

*Town of Boydton, Virginia*



**COMPREHENSIVE PLAN**

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Adopted by the Town Council on:  
Month September Date 15 Year 2009

## **Executive SUMMARY**

The Town's Comprehensive Plan is the chief tool for enabling the management of growth and the delivery of public services in a timely and efficient manner. For many years, the Town of Boydton was content with modest planning efforts dealing primarily with the development of the town business district and maintenance of residential properties.

Also known as, "The Little Town that Refused to Die," Boydton began to reawaken to its potential in the early 1990's. The town began to contemplate population growth, acknowledge interest in adjoining properties, and to consider development and expansion.

As the town grows, the challenge is to direct growth appropriately to retain the qualities that residents have come to cherish. New residents are attracted by a historical distinctness that is not found elsewhere in the region-a rich sense of community, a proud past, a beautiful downtown area, proximity to the Kerr Reservoir, Buggs Island Lake, numerous historic homes, and a quality of life that is not expected in this day and age. In order to maintain this setting, it is important to plan.

Planning is a process of formulating goals and the policies necessary to achieve them. The Town's Comprehensive Plan is a valuable tool to town government, its citizens, and the private sector. It is an articulation of policy from the Town Council, which describes a vision for the future, and allows the Council along with the Planning Commission to coordinate their policies and actions to guide Town development.

The major issue facing Boydton today is finding a balance between economic growth and stability, while maintaining the town's small-town, historic character. The Town's Comprehensive Plan provides policy guidance for addressing future issues within the context of the framework of the Plan, including environmental resources; population and housing; transportation; water and sewer; economic development; land use; community facilities; parks and recreation; historic preservation; and urban design and community appearance.

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## **PLAN COMPONENTS**

### Strengths and Weaknesses:

A listing of the identified strengths and weakness being addressed as part of the plan goals

### Vision and Mission Statements:

Descriptive statements portraying the Town's over-arching image and planning goals

### Purpose of Plan and Enabling Legislation:

Documentation of the legal requirement and authorities for developing and maintaining a comprehensive plan and descriptions of the plan's rationale and functions

### Plan Overview:

Key proposed projections for development and anticipated uses of the plan's provisions.

### Description of the Town of Boydton in relation to:

- *History* – Town was formed in 1765 and chartered in 1812.
- *Population* – 454 residents make their home here (2000, Census).
- *Economy* – \$1.5 million dollar town budget for 2008-2009 fiscal year.
- *Business and Employers* – 25 various successful businesses and vendors are currently located in town or are using town services.
- *Natural and Historic Resources* – With a moderate year round climate, the town conserves a portion of three different watersheds, has nine identifiable soil types and supports a variety of Eastern plains plant and wildlife. In addition, with its 181 contributing structures, including Boyd Tavern (c 1790), the circuit courthouse built in 1842, and several churches and other landmarks built in the early 1800's, almost the entire town is a historic district.
- *Municipal Facilities and Services*- Town Hall, Boydton Police Department, Boydton Volunteer Fire Department, Boydton Volunteer Rescue Squad, Water Plant/Treatment Facility and Sewer, and Solid Waste Management System.
- *Mecklenburg County Facilities and Services*- County Offices, Courts, Sheriff's Department and Jail, Emergency/911 Center, School Board Offices, Southside Regional Library, Commonwealth's Attorneys' Office, Department of Social Services, and Department.
- *Other Services* – Fiber-Optic Cable Access. Planning for: Senior Citizen Housing and Recycling.
- *Recreation* – Two in-Town parks, Park Road Park and Boydton Plank Road Historical Exhibit. Close proximity to the 48,900-acre Kerr Lake with 800+ miles of shoreline.

## **AN ESTIMATE OF THE SITUATION**

Planning begins with a comprehensive understanding of present day issues. Strengths and weaknesses are identified, as are current trends to help provide a reasonable estimation of what the future may be. With this information in hand, town leaders are then able to create a bridge of policies and actions to move town growth towards a citizen-based vision of the Town's future. Below is an outline of the weaknesses to overcome and strengths on which the Plan may capitalize.

## **Weaknesses:**

- An aging population
- Current decreasing income potential
- A lack of employment opportunities
- No school located within or adjacent to the town limits. School-age population dispersed across the county.
- No vocational and technical training for high-school aged students
- Higher education opportunities are limited by distances
- Private businesses of all types are lacking
- Real estate tax revenue is depressed as the primary landowner, the county, is a tax-exempt entity.
- A functioning, but antiquated water-sewer infrastructure
- Sixty three percent of the buildings available for businesses on the court-square are empty.
- Areas of deteriorating housing
- Lack of available lower income housing
- Area veterans travel four or more hours ( to and from) for primary care medical services
- Lack of a local 24-hour emergency healthcare facility
- Lack of local retirement housing and long-term care options
- Limited available land for development or expansion within town limits.

If the town of Boynton is to grow and prosper, town citizens and leaders must address these matters and take the initiative to change them.

## **Strengths:**

- Supportive local civic and governmental groups
  - The Corps of Engineers approved long-term leasing options for the Rochichi Marina project. Construction will begin in 2010. Only phase one of the project is approved as of this writing. This will be a 10-phase project.

- The Ruritan International Equestrian Center at Boydton will begin construction this year. This project will also be done in phases, the first of which should be completed by the Ruritan’s 50<sup>th</sup> horse show on July 2010.
- The old high school building (built in 1912) and adjacent property located in Boydton will be available soon for renovation for such projects as a higher education center, town museum and children’s playground.
- The School Board is considering an option to build new schools adjacent to the town limits.
- The County Courthouse is currently undergoing a major renovation, and additional renovation of county buildings that has already taken place. These renovations favor the town’s historic district.
- By Town Charter, substantial review and approval authority for development plans within a two-mile radius of the town limits and the legal ability to annex adjoining lands as a mechanism for growth;
- Self motivated private property owners willing to maintain and improve their property and buildings;
  - There are plans for the renovation of several downtown structures by the town’s 200th anniversary.
  - The property and remains of the original Randolph Macon college buildings have been purchased for preservation by the Old Brunswick Circuit Foundation.
- Supporting businesses and small industries are engaged in local development and relocation efforts;
  - Recently, builders who have purchased land for several housing developments close to our borders. These subdivisions consist of some 180 homes.
  - Plans are being developed to incorporate these into town limits.
  - 
  - New employers are moving into the nearby area and others are expected to follow suit. For example, E.D.S., which is associated with Homeland Security, F.E.M.A. and General Dynamics, will provide new jobs in the near future in the nearby town of Clarksville. In addition, there are also companies considering the Boydton Industrial Park.
- New fiber optic lines are available and in use to enhance internet and communications abilities;
- The town’s location on a major east-west highway corridor; Highway 58 and close to

Interstate 85.

- The Clarksville-Boydton Regional Airport is located nearby and is now improving their facilities;
- Boydton’s historic background and role as the Mecklenburg County Seat and location near the Kerr Lake recreational area.
  - One structure, the Boyd Tavern, is on the National Land Mark Register, and there are 181 contributing structures to the historic district on the State Land Mark Register.

While recognizing the town has identified weaknesses, town citizens and leaders are committed to take full advantage of and build on town strengths to seize opportunities for sustained growth and a profitable future as depicted in the town’s vision and mission statement.

## **VISION AND MISSION STATEMENTS**

### **VISION:**

The Town of Boydton will be a vibrant family-centered community, a prime historic and recreational destination that supports a base of friendly and secure residential neighborhoods, compatible, robust businesses, and collaborative relationships with businesses and local, county, state, and federal agencies for mutual benefits.

### **MISSION:**

The mission of the Planning Commission is to develop and support the Comprehensive Plan for the Town. The major purposes of the Comprehensive Plan are to:



- Provide a guide for the many public and private decisions that create the future Town environment;
- Promote the interests of the citizens at-large;
- Enhance the Town's environmental resources;
- Develop a coordinated, well-planned system of public services and utilities;
- Evaluate short-term actions against long-term goals.

### **THE PURPOSE OF THE COMPREHENSIVE PLAN**

The Town of Boydton's Comprehensive Plan is an official statement of policy, prepared by the Boydton Planning Commission and adopted by the Town Council, providing guidance and criteria for making recommendations and decisions about zoning and subdivision regulations and zoning map amendments for the future physical development of the town, both public and private.

The Comprehensive Plan (hereafter referred to as "the Plan") serves several functions, the most fundamental being that it is the official vision for the future of the Town, as formulated through the collective ideas, opinions, and aspirations of the many stakeholders within the town. The Plan describes this vision through its goals and objectives for the future as well as through maps and exhibits.

The Plan stakeholders include the Town's political leadership, administrative personnel, planning commission, school board, other agencies and organizations with interests in the Town, the business and industry community, homeowners, property owners, and the citizens in general. Because there are many stakeholders with correspondingly different perspectives, the vision of the Plan is, by necessity, a compromise resulting from reasonable consensus of Town stakeholders.

The Comprehensive Plan also serves as a compendium for useful information on the Town. This information includes descriptive and statistical information on many different aspects of the town, its lands, its people, and all aspects of its development. This information serves to inventory or document what exists at a given point in time.

Section 115.2-2223 of the Code of Virginia states, "the comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants".

The Code further states that the Comprehensive Plan shall be general in nature in that it shall:

- Designate the general or approximate location and character of features shown in the plan, including where existing lands or facilities are proposed to be extended, removed, or changed;
- Show long-range recommendations for the general development of the territory and may include such items as the designation of areas for different kinds of public and private land use, a system of transportation facilities, a system of community service facilities, historic areas, and areas for the implementation of groundwater protection measures.

#### Enabling Legislation:

Virginia law requires that all cities, towns and counties of the Commonwealth of Virginia prepare, adopt, and maintain a comprehensive plan. Code of Virginia Section 15.2-2223, states in part:

*The local planning commission shall prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a Comprehensive Plan for the territory under its jurisdiction.*

Section 15.2200 requires the local planning commission to review the plan at least every five years.

## **OVERVIEW OF THE 2009 COMPREHENSIVE PLAN**

The vision for our community is linked to its beginnings as an equestrian area. As we look to the future, we are planning to follow this path for our growth. Some of the first horse racing in the United States took place in Boydton. After the Civil War, due to loss of land and poverty, the thoroughbred population eventually moved to Kentucky and racing fell to the wayside in lieu of plowing and harvesting with horses.

To the east side of town we envision The Ruritan International Equestrian Center at Boydton and the Rails-to-Trails project, as well as other trails, which will be developed for riding. The horse park will be an international facility that will qualify to hold Olympic events as well as a wide variety of other equine related venues. We also hope to attract other equine business around the Park. For example, veterinarians, feed stores, furriers, and retail businesses should be locating in the near vicinity. Hotels, restaurants, and other supporting enterprises are anticipated as the facility grows.

We foresee future growth within the town to the south and toward the lake to accommodate horse farms on minimal five-acre tracts, with connecting trails. Because of the synergy with the Horse Park, the Rails-to-Trails project (Tobacco Heritage Trail) and

the historic equestrian legacy we want to preserve in Boydton, this should be a natural fit. This will increase the value of the land and attract new residents who are looking for a residence linked to a horse community. In the past several years, the horse population in our area has doubled and there is renewed interest in the area for horse farms. Closer to the lake, south of town, we foresee the continued growth of lakefront housing and recreational development. This vision offers improvement to the local tax base.

The original Randolph Macon College Campus, of which Duke University is an offshoot, was located in Boydton. Now owned by the Old Brunswick Circuit Foundation, work is underway to renovate the original structure. At some point, we anticipate a satellite higher-education campus in Boydton, possibly there or at another location.

To the west, we are looking forward to an active marina project in the Rochichi area. The first phase will accommodate a marina with service facilities, as well as, some housing and food service. Future growth will include a conference center; hotel, restaurants, and expanded housing that will develop over a series of ten phases. The build out will incorporate over 500 docks. This resort facility will be instrumental to our future growth.

Across Highway 58 to the north of Rochichi, there are plans for an upscale housing development of about 80-130 lots, called *Heritage Landing*, which will adjoin the Rails-to-Trails project known as, the Tobacco Heritage Trail. The community will also have its own dock facility on the lake. Between the Boydton and Heritage Trails subdivision would be a logical location for subsidized housing as well as an excellent retail or business location. This will eliminate sprawl and make both projects more cost efficient. Virginia Place is

another sub-division slated for development. It will have approximately 50 lots. It is to be located on Jefferson Street near the intersection of Route 58.

We project future business ventures to be located along the US Highway 58 corridor and along Highway 92. There is land along Highway 58 and within town, which could supply the location of school facilities. We project a higher education facility, as well as, vocational education.

The downtown will continue to be preserved and protected by the Architectural Review Board, according to standards of historic authenticity. Structures will be renovated to attract attorneys, doctors, restaurants, art galleries, and shops of various retail enterprises. The outlook for downtown will be to preserve the historic old town in ways that will attract professionals and businesses and put to use the historic structures of the Courthouse Square.

We currently have HealthCare on the Square, which contains a pharmacy, counseling center, medical, and dental facilities, as well as, a fitness center. We also have a Rescue Squad. In the future, we envision a 24-7 emergency center.

We look forward to the Industrial Park developing into a high tech center, which would supply employment opportunities for our future growth. Since the installation of fiber optic lines our capacity to foster this new growth is encouraging.

We foresee a shopping center developing at the Route 58 entrance to Jefferson Street. This would be the location for a grocery store and other needed retail stores.

We see a strong retirement community in Boydton. The recreational, medical, housing, and shopping that we foresee will foster this growth.

We anticipate the town growing its limits and expanding as growth necessitates. Based on current projections, the next fifteen (15) years could witness the revitalization of Boydton to its original grandeur. As business opportunities, educational facilities, and improved infrastructure are put into place, we have the potential to double our population in the next fifteen (15) years.

Our future land-use will strive to achieve a pattern of development that reinforces and advances the standard of life for its citizens and which assists in achieving the goals of the Comprehensive Plan concerning its economic development, housing, community facilities, and infrastructure.

## **DESCRIPTION OF THE TOWN OF BOYDTON**

### History of Boydton:

The Town of Boydton, geographically centered in Mecklenburg County, is referred to as the "Heart of Mecklenburg" and is the county's oldest town. Its rich history extends to the mid 1700's when a Scottish immigrant planter purchased land in 1760 that would later become the Town of Boydton. When Mecklenburg was formed from Lunenburg County in 1765, the courthouse area was established and known as the Village of Mecklenburg Court. The village, along with approximately 50 acres given by Alexander Boyd to create "Boyd Town", later called Boydton, was chartered by the General Assembly in 1812. A separate history of the county and the town would prove inextricable as it is easily argued the two are the same.

The town became a part of an early horse-breeding region in Colonial America and boasted one of the only oval, one-mile long racetracks in the country. It was a glamorous time for Boydton in those days, with racing activities on a fine track and social dances in the Boyd Tavern, which was the center of cultural and social gatherings of the day. When the General Assembly outlawed racetracks in Virginia, the original Randolph-Macon College was built on or near the racetrack site in 1832 but was relocated to Ashland, Virginia in 1865.

The Boyd Tavern, built by Alexander Boyd for whom the town is named, provided dining and lodging for the people who came to Boydton for the horse races and later those affiliated with Randolph-Macon College. It also served as a stagecoach stopover for the Boydton and Petersburg Plank Road. The Boydton and Petersburg Plank Road was a seventy-three mile-long timbered turnpike built to accommodate farmers for transporting tobacco, and harvested crops to the Petersburg markets. Today, the tavern stands as a glorious reminder of those early glitter days. Renovated over the last two decades with state and federal grant moneys, it once again will be the center of social and cultural activities.

The first recorded improvement to the town was Town Council's installation of oil lamps on the corners of the courthouse square in 1874. Concrete sidewalks replaced the original wooden sidewalks in 1912, and the streets in the business section were paved in anticipation of automobiles replacing stagecoaches. Later decades brought prosperity and then decline.

In 2004, the town underwent a much-needed major streetscape and façade renovation through funds received from the state's Community Development Block Grant with a \$723,000.00 award. After removing telephone and electrical overhead wiring from the immediate courthouse area, Victorian gas lamp replicas and benches completed the effect to enhance the town's turn-of-the-century authenticity. This downtown enhancement project, completed in 2005, served as the first of two phases in the town's revitalization efforts. The next phase will be the attraction of new businesses to the downtown and the immediate surrounding areas. In 2012, Boydton will celebrate the 200<sup>th</sup> anniversary of its town charter.

#### Population:

Population data from the 2000 Census, reports the population for The Town of Boydton is 454 residents. Population projections over the next 10 years indicate the number of residents will double.

#### Economy:

Boydton is a Virginia Main Street Affiliate and embraces the challenge to restructure its economy by promoting Heritage Tourism. Its rich history and architecturally correct and imposing housing and commercial building stock provide a strong foundation for this endeavor.

As the county seat, its Roman Revival style courthouse with a hex-a-style portico is closest in design to Jefferson's State Capitol in Richmond. From its central location on a lush court square, it commands your attention, but is quite at home among the vintage buildings surrounding it. Quaint restaurants around the court square invite you to dine and a lovely Queen Anne style bed and breakfast inn awaits your stay.

The Boyd Tavern (C 1790) is across the street and represents one of the finest examples of work by Jacob Holt, a 19<sup>th</sup> century Virginia designer and builder. Highlights of a town walking tour include the Boydton and Petersburg Plank Road replica, which is earmarked for expansion. Plans include a tobacco barn, hog-heads, wagons, and a plot of

tobacco on the site. The Tobacco Heritage Trail, a project of the Roanoke River Rails-to-Trails, will come through Boydton, and a trailhead will be established.

The cornerstone of Boydton's economic revitalization is a state of the art, comprehensive, and primary care medical center, known as Healthcare on the Square. It offers medical, dental, pharmacy and fitness services with an array of top-of-the-line body fitness equipment. Plans to provide a certified aerobics and yoga instructor are in the making, and with plans for a retirement community on the lake or within the corporate limits, Health Care on the Square will meet the area's medical and health maintenance needs. A pedestrian-friendly, beautiful, old downtown commercial district, lovely homes of the Victorian era amid ancient trees and shaded lawns welcome you to a friendly, progressive, southern Virginia town.

#### Businesses and Employers:

Mecklenburg County Government  
Mecklenburg County School Board  
County Health Department  
County Social Services  
Southside Community Services Board  
Citizens Community Bank  
First Citizens Bank  
Farm Bureau Insurance  
Cherry's Fine Arts  
Olde Lamps and Thangs Antique Shop  
Rose's Pizza Restaurant  
Copper Kettle Restaurant  
Lipscomb Law Office  
Beales Law Office  
Ben and Gin's Deli/Convenience Store  
Southern Heritage Bed and Breakfast  
Health Care on the Square: Physicians and other medical providers, dentists,  
pharmacy, fitness center, counseling services  
Mecklenburg Family Practice - Private physician  
Ole Roy Dog Food  
Virginia Homes Manufacturing  
U.S. Department of Agriculture  
Dollar General Store  
Southside Oil Co.  
Warren's Friday Farmer's Market  
Triangle Grocery  
Hundley Counseling  
Palmer Springs Association

#### Natural Resources:

The corporate limits of Boydton, which covers one square mile, are situated on the Piedmont physiographic province on flat to gently rolling terrain in the Roanoke River watershed.

The town's elevation above sea level is 284 feet. A prevailing moderate climate offers year-round enjoyment with mild winters and warm summers. Boydton's annual rainfall average is 37" to 43" and registers an average of 4 to 16.4 inches of snow per year. There are 212 sunny days per year, on the average. Temperatures range from a high in July of around 89 degrees and a winter low of 27 degrees.

Boydton has nine soil types: Congaree-Chewacla, Georgeville silt loam, Georgeville silt clay loam, Goldston channery silt loam, Gulled Land, Herndon silt loam, Orange silt loam, Tatum silt loam, and Tatum silt clay loam. Great differences in soil properties can occur between types and within short distances. In the subsurface soil's geological make-up, resources from the conservation service show phyllite, metasiltstone, and mafic metavolcanic rocks.

Mecklenburg County, of which Boydton is the county seat, contains a portion of three (3) watersheds, namely the Meherrin, the Middle Roanoke, and the Roanoke Rapids. Boydton lies in the Roanoke River watershed.

#### Historic Resources:

There are 181 contributing structures to Boydton's historic district as determined by a reconnaissance survey done by the Virginia Department of Historic Resources. Virtually the entire town was declared a historic district, and the Department of Historic Resources announced that the Boydton Historic District was placed on the coveted Virginia Landmarks Register with a pending nomination report to the National Park Service for inclusion in the National Register of Historic Places. In July of 2007, the town council, upon the recommendation of the planning commission, approved an Architectural Review Board and a zoning ordinance amendment to protect the town's designated historic commercial district.

Three (3) of Boydton's most prominent architectural landmarks front Washington Street and stand within one block of one another. They are not the only imposing, authentic structures in the town's vintage building stock, but they are probably the best known throughout the region. They are the county courthouses, the Williams and Goode Bank Building, and the Boyd Tavern.

The courthouse, completed in 1842, is Roman Revival in design with a hex-a-style portico that is closest in design to Jefferson's State Capitol in Richmond. It occupies the highest elevation in the town, contributing to its sophisticated Greek temple appearance. It will undergo a 5 million-dollar renovation and expansion beginning in 2008.



The Williams and Goode Bank Building, constructed in 1899, is located diagonally across from the courthouse. This Neo-classical brick structure now houses the county administration offices. It is one of the finest examples of Beaux-Arts Classicism in Southern Virginia.

The Boyd Tavern (C 1790) reflects restorative work done in the late 19<sup>th</sup> century by Jacob Holt, a very popular 19<sup>th</sup> century Virginia designer and builder. Built in 1790, as a tavern and stagecoach stopover by the town's namesake, Alexander Boyd, it again has undergone extensive renovation and it houses a tobacco museum and a private office. The building is open for tour Monday through Friday, 11:00 a.m. to 4:00 p.m. It is listed on the National Register of Historic Places as well as the Virginia Landmarks Register.

In addition to the entire business district, most of the residential zones are included in the historic district. The vintage housing stock encompasses a wide array of architectural designs from Jeffersonian, Italianate, Georgian, Victorian, and Neo-classical.

## **MAPS OR EXISTING AND PROPOSED COMMUNITY FACILITIES**

(Maps to be inserted)

Map #1 Legend: BUSINESSES AND FACILITIES WITHIN THE TOWN OF BOYDTON

1. Boyd Tavern
2. Boydton Town Hall
3. Boydton Water Treatment Plant
4. Boydton Volunteer Fire Department - Firehouse
5. Boydton Life Station Building
6. Boydton Plank Road Park
7. Water Tower (Downtown) with Boydton Fire Department Emergency Siren
8. Mecklenburg County Courthouse
9. Hudgins Court Facility:
  - a. General District Court
  - b. Mecklenburg County Department of Social Services
  - c. Juvenile and Domestic Relations District Court

- d. Juvenile and Domestic Relations Court Services Unit
  - e. Facility Public Parking Lot
10. Mecklenburg County Circuit Court Building
    - a. Circuit Court
    - b. Circuit Court Clerk Office
    - c. Mecklenburg County - Records Room
    - d. Board of Supervisors - Chambers and Office
  11. Mecklenburg County Registrar / Voter Registration Office
  12. Piedmont Court Services
  13. Mecklenburg County 911 Center
  14. Commonwealth Attorney's Office
  15. Mark I. Burnett Building:
    - a. Mecklenburg County Treasury Office
    - b. Mecklenburg County Real Estate Office
    - c. Mecklenburg County Commissioner of Revenue Office
    - d. Virginia Cooperative Extension – Mecklenburg County Office
    - e. Mecklenburg County Social Services Office
    - f. Facility Public Parking Lot
  16. Goode Bank Building / Mecklenburg County Administration Building
    - a. Board of Supervisors - chambers and offices
    - b. County Administrators Office
    - c. County Planning and Zoning Office
    - d. Building Inspection and Permits
    - e. Economic Development
    - f. Animal Control Office
    - g. Facility Public Parking Lot
  17. Mecklenburg County Sheriff Offices
  18. County Parking Lot (Between Madison St. and Jefferson St. / 1 block west of Town Square)
  19. Old Boydton Elementary / High School (circa 1900) - Unoccupied
  20. Old Boydton Elementary / High School Building with Auditorium (property of The Boydton Volunteer Fire Department) (circa 1913)

21. Mecklenburg County School Board Office Complex (abandoned)
22. Mecklenburg County School Board - In Service Building
23. Southern Heritage Bed and Breakfast
24. Mecklenburg County Recycle Drop-off Locations
25. Mecklenburg County Registrar / Voter Registration Office
26. Mecklenburg County Farm Bureau
27. Boydton U. S. Post Office
28. U.S. Department of Agriculture Service Center
29. Tobacco Heritage Trail
30. Southside Regional Library
31. Mecklenburg County Health Department Building
32. Mecklenburg County Community Services Board
33. HealthCare on The Square medical complex
34. Mecklenburg Family Practice, Dr. Willoughby Hundley
35. Hundley Counseling, Office of Jan Hundley, M.S., R.N., C.S.
36. Occoneechee State Park
37. Cherry's Fine Art Studio / Academy

Map # 2 Legend: BUSINESSES AND FACILITIES BEYOND DOWNTOWN BOYDTON

- A Park Road Park
- B Water Tower (at Park Road Park)
- C Mecklenburg County School Board Office (former Boydton Elementary School)
- D Mecklenburg County School Board - Bus Shop / Maintenance Shop
- E Mecklenburg County Recycle Drop-off Locations
- F Rudds Creek Campgrounds with boat ramp and swimming area on Kerr Lake  
(U.S. Corp of Engineers)
- G Rudds Creek Day Use Area with boat ramp and swimming area on Kerr Lake  
(U.S. Corp of Engineers)
- H Rochichi Marina Project
- I Ruritan International Equestrian Center at Boydton
- J Tobacco Heritage Trail

- K Historic Campus of Randolph-Macon College
- L Kerr Lake / Buggs Island Lake
- M Regional Landfill
- N Mecklenburg Correctional Center
- O Regional Jail (proposed)
- P Heritage Landing Subdivision
- Q Virginia Place Subdivision

**Reserved for Maps**

## **Reserved for Maps**

### **MUNICIPAL FACILITIES AND SERVICES**

#### **Existing Facilities:**

The Town Hall is located on Madison Street in the heart of The Town. Currently, the Town Hall houses the Mayor's office, Town Clerk's office, Financial Administration, Boydton Police Department Office, as well as The Historic Boydton Renaissance office. The Boydton

Town Council chambers are located at the Town Hall and the planning commission holds meetings here.

Goals: Municipal Facilities

- Renovate additional space on ground floor of the town hall at the rear of the building.
- Renovate the second floor of the town hall for community meeting space and additional offices.
- Replace the 1905 cupola of the building
- Improve the energy efficiency including installing ‘green windows’ and other similar improvements

Enablement: USDA-RD community facilities loans and grants, community volunteers

**Existing Emergency Services:**

Boydton Police Department:

The Boydton Police Dept office is located at Town Hall. Presently, the Town has one full-time police officer and one part-time police officer. As the town, grows there will be a need to expand services, increase to twenty-four hour coverage with additional police station/office space.

Boydton Volunteer Fire Department:

The Fire Department has a firehouse located in town with a meeting room and kitchen. The upstairs is unfinished but has restroom and bunkroom capacity. The building is set up as an emergency shelter with an electric generator. The present property size is adequate with room to expand for near future needs.

The Fire Dept has three (3) pumper trucks, one tanker truck, one rescue/crash truck, and two personnel vehicles. They presently need, and are preparing to purchase, a new tanker truck to replace their antiquated truck. The Fire Department owns the old Boydton school building auditorium (circa 1900). Bingo is held there once per week.

Boydton Volunteer Rescue Squad:

The Boydton Rescue Squad will soon move into their new building in Boydton. They provide 24-hour coverage for search and rescue for Boydton and for the local communities. They currently have fifteen members including three Intermediate and three Basic Emergency Medical Technicians. We envision a fully staffed professional team who can be assisted by a well-prepared and trained volunteer membership. They have two ambulances. They presently need a boat to expand their service for water accidents/incidents on Kerr Lake.

Goals: Emergency Services

- To increase the number of paid professional staff for the Rescue Squad
- To have a 24hour / 7day per week medical staff and facility available within the Town of Boydton
- To have a functional alert system for the residents of the Town in the event of severe weather or other emergency

Enablement:

Fees for services, grant opportunities

**Town Services: Garbage Collection**

Municipal solid waste collection is a service provided by the Town of Boydton. For a small fee, both commercial and residential sites receive services within the corporation limits. Residential refuse is collected twice weekly. The trash is carried to the Southside Regional Public Authority landfill.

Goals:

- Build capital improvement fund for equipment to be prepared when equipment must be replaced
- Support more aggressive recycling programs

Enablement:

Fees for service

**Town Services: Water and Sewer Utilities**

See page 35 of this document.

**MECKLENBURG COUNTY FACILITIES AND SERVICES**

As the county seat of Mecklenburg County, many county facilities are located here in The Town of Boydton.

**Sheriff's Offices and Mecklenburg County Jail:**

Description:

Mecklenburg County Sheriff's offices are located in the Town of Boydton. Currently their facilities, although scattered at three separate sites in town, are adequate. The County Jail is located in the town. Presently, plans are underway to build a regional jail for County inmates on the property adjacent to the Mecklenburg Correctional Facility.

Goal:

- To locate a new facility to house pre-trial and work release inmates on existing county property.

**Emergency/911 Center:**

Description:

Mecklenburg County's Emergency/911 Center is located in The Town of Boydton. Despite links to the Mecklenburg County Sheriff's Department, the National Weather Service, and U. S. Department of Emergency Management, the 911 Center has no public address/warning capability by siren, etc. The town needs a public warning system such as an emergency siren in case of weather or biohazard, etc. threats.

Goal:

See page 20 Emergency Services Goals

**Education:**

Description:

The Mecklenburg County Board of Education's new central office facility is located in the former elementary school northwest of the town.

The Town of Boydton fully recognizes the key relationship education plays between the economic vitality of the town, indeed all of Mecklenburg County, and the education levels and learning opportunities available to its citizens. Excellence in education must be offered to all ages, Primary, Middle, High School, whether college preparatory or training in a vocational field.

Currently, the School Board is in an extensive review of their facilities. Centrally located in the County, at the junction of major roads, and having available city water and sewer, the Town of Boydton is well suited for a consolidated school facility should the School Board believe such a consolidated facility is best for the county's students.

As the town area grows in population, placement of an elementary school in Boydton is considered to be essential.

In addition, desired economic growth near the town will require education and re-education of the adult labor pool. These needs are best served by locally available college



or trade school educational opportunities, via either satellite university or community college classes. As the home to the original campus of Randolph Macon College, the town will facilitate the college's efforts to renovate that campus and extend educational facilities there.

Goals:

- To have appropriate education opportunities in Boydton that address population, work-force and other educational factors as they emerge.

Enablement:

The town should encourage County School Board initiatives and private institution investment

**Southside Regional Library:**

Description:

The Southside Regional Library is one of the original eleven Bruce Libraries in Virginia. The facility, located on Washington Street on the southeast edge of downtown, is currently the only source of popular media resources (best sellers, children books, periodicals, CD books, DVD's) in the town.

The Library's facility currently has inadequate square footage and an insufficient collection (the smallest of all The Southside Regional Libraries). Neither the main floor nor the upstairs are handicap/wheelchair accessible. Basement office rooms have leaky walls and windows.

No meeting space is available for the Southside Regional Library Board (this library is their headquarters), nor is there room for "Children's Reading Hour" programs, etc.

As the town expands and especially should a Mecklenburg County school or college be located here, the library will need additional library resources.

Goal:

- To improve library facilities by using existing county property holdings

Enablement:

The town should encourage maximum use of the library by local residents to demonstrate the need for service and facility improvements.

## **HEALTH SERVICES**

### Description:

The town contains excellent health and medical services through the operation of public, private, and nonprofit medical facilities. As Boydton is the county seat, the Virginia Health Department maintains a clinic for public health needs, vaccinations, and a licensing/inspection office for hygiene and sanitation inspections. Both offices are housed in separate buildings on Washington Street downtown. Dr. Willoughby Hundley maintains a private practice office on Madison Street Extension in town.

The non-profit community health center, Healthcare on the Square, a state of the art, tele-medicine facility, is the largest primary care facility in the immediate area. The facility contains a primary care medical center, pharmacy, dental clinic, mental health center, and a fitness center in one location on Washington Street downtown. All services link patients through electronic medical records to in house services and lab services.

Full hospital services are offered by the Community Memorial Health center, located 17 miles east on US Highway 58 in South Hill and the Halifax Regional Hospital, located 30 miles west on US Highway 58. The Medical College of Virginia in Richmond and the Duke hospital in Raleigh, North Carolina meet major medical services and med-flight services in South Hill and South Boston.

### Goals:

- Build assisted living housing (9-12 units) and continuous care facilities (9-12 units) for elderly and indigent elderly.
- The Health Care on the Square will become an approved primary care facility (CBOC) for military veterans
- Recruit a pharmacist for a pharmacy in Boydton

- 24/7 emergency medical services/clinic in Boydton

Enablement:

Encourage use of organization's existing property holdings. Offer town resources, such as infrastructure, to provide leverage if organization needs such for grant applications.

## **OTHER SERVICES**

### **Senior Citizen Housing**

Description:

Currently, the Town of Boydton has no skilled nursing/nursing home facility or assisted living facilities for senior citizens. The town needs available housing for this increasing segment of our population.

Goal:

- Private investor(s) will locate suitable range of living/care facilities for senior citizens.

Enablement:

Encourage private investment by offering incentives that are reasonable and well within the means of the town's tax structure, zoning capabilities and infrastructure.

### **Broadband Cable:**

Description:

The Town of Boydton has state-of-the-art broadband fiber-optic cable access. This cable, running east and west just north of US Highway 58, provides an excellent business/education corridor.

Goal:

- Every business in Boydton will have reasonably priced broadband services.

- Fiber optic access to the cable trunk will be extended to each of the entrances to the town.

Enablement:

Access state and federal funding resources for extending the fiber optic cable to within the town

Encourage every business to utilize broadband capabilities. Offer town-sponsored seminars for businesses, focused on business management, customer service, and technical assistance.

**Recycling:**

Description:

Mecklenburg County recently began a recycling program for aluminum, cardboard, and newspaper. The County plans to expand recycling to other items.

The town will continue to support recycling and may consider being even more pro-active in recycling for residents as well as businesses.

Goals:

- The town will maximize every opportunity to educate citizens regarding the benefits of recycling.
- The town will annually explore the potential for separating recyclable items for additional income to the waste management program.

Enablement:

Utilize citizen groups for assistance in exploring income potential to the town.

## **RECREATION**

### **Local Parks**

Description:

Presently, the Town of Boynton has two parks, Park Road Park and the Boynton Plank Road Park, both of which have inadequate sport, recreation, and convenience facilities.

Park Road Park has a poorly maintained baseball field with only a backstop, but has good field lights and some bleachers. The field is used as the youth league practice football field, but rarely hosts a baseball game. The annual Boydton Ruritan Club Horse and Pony Show, and a few other community events are held there. The Town has plans to further develop this park to include dugouts, and possibly a concession stand along with bathroom facilities.

The Boydton Plank Road Park on Hull Street is primarily a historical exhibit with no recreational facilities. Neither of the town parks have bathroom facilities, playground structures; picnic shelters, or other sports facilities.

The Town has plans to make a new park at the recently abandoned Mecklenburg County School Board Complex. This property is contiguous with the historic Boydton Elementary/High School, which the town would like to convert to a town community center. This property (School Street at Jefferson Street) is centrally located in the town in a predominately-residential area.

The Town of Boydton boasts close proximity to the 48,900-acre Kerr Lake with 800+ miles of shoreline. Eagle Point, Eastland Creek, and Rudd's Creek are all within a very short distance of town. The Corps of Engineers operates Rudd's Creek and the Virginia Department of Parks and Recreation operates the Occoneechee State Park, named one of the best State Parks in the U. S. with boat ramps, picnic areas, restrooms and bathhouses, beach, and camping/cabin facilities nearby.

The town has much to improve in parks and recreation both in improving existing facilities and in capitalizing on existing recreation to attract and retain new and existing businesses and residents.

Goal:

- Build a children's park on the old high school property between Jefferson and Madison Streets.
- Provide basketball and tennis court opportunities in a county parking lot after court sessions'

Enablement:

Pursue grant monies, match funding and private donations. Encourage local organizations and businesses to adopt or sponsor the facilities.

**Tobacco Heritage Trail**

Description:

The Town of Boydton has a great resource in the Tobacco Heritage Trail that will run east/west through the town. The Trail, near Boydton, is in the planning/construction stage.

The Town of Boydton plans to annex approximately four miles of the trail (two miles to the east, two miles to the west). The town is working with The Trail to obtain water and sewer utility right-of-way along the section of the Trail adopted by the Town Council. This extension of utility service will stimulate town growth along this corridor.

The town would like to link the Tobacco Heritage Trail thru greenways to other local trails and equestrian mini-farms. The trails, allowing horse trail riding, walking, and bicycling, will be a perfect mixture of natural resource utilization and economic stimulus, in the grand equestrian tradition of Boydton.

Goals:

- Develop the Boydton trailhead to provide a comfort station and to offer information about the town.

Enablement:

Encourage support and assistance from the Ruritan International Equestrian Center.

## LAND USE AND DEVELOPMENT

### Existing Use of Land

#### Description:

Residential; Single-Family	154	No-Change
Two-Family	2	New
Multiple-Family	0	No-Change
Commercial; Business	22	Decline
Industrial	1	Decline
Semi-Public (Tax-Exempt)	17	Increase
Public (Tax-Exempt)	16	Increase
Open Spaces; Parks	1	No-Change
Parking Lots	3	Increase

#### **Analysis of Existing Land Use Survey:**

##### Housing

There has been no change in the number of homes over the last 25 years due to replacement of older homes by newly constructed homes. New houses built on new lots offset the loss of older homes. Five (5) houses were demolished to accommodate a county parking lot.

##### Commercial

Tax revenue from private businesses and industry was replaced by tax-exempt public institutions, such as the replacement of the Lake Sleepwear manufacturing plant by the Mecklenburg County Department of Social Services, Sheriff's Department, and the General District Court system. Boydton Community Health Facility and the Boyd Foundation own tax-exempt private property. In every case, these tax-exempt public and private institutions occupy or own the prime real estate in the Town.

##### Industrial

Industrial districts were rezoned to commercial and only one industrial site and plant remains, which is vacant.

### Open Space

A slight increase occurred in the number of open spaces due to the demolition of the Gregory Motors building that became a church prayer park. The demolition of an abandoned building adjacent to the Dollar General and the Presbyterian Church cemetery is the site of another open space. Several blighted structures were razed on Madison and Washington Streets during a streetscape project funded by Community Development Block Grants; a memorial park replaced the blight. The Boyd Foundation purchased a hardware store next to the Boyd Tavern, on the northeast corner of Madison and Washington Streets and razed it. The tavern's lawn incorporates that space.

### General Land Use and Development Goals

The following goals provide the over-arching direction that land use and development will pursue. The Town of Boydton will:

- Prepare and maintain Land Use Maps, Zoning, Floodplain, and Subdivision Ordinances for implementing the policies in the Comprehensive Plan.
- Evaluate and revise the Zoning and Subdivision Ordinances to ensure that development meets appropriate standards to provide for future growth in and around the Town of Boydton.
- Achieve a pattern of land use and development that improves the quality of life and maintains the small town character for the citizens of the Town of Boydton.
- Maintain a compact pattern of business and industrial development that protects the town's historic character and natural resources.
- Use the Zoning and Subdivision Ordinances to promote proactive development in and around the town.

### **Analysis of Specific Potential Development**

#### Description of In-Town Development:

Available tracks of land limit the potential for development in town. Only small lots are available in both residential and commercial zones. Some areas of re-development do exist around the commercial zone. One possibility for development would be an open-air market. The old nursing home between Jefferson and Madison is suitable for retail space.

#### Goal:



- Increase revenue by encouraging private development outside of the town corporate limits.

Enablement:

The increase in revenue will come from utility user fees.

Description of Out-of-Town Development:

The town can expand its services into three (3) land areas to help potential development based on reports by B & B Consultants. The town would need to have these reports updated and implement a plan for expanding services to and development of these areas. The three (3) areas that have the greatest potential for development as stated in the B & B report are:

*Area #1 - Located just south of town along both sides of State Route 707 to its intersection with State Route 704, and on the north side of State Route 704 to its intersection with State Route 705.*

*Area 1* can be served by water and sewer extensions and is well suited for single family residential. The extensions of water and sewer can be developer financed.

*Area #2 - Located just east of town along both sides of State Route 386 from its intersection with Highway 58 to the abandoned NF&D railway.*

The Roanoke River Service Authority services *Area 2* with water. Gravity lines could extend sewer service from the wastewater plant to that area which has the potential for commercial development. Grants can finance services to this area.

*Area #3 - Located west of town along both sides of Hwy. 58 from Triangle Grocery to the 1<sup>st</sup> bridge at Rudd's including Rochichi Drive and the old YMCA camp.*

*Area 3* has the potential for all types of development. Water lines can extend to this area. Sewer service could be available by gravity lines, pumping stations, or a package wastewater plant. Grants, loans, and developers can finance services into this area.

Goal:

- Re-examine potential growth areas with updated reports and implement a plan for developing these areas with expanded town services.

Enablement:

Funding will come partially by the Town, the county economic development office and potential investors.

**Boynton Industrial Park**

Water, sewer, and excavation were completed in 1997. The park lies just outside of the town's eastern corporate limits and was partially funded with federal money to be used only as a heavy industrial site, thus, restricting its use. Since its construction, no industry has occupied the park. The use of this site as mixed use or commercial instead would help the marketing and development of the park.

## **INFRASTRUCTURE**

### **Public Water**

#### Description:

The Roanoke River Service Authority (RRSA) is currently supplying water to Boydton. The RRSA has a 4.0 MGD plant serving the towns of South Hill, Brodnax, Boydton, LaCrosse, and the Bracey area. The Town of Boydton has a water storage capacity of 300,000 gallons; present use is 50,000 gallons per day.

Because a residential subdivision and a recreational commercial site may be developed west of Boydton on Highway 58, water service will need to expand to provide service to that area. That, along with other potential local projects may increase water use by as much as 50% within the next 10 years. The town's distribution system serves 256 customers.

### **Public Sewer:**

#### Description:

The Town of Boydton and the Mecklenburg Correctional Center comprise the wastewater treatment service area. The Boydton wastewater treatment plant treats 140,000 gallons of wastewater per day, which is approximately 33% of its total 360,000-gallon capacity. This capacity includes 150,000 gallons, which is required to be reserved for use by the Mecklenburg Correctional Center.

At 95% of capacity, a new system is needed. For capital improvements to the wastewater treatment system, the town activated a Sinking Fund Fee in 2005 based on 3,000 gallons of sewage usage at a rate of \$0.25 per 1,000 gallons. Out-of-town sewage users pay \$0.50 per one thousand gallons.

#### Water and Sewer Goals:

- Expand the wastewater treatment plant if development or demand for service warrants.
- Extend and upgrade water and sewer lines that will meet the needs of the long-term growth of the town

- Foster the development of adequate water and sewer service to support economic development activities in planned areas.

Enablement:

Goals can be met with the assistance of the USDA grants program and/or their low interest rate loan program.

## **Transportation System**

Description:

Transportation systems, which are capable of meeting the local regional and regional needs of both individuals and commerce, are major assets that stimulate community growth and spur economic development. Any future growth is largely dependent upon the presence of planned development of efficient transportation systems.

There are no interstate highways within Boydton; however, Interstate 85 is only 17 miles northeast of Boydton on US Route 58. National Highways such as US Route 58, an east/west corridor traversing from Norfolk to the Tennessee line, bypasses Boydton on the north side of town with four lanes. Business US Route 58 loops through Boydton.

US Route 1 converges with US Route 58 nine (9) miles east of Boydton and US Route 15 converges with US Route 58 nine (9) miles west of Boydton. Highway 92 runs north south through Boydton terminating at its intersection with Business US Route 58.

US Highway Route 4 intersects US Route 58 four (4) miles east of Boydton and traverses south across John H. Kerr Dam to the North Carolina line. There are 24 state secondary roads and streets within the Boydton town limits and its two-mile zone.

US Route 58's average vehicle count was 4300 per 24 hours (West to Highway 92), 1500 per 24 hours (Highway 92 East). State Highway 92 averaged 1300 per 24 hours and the secondary road ranged from a high of 1200 per 24 hours on Highway 688 and Highway 707 to a low of 10 per 24 hours on Highway 1215.

Goal:

- Support the Virginia Department of Transportation's efforts in local street and pedestrian traffic improvements

## **Parking**

### Description:

Public parking is available on all streets in town and around the courthouse. Various lots to accommodate larger numbers of vehicles are located at the Monroe and Jefferson Streets intersection behind Ben and Gin's Deli. There is public parking at the Hudgins Court Building on Madison Street; behind the Healthcare on the Square off of Jefferson; behind the Herbert Memorial Plaza on Madison Street; behind the county administrative offices on Jones and Jefferson Streets; at the county jail, and also, at the town shop.

### Goal:

- Establish the development of adequate public parking using the Zoning Ordinances.

## **Airports**

### Description:

Commercial Airports: There are no commercial airports in Boydton. Commercial passenger and airfreight services are available at the Raleigh-Durham International airport (77 miles southwest of Boydton), and the Richmond International Airport (98 miles northeast).

There are three (3) general aviation airports in close proximity of Boydton, and all are located in Mecklenburg County. Marks Municipal Airport in Clarksville (11 miles west on US Route 58 and then south on US Route 15 out of Clarksville) operates under the jurisdiction of the Boydton-Clarksville Airport Authority. Mecklenburg-Brunswick Regional Airport is located in South Hill (17 miles on US Route 58). Chase City Municipal Airport in Chase City is located (9 miles north on Hwy. 92).

### Goal:

- Support the Boydton-Clarksville Airport Authority in its operation of Marks Municipal Airport by providing knowledgeable representation of the Town of Boydton on the Airport Authority board.

## **Rail**

### Description:

#### Passenger Service:

There is no rail passenger service in the Boydton area. There are Amtrak stations located in Danville, Va. (65 miles northwest on US Highway 58), Petersburg, VA (75 miles northeast on US Route 58 and Interstate 85), and Raleigh-Durham, NC, (77 miles southwest on US Route 58, 15 and Interstate 85).

#### Freight Service:

There is no freight service in the Boydton area. There are three (3) rail lines within the general area. Norfolk-Southern Line runs from Brookneal-South Boston area into North Carolina. Norfolk-Southern Line runs from Emporia to Lawrenceville. Virginia-Southern Short Line (also known as VA-NC Railroad) runs from Burkeville to Oxford, NC. This line passes through Chase City and Clarksville.

## **Water Ports**

### Description:

There are no barge terminals or ports located in the Boydton area. There are several major ports within close proximity. The Port of Richmond is approximately 90 miles northeast on US Route 58, Interstate 85 and Interstate 95. The Port of Virginia in Norfolk is approximately 138 miles east on US Route 58. The Port of North Carolina in Morehead City, NC is approximately 212 miles south.

## **Electricity and Communications**

### Description:

Dominion Virginia Power provides electricity at the same base rates as the rest of the county and Verizon provides telephone service. Datacare, who acquired Mecklenburg Communications in 2005, provides satellite internet services in Boydton as well as hot spots in the courthouse square area. The other commercial high-speed internet provider is Comcast. County buildings and the Library have dedicated T-1 lines.

The E-911 Operations, a county based and funded operation is housed in its own separate facility located on Madison Street. Several radio stations located throughout the region, including northern North Carolina, serve the area with excellent reception and formats for educational, informational, and musical interests.

Amended      June 14, 2011