

Brunswick County, Virginia

Land Use Management

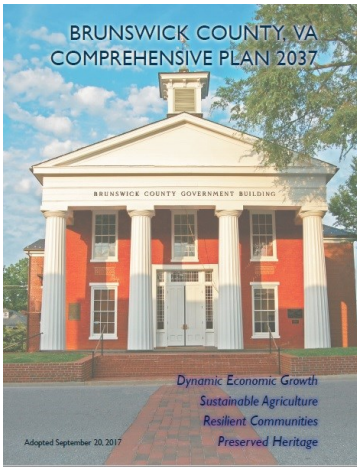
Dollar General's aggressive business model to build stores 10 miles apart across the country is targeting rural America in particular, in part because of no or lax land use management. Brunswick County has strong land use management tools in place. County's Vision, Comprehensive Plan, and Zoning Ordinances help ensure the right business in the right place without harming the purpose and strategic value of A1 Agricultural Districts. The other significant factor is **land ownership**.

Brunswick County
Virginia
Zoning Ordinances

Link to online ordinances:

https://library.municode.com/va/brunswick_county/codes/code_of_ordinances?nodeId=COCOBRVI

- ◆ A-1 Agriculture District that encompasses farmland, forestry, rural residential, rural landscape, open space, scenic beauty — Ebony's location — covers the **unincorporated** portions of the County. Zoning management uses a Conditional Use Permit to oversee need-based business development. This is to ensure the integrity and strategic value of the A1 district is not harmed by a proposed inappropriate business.
- ◆ B-1 Business District covers **incorporated** areas of the County and **not appropriate for spot-zoning within A-1 district, circumventing the A-1 Conditional User Permit intent**. If this happens the rezoned property (in the middle of the A-1 district) is opened up to any and all of the pre-approved business uses on the B-1 list. Most of which would destroy the integrity of the A-1 district.



*“ This **Comprehensive Plan [2037]** provides **general guidance and a framework for making important decisions** regarding community priorities for public and private investment in the next 10-20 years. In Virginia, every governing body must adopt a comprehensive plan and review it every five years for any needed updates. [It was last updated in 2017.]*

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

The plan with its 4 strategic platforms represents what Brunswick County stands for and is committed to. It is used and relied upon by many entities — within and outside the County. **Its intended role cannot be arbitrary without negatively impacting the integrity of Brunswick County and marginalizing its future.**



BRUNSWICK COUNTY BOARD OF SUPERVISORS
VISION FOR 2035
(UPDATED NOVEMBER 14, 2017)

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

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

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

Premier Location for Economic Growth and Development

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

Revitalized Neighborhoods and Rural Beauty

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

The Code of Virginia states that the County Board of Supervisors shall have the power to approve and enforce the county's comprehensive plan and land use control ordinances. **The Brunswick County Board of Supervisors Vision For 2035 is clearly aligned with this accountability by these goals:**

- Premier Location for Economic Growth and Development
- Revitalized Neighborhoods and Rural Beauty
- Unlimited Tourism/Recreational Opportunities
- Diverse Education in a Global Society
- Inclusiveness through Arts and Culture
- Healthy and Secure Community Environment
- Efficient and Effective Government