

# Discover Lawrenceville, Virginia



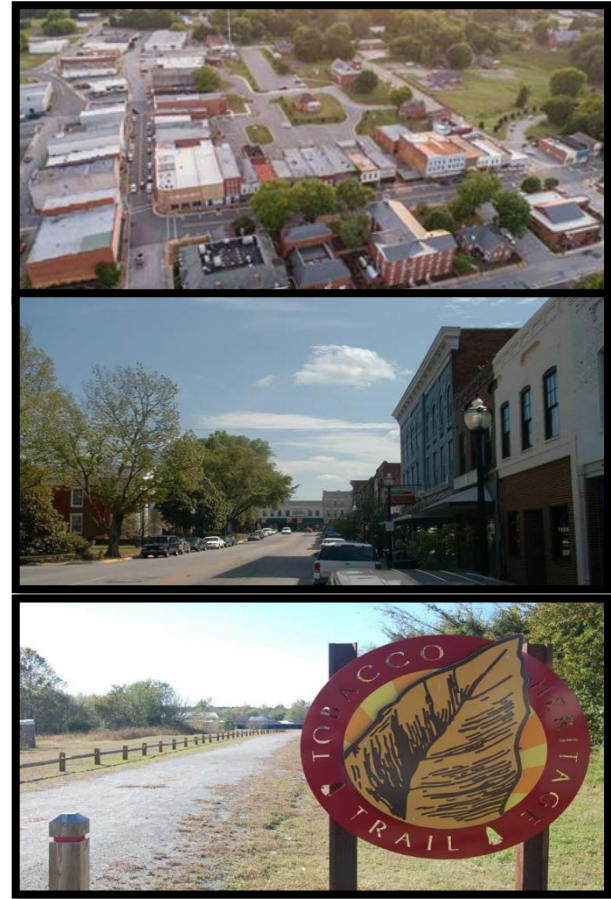
**WE ARE LAWRENCEVILLE and TOGETHER WE WILL BUILD A NEW FUTURE**

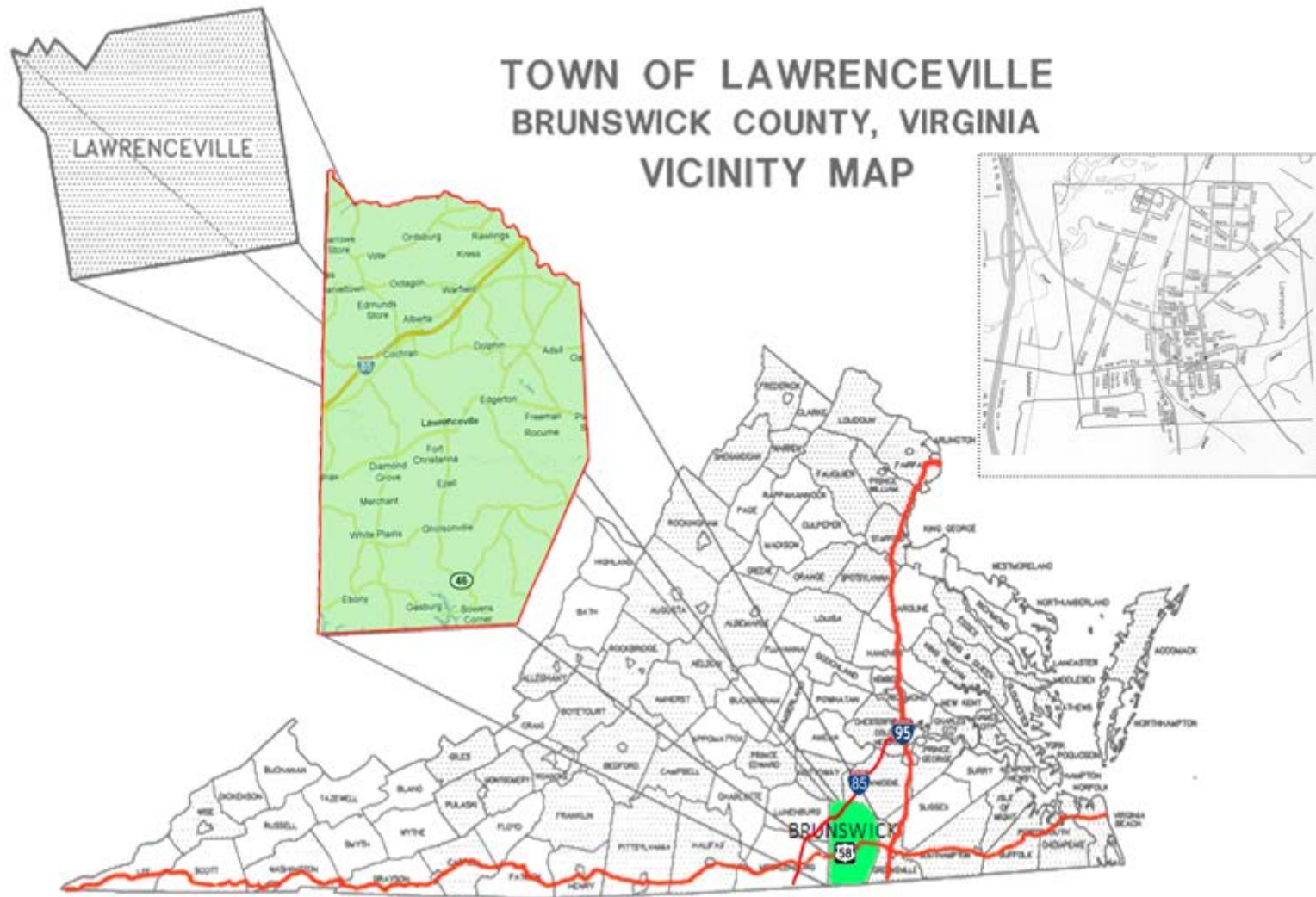
# We are Lawrenceville, Virginia And Together We Will Build a New Future

## Town of Lawrenceville Vision Statement

The Town of Lawrenceville seeks to maintain its small-town character, charm, and natural beauty. The Town is intent upon revitalizing its downtown and protecting natural environmental systems. It will accomplish its objectives by:

- Concentrating commercial and industrial development in appropriate areas where adequate infrastructure exists to support such development
- Balancing residential and commercial land uses
- Maintaining and improving its infrastructure
- Seeking assistance to improve neighborhoods
- Seeking sustainable economic development
- Protecting and preserving the natural environment and surface and ground waters
- Promoting smart growth practices and prudent land use decisions and
- Assessing options to provide areas where growth can occur





# Topography & Demographics

## TOPOGRAPHY

- Lawrenceville is approximately 256 feet above sea level with elevations in Brunswick County ranging from 150 to 315 feet above sea level
- The Town of Lawrenceville covers approximately 1.5 square miles; Brunswick County 579 square miles
- Drainage is provided by the Meherrin, Nottoway, and Roanoke Rivers and their tributaries
- The land surface slopes gradually toward the southeast
- Approximately 90% of the land in Lawrenceville and Brunswick County is classified 0 to 5% slope which is suited for all types of development

## POPULATION

- 2019 Population estimates: 1020 Town of Lawrenceville; 16,231 Brunswick County
- Median Age 43.2; 46.4% Female
- 2 primary ethnic groups: African American (Non-Hispanic) 54.8%; White (Non-Hispanic) 40.7% (Town & County combined)

## HOUSING & INCOME

- 2019 Median Household Income: \$26,369 Town of Lawrenceville; \$44,433 Brunswick County
- 2019 Per Capita Income: \$14,150 Town of Lawrenceville; \$21,732 Brunswick County
- 2019 Median Occupied Housing Value: \$97,000 Town of Lawrenceville; \$112,200 Brunswick County
- 2019 Median Gross Rent \$668
- 2019 Median Mortgage Cost w/Utilities \$1,011; Median monthly owner cost without a mortgage \$379
- Low Tax Rates
  - Real Estate \$0.34 Town of Lawrenceville; \$0.65 Brunswick County
  - Personal Property \$1.80 Town of Lawrenceville; \$3.85 Brunswick CountyPer \$100 of assessed value

## OTHER

- Low Crime Rate: Violent Crime Rate < 1 per 1000 residents; Property Crime 5.05 per 1000 residents
- Affordable Land, Housing, & Commercial opportunities
- Diverse Workforce of professional, skilled and semi-skilled workers (ACT Certified Work Ready Community)
- Great Location: 1 hr 15 mins to Downtown Richmond, VA; 2 hrs to Virginia Beach, VA; 2 ½ hrs to the Blue Ridge Mountains; 1 hr 45 mins to Downtown Raleigh, NC; 2 hrs 51 mins to Washington DC; 7 hrs to New York, NY; 6 hrs 57 mins to Atlanta, GA

# Incentives for Doing Business in Lawrenceville, Virginia

The Town will consider providing incentives as means of attracting suitable development including, but not limited to, waiving and reducing certain fees. Such fees include a business license fee, tap fee, water cut-on fee, and zoning permit fees. In addition, a waiver for several other fees can be negotiated. In some cases, tax credits for businesses that are part of a renovation or relocation may be available.

## **TOWN OF LAWRENCEVILLE INCENTIVES**

- Waive Business License Fee \$30.00
- Waive Tap Fee (in Town) \$400.00
- Waive Zoning Permit \$25.00
- Waive Water Cut-On Fee \$25.00  
(Property Owners)
- Waive Dumpster Fee for 6 month  
from business open date \$300.00
- Water Bill Flat Credit \$200.00
- 5-Year Real Estate Tax Freeze for investments of \$20,000  
or more in the purchase of a business or property OR  
investment of \$20,000 in property renovation

## **TOWN OF LAWRENCEVILLE BUSINESS SERVICES**

- Financial & business planning assistance available  
through local banks and Longwood University
- Virginia Job Investment Program Information
- Governor's Opportunity Fund Program  
Information
- Enterprise Zone Information
- Rehabilitation Tax Credit Information
- Lifetime membership to Historic Lawrenceville  
Revitalization Association
- Historic Tax Credit Information
- Business Services through the Chamber of  
Commerce

## State and Federal Tax Incentives

Under the laws of the Commonwealth of Virginia, the Town of Lawrenceville has created an Enterprise Zone in which businesses can qualify for benefits if they meet certain requirements. Businesses can apply for grants to offset the costs of employee wages and health benefits.

### STATE & FEDERAL TAX INCENTIVES

#### ➤ Enterprise Zone

##### ○ Job Creation Grant

Up to \$500 per year for FTE earning 175% of minimum wage with health benefits. \$800 per year at 200% of wage & health. Eligibility requirements must be met.

##### ○ Real Property Investment Grant

Commercial, Industrial, or Mixed Use - Up to \$100,000 per building facility for qualifying real property investments of less than \$5million. \$200,000 for qualifying investments of greater than \$5million.

##### ○ See Virginia Economic Development Partnership

[www.vedp.org](http://www.vedp.org) and

Virginia Department of Housing & Community Development [www.dhcd.virginia.gov](http://www.dhcd.virginia.gov) websites for additional incentives

#### ➤ Rehabilitation Tax Credits (Historic Tax Credits)

##### ○ 20% Federal Tax Credit

For qualifying rehabilitation costs of income producing buildings that are certified as historic by the National Park Service

##### ○ 10% Federal Tax Credit

For qualifying rehabilitation costs of non-historic buildings constructed prior to 1936

##### ○ 25% State Tax Credit

For qualifying rehabilitation costs of buildings certified as contributing. All rehabilitation tax credits must meet the requirements and criteria as administered by Virginia Department of Historic Resources



## Lawrenceville Historic District

431 Properties have Historic District (HD) contributing designation making them potentially eligible for Historic Tax Credits (423 buildings, 6 structures, 1 object, and 1 site)



# High Potential Properties

## Corner of Hicks & Main St. (Peebles Property)

3 Levels (Basement + 2 Above Grade)  
6765 sq. ft. basement / 13,530 sq. ft. above grade  
Historic Tax Credits available  
Zoned Mixed Use Commercial  
Built 1900



## 113-115 W. Hicks St.

2 Levels / 8320 sq. ft.  
Historic Tax Credits Available  
Zoned Mixed Use Commercial  
Built 1920



## Hicks St. (Star Value Property)

11,984 sq.  
25,000 sq. ft. paving  
62 & 100 sq. ft. porch  
Cold Storage 10 x 10 / 100 sq. ft.  
Lot 200 x 20  
Built 1955





# High Potential Properties

## 409 W. 5<sup>th</sup> Ave . (Southern States Property)

1.61 acres

14,724 sq. ft.

Built 1950

Recent renovations completed 2019

The buildout of  
the facility is adequate for  
production and manufacturing and  
includes office space



## 202 Court St. (Red & White Property)

8768 sq. ft. plus

728 sq. ft. porch

Lot 160 x 250 and 100 x 100 paved

Zoned Commercial & Industrial

Built 1964



# High Potential Properties

## 300 N. Main St. (Bank of America)

Main Level 6763 sq. ft.

Basement Unfinished 3381 sq. ft.

Basement Finished 3382 sq. ft.

Canopy Drive Thru 450 sq. ft.

Lot 76 x 143 and 50 x 40

Built 1979



# High Potential Properties

## 1831 Brickyard St. (Butler Lumber Property)

12.00 Acres

Multiple Structures:

Warehouse 45,660 sq. ft.

Shop 50 x 60 / 3000 sq. ft.

Shelter 45 x 60 / 3150 sq. ft.

Office 1440 sq. ft.



## 1244 Brickyard St. (Brick & Tile Property)

63.02 Acres

Office 3532 sq. ft.

Shop 3500 sq. ft.

Built 1966



## Educational / Institutional Site



The campus consists of 31 buildings and is situated on 135 acres in the rolling hills of Brunswick County in Southern Virginia. Founded in 1888 by James Solomon Russell as the Saint Paul Normal and Industrial School and affiliated with the Episcopal Church, Saint Paul's College was a private, historically Black, accredited, four-year coeducational liberal arts institution of higher learning until closing in 2013. The historic campus is listed on the National Register of Historic Places.

- Built in 1888
- 135 acres
- 31 Buildings
- Listed on the National Register of Historic Places
- 17 Buildings eligible for Historic Tax Credits



# Industrial Sites supported by Town of Lawrenceville Water/Sewer



**Interstate 85 Business Center Park**

- I-85 Business Center Park is a 114-acre business park located on 4-lane U.S. Route 1 and within one-half mile of Interstate 85. Designed to provide your company with a competitive advantage.
- Located in a Business and Technology Zone
- Located a half mile from Southside Virginia Community College
- Water and Sewer provided by the Town of Lawrenceville
- Electricity provided by Dominion Energy
- Fiber Optics provided by Verizon
- Largest contiguous parcel 85 acres
- 22+ acres have been developed specifically for technology-type businesses.
- Topography: Level / Gently Rolling
- Designed as a Mid-Atlantic Broadband GigaPark



**Brunswick County Industrial Park**

- Brunswick County Industrial Park is located on 4-lane U.S. 58 in a Virginia Enterprise Zone offering several state incentives for qualified businesses locating or expanding in the Zone
- Fully developed infrastructure including high-speed fiber optics
- Close proximity to I-85 and I-95 and the Mecklenburg/Brunswick County Regional Airport
- Water and sewer provided by the Town of Lawrenceville
- Electricity provided by Dominion Energy
- Natural gas provided by Columbia Gas
- Fiber Optics provided by Verizon
- Largest contiguous parcel 36 acres
- 10-acre graded pad
- Rail spur on site serving existing facility
- Topography: Level / Gently Rolling
- Designed as a Mid-Atlantic Broadband GigaPark

## Existing Business

The Town of Lawrenceville has a variety of prosperous businesses. Our tax incentives, location, demographics, and amenities within the surrounding areas allow businesses to grow and thrive.



## Business Opportunities

There is a variety of business opportunities for prospective owners and/or developers in Downtown Lawrenceville. Lawrenceville is rich with business opportunities using existing available buildings such as: an art studio; martial arts and/or dance studio; ice cream parlor; meat market; health food store; sporting goods store; and dry cleaners.



# Why Lawrenceville ?

## A CENTRAL GEOGRAPHIC LOCATION

*Lawrenceville is in the enviable position of being centrally located to and accessible from several major markets and close to important transportation hubs connected by I-85, I-95 and U.S. Route 58.*

- 75 miles to Richmond, including the Port of Richmond and Richmond International Airport
- 100 miles to Norfolk with multiple Port of Virginia facilities and the Norfolk International Airport
- 85 miles to Raleigh/Durham and the Raleigh/Durham International Airport
- 177 miles to Washington, DC
- 411 Miles to New York, NY
- 466 Miles to Atlanta, GA

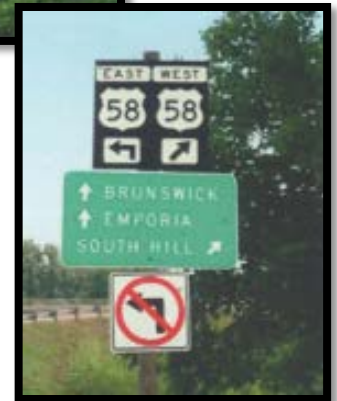
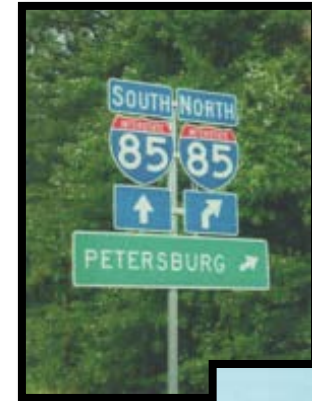
## AN EXTENSIVE TRANSPORTATION NETWORK

*Lawrenceville is fortunate to have three major US highways traverse the County.*

- I-85 - A major interstate corridor connecting Central Virginia to the Central North Carolina metro areas and Atlanta as well as connecting to I-95 to the north.
- U.S. Route 58 - Serves as a major highway across Southside Virginia and connects points east of Lawrenceville to the ports in Hampton Roads. It also connects to I-95, 17 miles to the east providing easy access to the entire east coast from Maine to Florida.
- U.S. Route 1 - Parallels I-85 providing local access to many Brunswick communities and serves as a connector to the interstate
- An additional important highway route is State Route 46. It serves as an important link to I-85 and as a north-south connector in the County

## RURAL/SMALL TOWN QUALITY OF LIFE

The Town of Lawrenceville with its National Register Historic Downtown District still maintains its small-town charm.



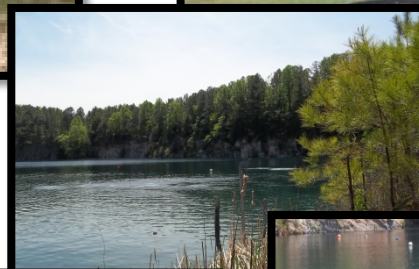
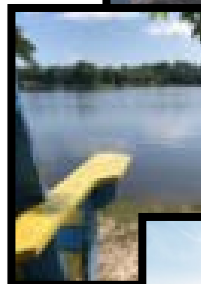
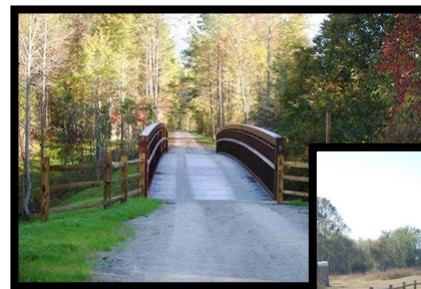
# Why Lawrenceville ?

## ATTRACTIVE CULTURAL & RECREATIONAL AMENITIES

- *The Tobacco Heritage Trail (THT)* Enjoy biking, horseback riding, walking, running, picnicking, nature observation & more on this non-motorized trail converted from abandoned railroad beds. Lawrenceville serves as the trailhead for the longest section of the THT, currently 17 miles in length.
- *Four Lakes within minutes of Lawrenceville* Each with its own charm.
  - Lake Gaston - 20,300 acres with boating, swimming, fishing, kayaking, camping and more. The Club Resort at Lake Gaston, nestled along the Virginia banks of the lake, offers an exclusive private country club atmosphere for its members and guests.
  - Brunswick Lake - 150 acres is an enticing spot for fishing
  - County Park at Great Creek- 215 acres is great for family picnicking & fun
  - Lake Phoenix - The clearest scuba facility on the east coast offers scuba, kayaking, swimming, picnicking and camping.
- *Multiple other amenities scattered across the County*
  - Numerous stops along the Civil Rights in Education Heritage Trail, the Civil War Trail, and the Virginia Birding and Wildlife Trail
  - Fort Christanna
  - Gholson Iron Bridge
  - Valentines Post Office
  - Twelve sites throughout the County are listed on the National Register of Historic Places

## AVAILABLE WATER SOURCES

- *Great Creek* and the Great Creek Reservoir
- *Meherrin River*- Designated a State Scenic River
- *Nottoway River*-Along the northern border of the County



# Why Lawrenceville ?

## SIGNIFICANT EDUCATIONAL INSTITUTION

Located 7 miles from Downtown Lawrenceville, Southside Virginia Community College(SVCC), Christanna Campus, is a two-year institution of higher learning with an emphasis on dual enrollment students from local high schools, GED students, middle college students, and students needing technical training. SVCC's workforce development services (WDS) aligns education and economic development to extend workforce development courses, training and programs into the community. WDS focuses on both customized and apprentice training opportunities.

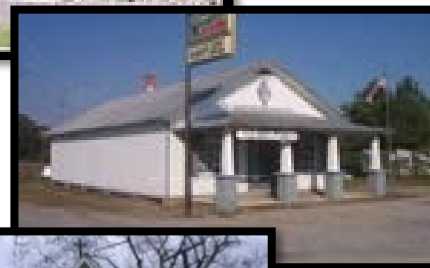
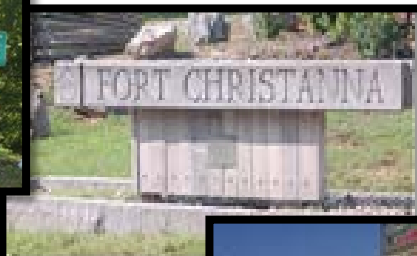




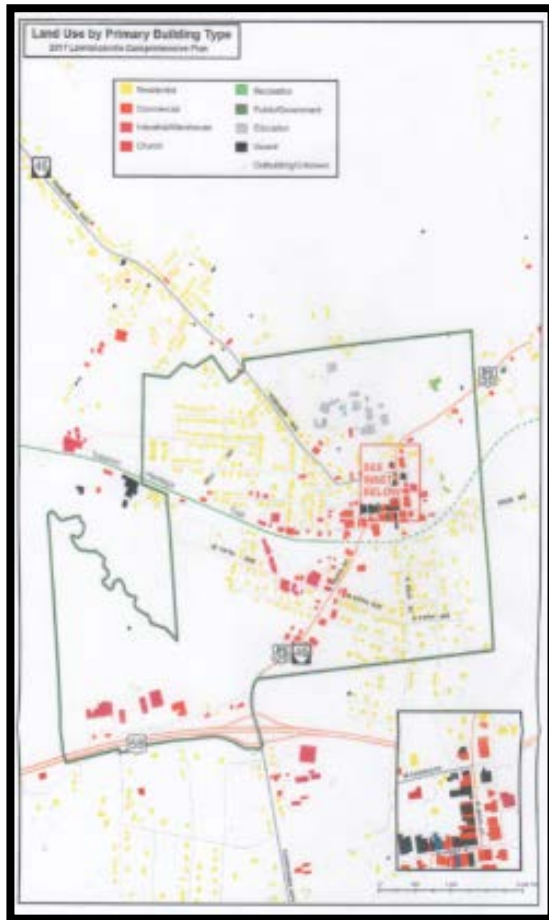
# Historical Sites

Lawrenceville and Brunswick County have an abundance of historical sites and other amenities. There are presently twelve sites throughout the County listed on the National Register of Historic Places.

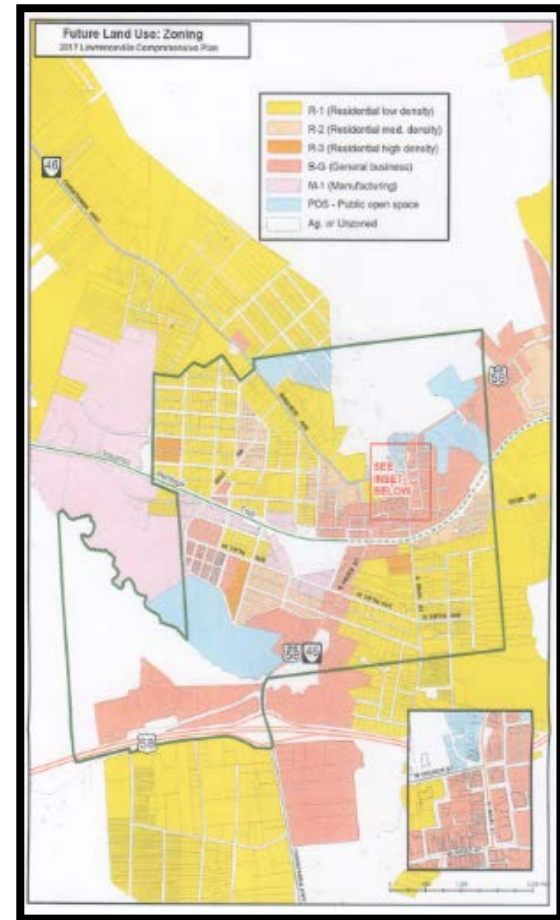
Clockwise: Gholson Iron Bridge; Fort Christanna; Valentines Post Office; St. Andrews Episcopal Church; Saint Paul's College; Oakwood Cemetery; Sonny Wholey Memorial Park; Brunswick County Museum; Center: Brunswick County Courthouse Square



## Land Use by Primary Building Type



## Future Land Use: Zoning



Properties that are currently unzoned or zoned agricultural that are in the northeast and southwest parts of town and which may be suitable for commercial and industrial use will be subject for rezoning. Under certain circumstances and to encourage certain types of development, the Town would consider certain changes to its land use plan and zoning ordinance.

# Resources

Below are a few resources that are available to support economic development for business owners.

## ➤ Virginia Economic Development Partnership (VEDP)

<https://www.vedp.org>

901 E. Cary Street

Richmond, Virginia 23219

804-545-5600

VEDP encourages, stimulates and supports development and expansion of the Commonwealth's economy by focusing on business recruitment, expansion and international trade. VEDP helps businesses find the resources they need to make relocation and expansion successful endeavors.

## ➤ Virginia Department of Housing & Community Development (DHCD)

[www.dhcd.virginia.gov](http://www.dhcd.virginia.gov)

600 E. Main Street, Suite 300

Richmond, Virginia 23219

804-371-7000

DHCD offers community-based technical assistance programs to support Virginia's entrepreneurs that are geared to helping develop a new business or expanding a current business. Business incentives include Enterprise and Opportunity Zones. DHCD programs provide transformational investments, repurposing blighted structures, increasing access to telecommunications, improving foundational community services, and stimulating private investment.



# Resources

## ➤ Southside Planning District (SPDC)

[www.southsidepdc.org](http://www.southsidepdc.org)

200 S. Mecklenburg Avenue  
South Hill, Virginia 23970  
434-447-7101

SPDC staff assist localities with grant applications, grant project administration as well as assisting with Enterprise Zone applications, obtaining grants for industrial sites, and providing GIS mapping for industrial sites and industrial prospects as needed. In addition, SPDC provides low-interest loans for qualifying companies that are creating jobs as part of new industries or expansion of an existing industry.

## ➤ Small Business Development Center – Longwood University (SBDC)

[www.sbdc-longwood.com](http://www.sbdc-longwood.com)

315 W. Third Street  
Farmville, Virginia 23901  
434-395-2086

SBDC's core mission is to provide education, consulting, and economic research to support potential and existing small business owners throughout Southern Virginia. The SBDC program is a partnership program with the U.S. Small Business Administration.

# Resources

## ➤ Virginia Growth Alliance (VGA)

<https://www.vagrowth.com/>

Heartland Business Park

PO Box 596

200 Heartland Drive

Keysville, Virginia 23947

434-265-2382

VGA's incentive programs reduce costs of opening or expanding a business facility, and the organization assists employers who choose to put down roots and grow in the Commonwealth. VGA includes the counties of Brunswick, Mecklenburg, and Prince Edward, and the City of Emporia.

## ➤ Virginia Tobacco Region Revitalization Commission

<https://www.revitalizeva.org/>

701 E. Franklin Street., Suite 501

Richmond, Virginia 23219

The mission is to promote economic development and growth in formerly tobacco-dependent communities and use the proceeds of the national tobacco settlement



400 N. Main Street  
Lawrenceville, Virginia

434-848-2414

Everette Gibson, Town Manager  
[elgibson@lawrencevilleweb.com](mailto:elgibson@lawrencevilleweb.com)

<https://lawrencevilleweb.us>

**We Are Lawrenceville and We Are Committed to Success**