDE VIRGINIA EDUCATION CENTER

## PHASE IV: Business Incubator

### Project Description

A Business Incubator will be developed to work in conjunction with the Southside Virginia Education Center. The Business Incubator will be developed across 301 from the Greenville County Office Complex. This facility will provide below market office space along with shared fax, copy and receptionist services to small start-up businesses.

### Expenditures

Project Budget:	\$1,350,000.00
-----------------	----------------

### Revenues

EDA	\$ 500,000.00
-----	---------------

VDHCD	\$ 500,000.00
-------	---------------

Tobacco Commission Special Projects	\$ 250,000.00
-------------------------------------	---------------

<u>Local Governments</u>	<u>\$ 100,000.00</u>
--------------------------	----------------------

TOTAL	\$1,350,000.00
-------	----------------

Net Cost to County (42% of local government share)	\$42,000.00
--	-------------

### Current Status

This project is not prioritized above the first three phases. Research has been done to prove the need and talks have begun with the three granting agencies. No formal applications or drawings have been submitted.

### Projected Implementation Schedule

FY 2009

## PROJECT: WYATT MIDDLE SCHOOL EXPANSION

### Project Description

Complete the renovation and expansion previously planned for the Wyatt Middle School. This Project will move the sixth grade from Belfield to Wyatt and reduce the number of mobile units in use by the school system at Belfield.

### Project Budget

Description	Approved Budget Nov-06	Recommended Budget
Construction Costs	\$10,428,590	\$11,750,000
Contingency	\$782,144	\$598,450
Soft Costs	\$1,250,000	\$900,000
Furnishings, Fixtures	\$350,000	\$388,996
Miscellaneous		
Mobile Classrooms		
Misc., Land	\$260,000	\$100,000
<b>Total</b>	<b>\$13,070,734</b>	<b>\$13,862,446</b>

The County's payment of school debt service was reduced by \$125,000 in FY 2005. Future debt service reductions will not be allocated to this project until new debt service is absorbed in FY 2011. The first year of debt service for the new project should be scheduled for FY 2011.

### Current Status

Authorization is required from the Greenville County Board of Supervisors and the Emporia City Council prior to proceeding to construction.

### Projected Implementation Schedule

Preliminary planning began in FY 2005. Funding delay will allow the Board of Supervisors to defer debt until FY 2011 when that debt can be better absorbed.

## PROJECT: TRUCK DRIVING SCHOOL

### Project Description

Develop a truck driver training school at the Emporia/Greenville County Regional Airport.

### Expenditures

<b>Project Budget:</b>	
Construction of classroom	\$ 50,800
Gravel entrance road	\$ 42,500
Public Water Service	\$ 4,000
Public Sewer Service	\$ 8,000
Telephone Service	\$ 2,000
<u>Electric Service</u>	<u>\$ 2,000</u>
Total	\$107,300

### Revenues

Tobacco Commission	\$ 50,000
Greenville County from Fund Balance	\$ 28,650
<u>Emporia</u>	<u>\$ 28,650</u>
TOTAL	\$107,300

### Net Cost to County

\$28,650

### Current Status

City approved new budget. Site work and construction of the facility has been awarded. All construction to be completed in FY07.

### Projected Implementation Schedule

FY 2007

## PROJECT: OFFICE FOR COMMONWEALTH ATTORNEY

### Project Description

Located in close proximity to the Southside Regional Jail, Sheriff's Office, and the Southside Community Corrections Facility, this office building will provide a more secure work environment, eliminate a rent payment, and more readily incorporate modern appurtenances which the office's current facility finds difficult. Construction of an approximately 3,400 square foot, one-story masonry building, together with outside amenities, to be used by the primary prosecutorial office serving Greenville County and the City of Eureka. However, consideration is also being given to utilizing available office space in the new County Administration Building.

### Expenditures

Project Budget:	\$500,000
-----------------	-----------

### Revenues

County from Fund Balance	\$300,000
<u>Emporia</u>	<u>\$200,000</u>
TOTAL	\$500,000

### Net Cost to County

\$300,000

### Current Status

This project has not yet received a priority from the Board of Supervisors or the Commonwealth's Attorney, although all are advised of the options available. A two year lease extension was entered into in late 2004.

### Projected Implementation Schedule

Engineering/Design to begin in FY 2009; Construction to be completed in FY 2010.

**PROJECT: JARRATT VOLUNTEER FIRE DEPARTMENT  
STATION EXPANSION**

**Project Description**

The request is to add 2,250 square feet of office space to existing fire station which serves the Town of Jarratt, northern Greensville County, and western Sussex to increase availability.

**Expenditures**

Furniture	\$ 5,000
Engineering	\$ 25,000
Construction	\$202,500
Site Work	<u>\$ 42,000</u>
	\$274,700

**Revenues**

County from General Fund	\$109,880
Sussex County	\$109,880
<u>Jarratt</u>	<u>\$ 54,940</u>
TOTAL	\$274,700

**Net Cost to County**

\$109,880

**Current Status**

Jarratt Volunteer Fire Department personnel solicited estimates from local Engineer. Staff adjusted and make initial contact with Sussex County.

**Projected Implementation Schedule**

Dependent upon Sussex County's support, FY 2008.

## PROJECT: AMBULANCE REPLACEMENT

### Project Description

This request is for replacement of ambulance by Greenville Rescue Squad.

### Expenditures

Project Budget:	\$95,000
-----------------	----------

### Revenues

County from General Fund	\$47,500
--------------------------	----------

<u>City</u>	<u>\$47,500</u>
-------------	-----------------

TOTAL	\$95,000
-------	----------

### Net Cost to County

	\$47,500
--	----------

### Current Status

Greenville Rescue Squad desires to purchase an additional unit in FY 2006, billing in FY 2007. Plan maintains established every other year scenario.

### Projected Implementation Schedule

Expenditure will be made in Fiscal Year 2009.

## **PROJECT: BLOOM ROAD CONSTRUCTION**

### **Project Description**

This project extends the Industrial Parkway to Bloom Road and improves Bloom Road to the driveway servicing the new warehouse constructed for Beach Mold and Tool. This project will also pave the parking lot serving the warehouse.

### **Expenditures**

Project Budget:	\$75,000
-----------------	----------

### **Revenues**

County from General Fund	\$75,000
--------------------------	----------

### **Net Cost to County**

	\$75,000
--	----------

### **Current Status**

This project began when the Special Projects Coordinator met with the GCWSA Engineer. It was subsequently held when a potential industrial client presented the possibility of outside funding. Project will be reactivated with a potential industrial client.

### **Projected Implementation Schedule**

This project should be completed in FY 08.

**GREENSVILLE COUNTY  
2007 CAPITAL PROJECT REQUEST**

**Department/Agency** Boys and Girls Club of Emporia/Greenville

**1. Project Title:** Armory Unit Safety Improvements

<p><b>2. Purpose of Request:</b></p> <p><input checked="" type="checkbox"/> Add a Project</p> <p><input type="checkbox"/> Delete a Project</p> <p><input type="checkbox"/> Modify a Project</p>	<p><b>3. Department Priority</b></p> <p><input checked="" type="checkbox"/> Urgent <input checked="" type="checkbox"/> Necessary <input type="checkbox"/> Desirable</p> <p>Ready to Proceed by Fiscal Year <input type="checkbox"/></p> <p>Previous Planning Done Yes <input type="checkbox"/> No <input type="checkbox"/></p>
---	--

**4. Description/Location:** 105 School Street (Old Armory)  
Exterior windows have deteriorated and pose a health/safety issue for youth and employees. Windows are original to structure and are at the end of their life cycle.

**5. Justification (Consider legal requirement, economic development, health/safety issues):**

New windows will substantially lower heating/AC cost, improve the appearance of the structure, and add value to the counties investment in the property. Have some impact on look of downtown and economic development of the area.

<p><b>6. Cost Summary:</b></p> <table border="0"> <tr> <td></td> <td align="right"><b>\$ Amount</b></td> </tr> <tr> <td>Planning/Engineering/Legal</td> <td align="right">_____</td> </tr> <tr> <td>Acquisition</td> <td align="right">_____</td> </tr> <tr> <td>Construction</td> <td align="right">_____</td> </tr> <tr> <td>Equipment/Furniture</td> <td align="right">\$ 33,178.05</td> </tr> <tr> <td>(Includes installation)</td> <td align="right">_____</td> </tr> <tr> <td>TOTAL</td> <td align="right">_____</td> </tr> </table> <p>Source of Estimates: Dan's Glass of Emporia</p>		<b>\$ Amount</b>	Planning/Engineering/Legal	_____	Acquisition	_____	Construction	_____	Equipment/Furniture	\$ 33,178.05	(Includes installation)	_____	TOTAL	_____	<p><b>7. Impact on Operation Costs/Personnel Requirements/Service Level:</b></p> <p>Replacement windows would substantially lower the cost of heat and AC to Club. Current budget is \$15,000.00 for heat and AC.</p>
	<b>\$ Amount</b>														
Planning/Engineering/Legal	_____														
Acquisition	_____														
Construction	_____														
Equipment/Furniture	\$ 33,178.05														
(Includes installation)	_____														
TOTAL	_____														

**8. Alternatives to Requested Project:**  
No alternatives have been found that would be adequate for the majority of the windows.

<p><b>9. Submitting Authority:</b> Date: 12/1/05</p> <p>Submitted by: Stacy Gray</p> <p>Signature: (on file)</p> <p>Position: Executive Director</p>	<p><b>10. Reserved:</b></p>
--	-----------------------------

**GREENSVILLE COUNTY  
2007 CAPITAL PROJECT REQUEST**

**Department/Agency**

Animal Control

**1. Project Title:**

New Animal Shelter

**2. Purpose of Request:**

Add a Project  
 Delete a Project  
 Modify a Project

**3. Department Priority**

Urgent  Necessary  Desirable  
 Ready to Proceed by Fiscal Year 08  
 Previous Planning Done Yes  No

**4. Description/Location:**

New animal shelter, either solely owned and operated by county or city/county split.

**5. Justification (Consider legal requirement, economic development, health/safety issues):**

Ongoing problems with existing shelter as presented to Board of Supervisors. Space, odor, peeling of paint, fluctuating electric bill.

**6. Cost Summary:**

**\$ Amount**

Planning/Engineering/Legal	_____
Acquisition	_____
Construction	_____
Equipment/Furniture (Includes installation)	_____
<b>TOTAL</b>	<b>\$ 75,000.00</b>
Source of Estimates:	_____

**7. Impact on Operation Costs/Personnel Requirements/Service Level:**

Decrease in operational cost due to improved heat/AC.  
 No additional personnel needed.

**8. Alternatives to Requested Project:**

None

**9. Submitting Authority: Date:** 12/13/05

Submitted by: Natalie Slate

Signature: (on file)

Position: Deputy County Administrator

**10. Reserved:**

**GREENSVILLE COUNTY  
2007 CAPITAL PROJECT REQUEST**

**Department/Agency**

Administration

**1. Project Title:**

Railroad Spur Extension

**2. Purpose of Request:**

Add a Project  
 Delete a Project  
 Modify a Project

**3. Department Priority**

Urgent  Necessary  Desirable  
 Ready to Proceed by Fiscal Year 06-07  
 Previous Planning Done Yes  No

**4. Description/Location:**

Extend CSX Runaround in Industrial Park from behind Beach Mold to the new Toll Facility. Also add a spur for Toll's access.

**5. Justification (Consider legal requirement, economic development, health/safety issues):**

Economic development - Toll Integrated Systems.

**6. Cost Summary:**

**\$ Amount**

Planning/Engineering/Legal	_____
Acquisition	_____
Construction	_____
Equipment/Furniture (Includes installation)	_____
<b>TOTAL</b>	<b>\$400,000</b>
Source of Estimates:	_____

**7. Impact on Operation Costs/Personnel Requirements/Service Level:**

**8. Alternatives to Requested Project:**

None

**9. Submitting Authority: Date:** \_\_\_\_\_

Submitted by: Natalie Slate

Signature: (on file)

Position: Deputy County Administrator

**10. Reserved:**

**GREENSVILLE COUNTY  
2007 CAPITAL PROJECT REQUEST**

<b>Department/Agency</b> Building and Grounds Maintenance																	
<b>1. Project Title:</b> HVAC Computer System at Courthouse																	
<b>2. Purpose of Request:</b>  <input checked="" type="checkbox"/> Add a Project <input type="checkbox"/> Delete a Project <input type="checkbox"/> Modify a Project	<b>3. Department Priority</b>  <input type="checkbox"/> Urgent <input checked="" type="checkbox"/> Necessary <input type="checkbox"/> Desirable Ready to Proceed by Fiscal Year <u>2006</u> Previous Planning Done Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																
<b>4. Description/Location:</b>  HVAC Computer at Greenville County Courthouse																	
<b>5. Justification (Consider legal requirement, economic development, health/safety issues):</b>  																	
<b>6. Cost Summary:</b>	<b>7. Impact on Operation Costs/Personnel Requirements/Service Level:</b>																
<table border="0"> <tr> <td></td> <td align="right"><b>\$ Amount</b></td> </tr> <tr> <td>Planning/Engineering/Legal</td> <td>_____</td> </tr> <tr> <td>Acquisition</td> <td>_____</td> </tr> <tr> <td>Construction</td> <td>_____</td> </tr> <tr> <td>Equipment/Furniture (Includes installation)</td> <td>_____</td> </tr> <tr> <td><b>TOTAL</b></td> <td align="right"><b>\$ 24,120.00</b></td> </tr> <tr> <td colspan="2"><b>Source of Estimates:</b></td> </tr> <tr> <td colspan="2">Dan's Glass of Emporia</td> </tr> </table>		<b>\$ Amount</b>	Planning/Engineering/Legal	_____	Acquisition	_____	Construction	_____	Equipment/Furniture (Includes installation)	_____	<b>TOTAL</b>	<b>\$ 24,120.00</b>	<b>Source of Estimates:</b>		Dan's Glass of Emporia		
	<b>\$ Amount</b>																
Planning/Engineering/Legal	_____																
Acquisition	_____																
Construction	_____																
Equipment/Furniture (Includes installation)	_____																
<b>TOTAL</b>	<b>\$ 24,120.00</b>																
<b>Source of Estimates:</b>																	
Dan's Glass of Emporia																	
<b>8. Alternatives to Requested Project:</b> No alternatives have been found that would be adequate for the majority of the windows.																	
<b>9. Submitting Authority:</b> Date: <u>11/23/05</u>	<b>10. Reserved:</b>																
Submitted by: <u>David Sledge</u>																	
Signature: <u>(on file)</u>																	
Position: <u>Maintenance Supervisor</u>																	

**GREENSVILLE COUNTY  
2007 CAPITAL PROJECT REQUEST**

<b>Department/Agency</b>		Administration
<b>1. Project Title:</b>		Uriah Branch Way
<b>2. Purpose of Request:</b>	<b>3. Department Priority</b>	
<input checked="" type="checkbox"/> Add a Project	<input type="checkbox"/> Urgent <input type="checkbox"/> Necessary <input checked="" type="checkbox"/> Desirable	
<input type="checkbox"/> Delete a Project	Ready to Proceed by Fiscal Year <u>08</u>	
<input type="checkbox"/> Modify a Project	Previous Planning Done Yes <input checked="" type="checkbox"/> No	
<b>4. Description/Location:</b>		
Curb and gutter along road; remove riprap.		
<b>5. Justification (Consider legal requirement, economic development, health/safety issues):</b>		
<b>6. Cost Summary:</b>	<b>\$ Amount</b>	<b>7. Impact on Operation Costs/Personnel Requirements/Service Level:</b>
Planning/Engineering/Legal Acquisition	<u>\$ 6,900.00</u>	
Construction	<u>\$ 95,703.00</u>	
Equipment/Furniture (Includes installation)	_____	
<b>TOTAL</b>	<u>\$102,603</u>	
Source of Estimates:	_____	
<b>8. Alternatives to Requested Project:</b>		
<b>9. Submitting Authority:</b>	<b>Date:</b> <u>12/28/05</u>	<b>10. Reserved:</b>
Submitted by: <u>Natalie Slate</u>		
Signature: <u>(on file)</u>		
Position: <u>Deputy County Administrator</u>		

**GREENSVILLE COUNTY  
2007 CAPITAL PROJECT REQUEST**

<b>Department/Agency</b>		Administration
<b>1. Project Title:</b>		Re-Assessment
<b>2. Purpose of Request:</b>	<b>3. Department Priority</b>	
<input checked="" type="checkbox"/> Add a Project	<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> Necessary <input type="checkbox"/> Desirable	
<input type="checkbox"/> Delete a Project	Ready to Proceed by Fiscal Year <u>08</u>	
<input type="checkbox"/> Modify a Project	Previous Planning Done Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>4. Description/Location:</b>		
Re-assessment of all property in County		
<b>5. Justification (Consider legal requirement, economic development, health/safety issues):</b>		
Required by Code of Virginia 58.1-3252		
<b>6. Cost Summary:</b>	<b>\$ Amount</b>	<b>7. Impact on Operation Costs/Personnel Requirements/Service Level:</b>
Planning/Engineering/Legal	_____	
Acquisition	_____	
Construction	_____	
Equipment/Furniture	_____	
Professional Services	<u>\$150,000.00</u>	
<b>TOTAL</b>	<u>\$150,000.00</u>	
<b>Source of Estimates:</b>		
<input type="checkbox"/> Previous years _____		
<b>8. Alternatives to Requested Project:</b>		
None		
<b>9. Submitting Authority:</b>	<b>Date:</b> <u>12/1/05</u>	<b>10. Reserved:</b>
Submitted by: <u>Brenda N. Parson</u>		
Signature: <u>(on file)</u>		
Position: <u>Director of Finance</u>		

## **NEW CAPITAL REQUESTS**

- A. VPI Extension
- B. Boys and Girls Club Window Replacement
- C. Courthouse: Clerk's Office Carpet Replacement
- D. GVRs Ambulance Replacement



**GREENSVILLE COUNTY  
2008 CAPITAL PROJECT REQUEST**

<b>Department/Agency</b> Boys and Girls Club of Emporia/Greenville																	
<b>1. Project Title:</b> Window Replacement																	
<b>2. Purpose of Request:</b>  <input checked="" type="checkbox"/> Add a Project <input type="checkbox"/> Delete a Project <input type="checkbox"/> Modify a Project	<b>3. Department Priority</b>  <input type="checkbox"/> Urgent <input checked="" type="checkbox"/> Necessary <input type="checkbox"/> Desirable Ready to Proceed by Fiscal Year _____ Previous Planning Done Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																
<b>4. Description/Location:</b> Replacement of 66 classroom windows, 12 gym windows, 6 accent windows and 1 large picture window in front of the building. Armory location is: 105 School Street; Emporia, Virginia 23847.																	
<b>5. Justification (Consider legal requirement, economic development, health/safety issues):</b> Safety of youth and adults who use facility; energy saving for club operations; and economic development of building for future use.																	
<b>6. Cost Summary:</b>	<b>7. Impact on Operation Costs/Personnel Requirements/Service Level:</b>																
<table border="0"> <tr> <td></td> <td align="right"><b>\$ Amount</b></td> </tr> <tr> <td>Planning/Engineering/Legal</td> <td>_____</td> </tr> <tr> <td>Acquisition</td> <td>_____</td> </tr> <tr> <td>Construction</td> <td>_____</td> </tr> <tr> <td>Equipment/Furniture (Phase 1)</td> <td align="right">\$ 13,500.00</td> </tr> <tr> <td>(Includes installation)</td> <td>_____</td> </tr> <tr> <td><b>TOTAL</b></td> <td align="right"><b>\$ 13,500.00</b></td> </tr> <tr> <td>Source of Estimates:</td> <td>_____</td> </tr> </table>		<b>\$ Amount</b>	Planning/Engineering/Legal	_____	Acquisition	_____	Construction	_____	Equipment/Furniture (Phase 1)	\$ 13,500.00	(Includes installation)	_____	<b>TOTAL</b>	<b>\$ 13,500.00</b>	Source of Estimates:	_____	Improve general operations of services to youth; building improvement should make club facility more attractive to youth.
	<b>\$ Amount</b>																
Planning/Engineering/Legal	_____																
Acquisition	_____																
Construction	_____																
Equipment/Furniture (Phase 1)	\$ 13,500.00																
(Includes installation)	_____																
<b>TOTAL</b>	<b>\$ 13,500.00</b>																
Source of Estimates:	_____																
<b>8. Alternatives to Requested Project:</b> None																	
<b>9. Submitting Authority:</b> Date: 01/15/07  Submitted by: Stacy Gray  Signature: _____ (Signature on File)  Position: Executive Director	<b>10. Reserved:</b>																

**GREENSVILLE COUNTY  
2008 CAPITAL PROJECT REQUEST**

<b>Department/Agency</b>	
Building & Grounds	
<b>1. Project Title:</b>	
Carpet at the Courthouse & Circuit Court Clerk's Office	
<b>2. Purpose of Request:</b>	<b>3. Department Priority</b>
<input checked="" type="checkbox"/> Add a Project	<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> Necessary <input type="checkbox"/> Desirable
<input type="checkbox"/> Delete a Project	Ready to Proceed by Fiscal Year <u>2007</u>
<input type="checkbox"/> Modify a Project	Previous Planning Done Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>4. Description/Location:</b> Carpet needs to be replaced at the Courthouse & Circuit Court Clerk's Office.	
<b>5. Justification (Consider legal requirement, economic development, health/safety issues):</b> The carpet at both buildings is ten (10) years old. It has faded really badly at the Clerk's Office and in the General District and Circuit Court room. It is starting to unravel badly at the Courthouse. We did a band-aid fix four (4) years ago but it is coming apart again.	
<b>6. Cost Summary:</b>	<b>7. Impact on Operation Costs/Personnel Requirements/Service Level:</b>
<b>\$ Amount</b>	
Planning/Engineering/Legal _____	
Acquisition _____	
Construction _____	
Equipment/Furniture--(Phase I) <u>\$ 95,000.00</u>	
(Includes installation) _____	
<b>TOTAL</b> <u>\$ 95,500.00</u>	
Source of Estimates: _____	
<b>8. Alternatives to Requested Project:</b> There are no alternatives to this project. Replacing carpet is the only fix.	
<b>9. Submitting Authority:</b> Date: <u>01/18/07</u>	<b>10. Reserved:</b>
Submitted by: <u>David Sledge</u>	
Signature: <u>(Signature on File)</u>	
Position: <u>Maintenance Supervisor</u>	

**GREENSVILLE COUNTY  
2008 CAPITAL PROJECT REQUEST**

<b>Department/Agency</b> Greensville Volunteer Rescue Squad, Inc.																			
<b>1. Project Title:</b> Ambulance Replacement																			
<b>2. Purpose of Request:</b>  <input type="checkbox"/> Add a Project <input type="checkbox"/> Delete a Project <input checked="" type="checkbox"/> Modify a Project	<b>3. Department Priority</b>  <input type="checkbox"/> Urgent <input checked="" type="checkbox"/> Necessary <input type="checkbox"/> Desirable Ready to Proceed by Fiscal Year <u>08-09</u> Previous Planning Done Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																		
<b>4. Description/Location:</b>																			
<b>5. Justification (Consider legal requirement, economic development, health/safety issues):</b>																			
<b>6. Cost Summary:</b>	<b>7. Impact on Operation Costs/Personnel Requirements/Service Level:</b>																		
<table> <thead> <tr> <th></th> <th align="right">\$ Amount</th> </tr> </thead> <tbody> <tr> <td>Planning/Engineering/Legal</td> <td align="right">_____</td> </tr> <tr> <td>Acquisition</td> <td align="right">_____</td> </tr> <tr> <td>Construction</td> <td align="right">_____</td> </tr> <tr> <td>Equipment/Furniture</td> <td align="right">\$100,000.00</td> </tr> <tr> <td>(Includes installation)</td> <td align="right">_____</td> </tr> <tr> <td><b>TOTAL</b></td> <td align="right"><b>\$100,000.00</b></td> </tr> <tr> <td colspan="2"><b>Source of Estimates:</b></td> </tr> <tr> <td colspan="2"><u>50% City and 50% County</u></td> </tr> </tbody> </table>		\$ Amount	Planning/Engineering/Legal	_____	Acquisition	_____	Construction	_____	Equipment/Furniture	\$100,000.00	(Includes installation)	_____	<b>TOTAL</b>	<b>\$100,000.00</b>	<b>Source of Estimates:</b>		<u>50% City and 50% County</u>		
	\$ Amount																		
Planning/Engineering/Legal	_____																		
Acquisition	_____																		
Construction	_____																		
Equipment/Furniture	\$100,000.00																		
(Includes installation)	_____																		
<b>TOTAL</b>	<b>\$100,000.00</b>																		
<b>Source of Estimates:</b>																			
<u>50% City and 50% County</u>																			
<b>8. Alternatives to Requested Project:</b>																			
<b>9. Submitting Authority:</b> Date: <u>01/22/07</u>  Submitted by: <u>W. S. Harris, Jr.</u>  Signature: <u>(Signature on File)</u>  Position: <u>President</u>	<b>10. Reserved:</b>																		

**SECTION IV**  
**RECOMMENDED PLAN**



**SECTION V**

**IMPACT ON FISCAL YEAR 2007 BUDGET**

**County of Greenville**

**FY 2007 Capital Projects  
Impact on Budget**

**Revenues**

	Expense FY 2007	Bond Proceeds	Other Funding	General Fund	Sussex	Jarrat	Emporia	VDOT	Total Project	Annual Debt Service*
GVRs: Ambulance	\$47,500			\$47,500			\$47,500		\$95,000	
Wetlands	\$147,000	\$147,000							\$147,000	\$13,706
Boys & Girls Club	\$16,590			\$16,589			\$16,589		\$33,178	
U. S. Route 301 North Sidewalk	\$15,141			\$15,141			\$15,141	\$121,131	\$151,413	
Uriah Branch Way	\$102,603								\$0	
Railroad: Industrial Park	\$400,000	\$400,000							\$400,000	\$38,002
Courthouse: HVAC Computer	\$24,120			\$24,120					\$24,120	
Truck Drivers Training School	\$25,000			\$25,000			\$25,000		\$50,000	
Southside Virginia Education Center	\$2,400,000		\$2,400,000						\$2,400,000	
JVFD Station Expansion	\$109,880	\$109,880			\$109,880	\$54,940			\$274,700	\$10,591
<b>Total</b>	<b>\$3,287,834</b>	<b>\$656,880</b>	<b>\$2,400,000</b>	<b>\$128,350</b>	<b>\$109,880</b>	<b>\$54,940</b>	<b>\$104,230</b>	<b>\$121,131</b>	<b>\$3,575,411</b>	<b>\$62,299</b>

**\*Detail on additional indebtedness:**

Railroad Spur	\$400,000
JVFD Station Expansion	\$109,880
Wetlands	\$147,000
<b>Total</b>	<b>\$656,880</b>

**Rate: 5.00%**  
**Term: 15 yrs**  
**Yearly Payment: \$62,299**

APPENDIX C

ECONOMIC DEVELOPMENT STRATEGY

## APPENDIX C

### ECONOMIC DEVELOPMENT STRATEGY For Greensville County, Virginia

1. Participate in the Emporia/Greensville Industrial Development Corporation for marketing, existing industry program and other related economic development services.
2. Show particular interest in those industries that:
  - a. Pay a wage which will increase the average wage level in the community.
  - b. That will make a substantial capital investment
  - c. Will diversify the economy.
  - d. Generate new employment opportunities to the community.
3. Employ the concept of good customer service to industrial clients to help them overcome any barrier to locating in Greensville County.
4. Participate in a shell building program to provide a publicly owned inventory for marketing purposes.
5. Participate in the Local Enterprise Zone Program. Administered the Virginia Department of Highway and Community Development.
6. Market Interstate interchanges. Focus on enhancing the economic development opportunities of I-95 interchanges (Exits 4, 8, 13).
  - a. Provision of adequate water facilities and capabilities
  - b. Provision of adequate sewer facilities and capabilities
  - c. Proposed interchange development plans
  - d. Publicly controlled land (Options with landowners)
7. Take advantage of new opportunities regarding economic development, such as with the Port Authority of Hampton Roads, development of Carolina Crossroads, and the Southside Business Initiative.
8. Plan and construct the Southside Virginia Education Center to provide educational opportunities for workforce development as defined by local businesses and industries. The Southside Virginia Education Center includes
  - a. Workforce Development Center
  - b. Assembly Commons
  - c. Expansion of Southside Virginia Community College (SVCC)
  - d. Child care center

- e. Comprehensive One Stop
9. Plan and construct a facility and develop a program to provide an incubator for small business and industry.
  10. Implement an existing industry program that identifies the needs of existing industry and recommend solutions to the Board of Supervisors and Greenville County Water and Sewer Authority.
  11. Maintain an expertise for applying for and implementing economic development grants
    - a. Governor's Opportunity Fund
    - b. Tobacco Commission
    - c. VDOT Industrial Access Road Program
    - d. VDOT Rail Road Industrial Access Program
    - e. VDHCD Programs
  12. Develop and maintain a web site for the County and Water and Sewer Authority to provide access through the World Wide Web.
  13. Continue to develop and maintain a Geographic Information System to assist in the marketing of economic development opportunities in the County.
  14. Identify properties that will enable the County to maximize the economic potential of CSX and Norfolk and Southern Railways.
    - a. Plan for water, sewer, public controlled rail, public roads (ind. Access roads)
  15. Support the planning of a Mega Industrial Site
    - a. Identify economic development opportunities and benefits that exist.
    - b. Plan for infrastructure, land acquisition and physical development of site.
    - c. Market site for an original equipment manufacturer. (OEM)
  16. Next Plan and development for the Industrial Park.