

Comprehensive Plan

Charlotte County Virginia



Prepared by the Charlotte County Planning Commission

Version 2.2

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Comprehensive Plan Charlotte County, Virginia

Version 2.2

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CHAPTER 1

INTRODUCTION

Purpose

The purpose of this plan is to fulfill the requirements of Section 15.2-2223 of the Code of Virginia, which 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, including the elderly and persons with disabilities.”

Process

The process that led to the creation of Charlotte County's current Comprehensive Plan began in the Spring of 2002 with the county's first strategic planning session. During that session a group of forty-five elected leaders, administrators and citizens developed a vision for the county's future and a list of goals, actions, and strategies to move the county towards that vision. The session also resulted in the creation of the "Charlotte Ambassadors," a group of county elected officials, administrators, and citizens whose mission was to identify actions necessary to fulfill the county's strategic policy and needs, and to carry out the necessary communication, coordination, and planning.

One of the first needs identified by the Ambassadors was an updated Comprehensive Plan. Towards that end, the Ambassadors formed a joint committee with the Charlotte County Planning Commission who had already begun their own review and revision of the Comprehensive Plan. Rather than hire a consultant to assist with the project, this joint committee decided that Charlotte County Planning Commissioners, citizens, and volunteer staff could develop a Comprehensive Plan that would capture a true vision of the County's future, realistically address the challenges faced by the county, and identify the actions needed to move the county towards the future they envisioned. Under the leadership of volunteer staff planner, R.W. "Jerry" Jerome, the committee collected, reviewed, and compiled input and data into a new Comprehensive Plan that was adopted by the Charlotte County Board of Supervisors in November of 2006.

Virginia State Code § 15.2-2230 requires a review of the Comprehensive Plan every five years, therefore the Planning Commission began an evaluation of the Comprehensive Plan in 2010. While some of the goals outlined in the 2006 Plan had been met, the Commission recognized that the 2006 Plan provided a long-term vision for Charlotte County and the goals and actions outlined in it were still very relevant. For that reason, the Commission elected to update the supporting data, associated strategies and actions and make some organizational changes to the Plan to improve usability without changing its overall direction. The effort to update the Plan began in the summer of 2010 and the final draft was approved by the Planning Commission in September of 2011.

Format

The Charlotte County Comprehensive Plan follows a logical, systematic process to identify anticipated future issues and needs. First, an extensive compilation of facts and statistics related to local resources, demographics and economic development is gathered (Chapter 2). This data is then used to identify existing trends and develop a summary of implications (Chapter 2). By comparing the county's vision for the future with the documented trends and implications, issues and needs are then identified and associated goals and strategies are established (Chapter 3). Finally, these goals and strategies are incorporated into the future land use plan (Chapter 4) and the public facilities plan (Chapter 5) and further developed into a list of recommended actions (Chapter 6).

data → trends → implications → issues → goals → strategies → actions

Figure 1

A Practical Vision for the Future

At the county's first strategic planning session in 2002, elected leaders, administrators and citizens in attendance worked together to establish a vision for Charlotte County's future. This vision was made up of components that, when combined, would provide stability, quality of life, and opportunity. Below is a list of the elements that make up this "practical vision."

Improved Standard of Living

Poverty has significantly declined and personal and family incomes are approaching national averages.

Infrastructure for Economic Growth

Fiber optic networks, industrial park sites, good highways, water and sewer service and a skilled workforce are in place to meet the needs of new businesses.

Economic Growth and Stability

Small businesses have grown in number and in revenues while farming and other traditional industries have been preserved and strengthened. A wide variety of local job opportunities are available for county residents, including young people.

Technology Related Job Opportunities

New industrial growth provides technology related job opportunities.

Tourism

Local tourism marketing efforts promote the numerous natural, scenic, historic and recreational resources the area has to offer. New and existing tourism related businesses help attract both visitors and residents alike while providing job opportunities.

Educational Excellence

The county school system is run efficiently and its pupils rank near the top every year on the State Standards of Learning. Adult literacy has markedly improved. Southside Virginia Community College continues to expand its course offerings and programs.

Availability of Needed Services

Quality health care and emergency services are readily available and daycare services are located throughout the county.

Strong Local Image and Identity

Charlotte County residents stay connected to one another, are actively involved in the community and promote a positive local image.

Safe, Family-oriented Communities

Local recreational opportunities exist for all ages. Youth are drug free and active in the community. Charlotte County is a safe, clean and healthy place to live, work and play.

Source: Summary of Accomplishments, Charlotte County Strategic Planning Workshop, May 30, 2002

Figure 2

Strategic Needs Statement

To prosper in the future, Charlotte County needs:

- Strong regional cooperation
- An equitable tax base
- Quality employment
- An appropriate land use policy
- A modern, responsive education system
- An affordable infrastructure

Source: Charlotte County Strategic Planning Workshop, May 30, 2002

Figure 3

Overall Goal of the Comprehensive Plan

The overall goal of the Charlotte County Comprehensive Plan is to allow suitable economic and physical development while retaining the County's natural assets and quality of life.

CHAPTER 2
HISTORY, PHYSICAL CONDITIONS, DEMOGRAPHICS,
AND ECONOMY
(DATA, TRENDS, AND IMPLICATIONS)

History

Charlotte County was formed in 1765 from Lunenburg County and was named for Queen Charlotte, wife of George III of England. Settlement of this new frontier began forty or fifty years before the county was formed. Cub Creek Church, the oldest Presbyterian church south of the James River, was organized here in 1735 by James Cardwell (Caldwell), grandfather of John Caldwell Calhoun of South Carolina.

The early 18th century brought permanent settlers to the easternmost section, the Roanoke Creek and Staunton River floodplains. These people were of English descent moving from the settlements along the James. Many families who were influential in the colonial government patented large acreage along these fertile floodplains of the Staunton River and the creeks leading into that river from the north, comprising some forty thousand acres.

The Roanoke Creek basin, consisting of approximately twelve thousand acres, was then considered to be the most fertile, flat, productive soil along the East Coast. As these families obtained land grants, they moved to this fertile frontier and began raising grains which were shipped along the waterways to England and western Europe. These people flourished, and built stately mansions for themselves and their descendants.

The western area of Charlotte County was settled by Scotch Irish and French Huguenots, planters who were active in the struggle for religious freedom.

As the American revolutionary spirit unfolded, the people of Charlotte County played important roles in the formation of the government. Charlotte County was the second governing body in the thirteen colonies to declare its independence from England. Its militia units helped to halt the advance of Cornwallis in 1781 and to hasten the end of the American Revolution. Tarleton's raiders passed through here. Lafayette's units camped near Charlotte Court House, and George Washington stopped here on returning from his southern tour after the Revolution. Patrick Henry and John Randolph lived here.

Later, as the highlands of Charlotte County came into agriculture by the smaller tobacco farmers, the soils from the high areas began to wash down and fill the creek beds along the fertile floodplains. The production of grains there became too costly. The larger landowners with slave labor built dikes along the creeks, but the land was soon abandoned. The flood of 1870 caused severe damage and the flood of 1940 practically ended all low ground farming in Charlotte County. In the 20th century the county built watershed dams and encouraged the implementation of good land management practices to control erosion and improve water quality throughout the county.

The rich heritage of old homes is architecturally significant as they reflect the styles from the Colonial and Georgian to the Federal and Greek Revival periods. Many of these stately mansions have been restored; time has merely enhanced the superior craftsmanship of the builders.

People of national importance have lived in Charlotte County. It was briefly the home of the signer of the Declaration of Independence, George Walton, later of Georgia. Patrick Henry, born in Hanover County, came to Charlotte County in 1795 and is buried here at Red Hill. In 1959, the Patrick Henry Memorial Foundation was dedicated as a national shrine, a replica of the last home of this Virginia patriot. John Randolph, who represented Virginia in both houses of the United States Congress between 1799 and 1825, lived and was buried at his home, Roanoke Plantation. Charlotte Court House was the scene of Patrick Henry's last public speech and John Randolph's first.

In later years Ambassador David K. E. Bruce, the only man to be ambassador to three great European powers, Britain, France, and Germany, and then to be emissary to a great Eastern power, China, lived at Staunton Hill, a Virginia and a National Historic Landmark. He served as a delegate from this county to the Virginia Assembly just prior to World War II. The town of Charlotte Court House, the county seat, has been likened to Williamsburg on a smaller scale. Mr. Bruce gave to Charlotte County many of its stately buildings in Charlotte Court House including the agricultural (Extension Service) building, Red Cross building, Treasurer's office, Health Department building, and public library and gardens, besides contributing to the construction of Randolph Henry and Central High Schools. Charlotte Court House has been listed in the National Register of Historic Places as an Historic Courthouse Village District.

In 1992, the historic Charlotte County Courthouse was the location for filming portions of the motion picture *Sommersby*. In 1996, the historic Brick Tavern at Courthouse Square was purchased by the County of Charlotte. The Brick Tavern was subsequently renovated to serve as the offices for the Clerk of the Circuit Court and the Commonwealth's Attorney.

Physical Conditions

1. Geography and Topography

Charlotte County is located in south central Virginia in the Southern Piedmont Region, approximately 80 miles southwest of the state capital, Richmond.

The county is 475 square miles in area; the greatest east to west distance is approximately 24 miles, and the greatest north to south distance is approximately 38 miles. There are four incorporated towns in the county, Charlotte Court House (the county seat), Drakes Branch, Keysville, and Phenix. (See Figure 5.)

Charlotte County's terrain ranges from gently rolling to hilly, steep, and broken. General elevations are 350 to 450 feet, and no elevation is greater than 790 feet above sea level.

2. Climate

Charlotte County has warm summers, relatively mild winters, and normally adequate rainfall (Table 1). The growing season is approximately 190 days, long enough to allow maturity of a wide variety of crops. The pasture season is slightly longer, but winter months are cold enough to require feed and shelter for livestock. Monthly average precipitation amounts vary greatly from year to year for any given month. Although Charlotte County is more than 150 miles from the Atlantic Ocean, remnants of hurricanes or tropical storms sometimes pass over the county from the east or south, occasionally causing flooding and wind damage.

Table 1
Climate

Criteria	Data
Average Annual Rainfall	40.4 inches
Average Annual Snowfall	14.6 inches
Average Annual Temperature	56.5 °F
January Average Temperature	36 °F
Average Number of Days With a Minimum Temperature Lower Than 32°F	98
July Average Temperature	76 °F
Average Number of Days With a Maximum Temperature Higher Than 90°F	43
Prevailing Winds	Southwest
USDA Cold Hardiness Zone*	7A
*Average Annual Minimum Temperature = 0°-5° F	

Source: Charlotte County Administrator's Office, Virginia Tech, USDA Soil Conservation Service, 2006

3. Existing Land Use

Charlotte County is overwhelmingly rural with substantial amounts of valuable farmland and forest cover. (See Figure 10.) As seen in Table 2 below, overall land cover includes 68.7% forest and 22.3% pastureland and fields.

Table 2
Land Cover Type

Land Cover Type	Coverage Percentage
Pasture/Hay	19.7%
Row Crops	2.6%
Woody Wetlands	5.0%
Open Water	0.8%
Transitional	2.2%
Deciduous Forest	38.1%
Evergreen Forest	12.8%
Mixed Forest	17.8%
Herbaceous Wetlands	0.5%

Source: Spatial and Statistical Data, Alderman Library, 2005

Based on 2010 census data, Charlotte County's overall population density is 26.5 persons per square mile. This is a slight increase from the 2000 census population density figure of 26.3 persons per square mile. Between 2000 and 2010 town population grew from 1,984 residents to 2,131 residents, an increase of 7.4%. Within the incorporated towns, population density is 204.9 persons per square mile while density outside of town limits is only 22.5 persons per square mile (Table 3).

Charlotte County's population density is substantially lower than the 2010 state population density of 200.6 persons per square mile. However, this is the case throughout the Southside Virginia region as seen in Figure 6.

Table 3

Population Density

	2000	2010
Total County Area	475 square miles	475 square miles
Total County Population	12,472	12,586
Overall Persons per Square Mile	26.3	26.5
<hr/>		
Total Combined Area of Towns	10.4 square miles	10.4 square miles
Total Combined Population of Towns	1,984	2,131
Persons per Square Mile in Towns	190.8	204.9
<hr/>		
Area of County Outside Towns	464.6 square miles	464.6 square miles
Population Outside Towns	10,488	10,455
Persons per Square Mile Outside Towns	22.6	22.5

Source: U.S. Census Bureau, 2010 and Commonwealth Regional Council

As shown on the zoning map, Figure 8, the majority of land located outside of the town limits is identified as the agricultural district. Narrow residential zones surround the town limits. Industrial zones are located north and south of Keysville, adjacent to the southern border of Drakes Branch, and in the Wylliesburg area. Worthy of particular note is U.S. Army Corps of Engineers land. The Corps of Engineers owns land bordering the Roanoke (Staunton) River and the John H. Kerr Reservoir from the southern tip of the county to the Route 92 bridge area. In addition, the Corps of Engineers holds flowage easements on land extending from their Route 92 property boundary northward to Randolph and then northeastward to Route 641, Mulberry Hill Road (Figure 9). Although very small in total area compared with the rest of the county, this land plays a significant role in preserving the wetlands along the river and reservoir, protecting wildlife, and serving as a flood control buffer. As a result of this, the Corps of Engineers requires an extensive permitting process for construction on this land.

4. Soil, Farmland, and Forest

Charlotte County contains a wide variety of soils, with agricultural productivity ratings ranging from *very good* to *very poor*. An extensive countywide soil survey and analysis can be found in the publication *Soil Survey – Charlotte County Virginia*, United States Department of Agriculture Soil Conservation Service and Virginia Polytechnic Institute and State University, July 1974. Data from this survey is now available on-line through the USDA. The USDA's 2007 Census of Agriculture reported that 125,531 acres in Charlotte County is currently farmland. This figure includes a significant amount of woodlands.

5. Water Resources

Most of Charlotte County is in the Roanoke River watershed. A very small area on the eastern boundary is in the Chowan River watershed. The major surface water features are the Roanoke (Staunton) River on the western and southwestern boundary, creeks and small dams located throughout the county, and the John H. Kerr Reservoir at the southern end of the county (Figure 11). Table 4 below lists flow rates at the three stream gauging stations located on the Roanoke (Staunton) River and Cub Creek.

Table 4

River and Stream Flow Rates 2001 - 2010

Body of Water	Annual Mean Streamflow (ft³/sec.)		
	High	Low	Average
Staunton River at Brookneal	4,117	740.6	2,129.8
Cub Creek	189	32.9	83.6
Staunton River at Randolph	5,152	851.8	2,590.1

Source: U.S.G.S. stream gauge records, 2011

There are a total of nineteen state-licensed dams in Charlotte County. Currently, ten dams are categorized as *low hazard* dams, three are categorized as *significant hazard* dams and six are classified as *high hazard* dams (Table 5 and Figure 11). Twelve of these dams fall under the jurisdiction of the Southside Soil and Water Conservation District and the Department of Conservation and Recreation. Dam inundation studies have recently been completed for eight of these and four additional studies are still in progress. As a result of these studies, many of the dam hazard classifications have been upgraded to reflect more stringent regulations, the dams' proximity to transportation routes, and small increases in development.

Fourteen of the county's state-licensed dams were constructed in the 1960's as flood control dams. Together, these fourteen contain a total of approximately 2229 acre-feet of water; their watersheds encompass an area of 77.4 square miles, which is approximately 16% of the entire area of the county. The watershed areas of the two largest lakes impounded by these dams – Keysville Town Lake and Drakes Lake – are particularly large and are situated in the vicinity of the towns of Drakes Branch and Keysville (Figure 12). Keysville Town Lake (containing approximately 91.6 million gallons) is the municipal water supply for the town of Keysville. Drakes Lake (containing

approximately 148.3 million gallons) is included as the water source in the preliminary design of a water treatment plant to supply the Drakes Branch area if future demand increases significantly.

Table 5

Charlotte County State-Licensed Dams

Name	Approximate Contained Water (acre feet)	Watershed Area (acres)	Hazard Classification
Devin Lower Dam	Not Available	Not Available	Low
Devin Upper Dam	Not Available	Not Available	Low
Eastern Pines Dam	Not Available	Not Available	Low
Four Locusts Dam	Not Available	Not Available	Significant
Roanoke Creek Dam #4A	46	1,070	High
Roanoke Creek Dam #5B	112	3,335	High
Roanoke Creek Dam #6A	164	3,520	High
Roanoke Creek Dam #31B	143	3,002	High
Roanoke Creek Dam #35A	74	1,460	Low
Roanoke Creek Dam #43A	129	3,046	Low
Roanoke Creek Dam #49A	131	3,735	Significant
Roanoke Creek Dam #54	203	4,704	Low
Roanoke Creek Dam #61A	59	1,700	High
Roanoke Creek Dam #62	173	7,090	High
Roanoke Creek Dam #67	119	2,518	Low
Roanoke Creek Dam #68	140	2,660	Low
Roanoke Creek Dam #70A (Keysville Town Lake)	281	1,754	Low
Roanoke Creek Dam #72A (Drakes Lake)	455	9,926	Significant
Willies Dam	Not Available	Not Available	Low

Source: Southside Soil and Water Conservation District, Commonwealth Regional Council

Definitions for Hazard Classifications:

Low—No deaths or significant damage in the event of a breach.

Significant—No deaths, but economic, environmental, or lifeline damage in the event of a breach.

High - Probable loss of life, or serious economic damage in the event of a breach.

Groundwater is available from shallow bored or deeper drilled wells in almost all areas of the county. According to Charlotte County Health Department well permit records, bedrock is usually encountered between 40 and 100 feet, but may be found as shallow as 20 feet. Well depths vary widely from 30 to nearly 400 feet. Well production varies similarly, from one to 70 gallons per minute. Most private wells yield ten or fewer gallons per minute. Figure 13 maps a sample of typical well types, locations, and yields throughout the county. Table 6 below summarizes residential well information.

Table 6

Estimated Residential Well Consumption

Number of Well Records Reviewed	215
Estimated County Residential Usage from Drilled Wells	712,000 gallons per day
Estimated County Residential Usage from Bored Wells	342,000 gallons per day
Total Estimated Countywide Residential Usage	1,054,000 gallons per day

Source: Draper Aden Associates, Charlotte County Water Supply Plan, July 2008

In addition to residential well consumption, a substantial amount of water is consumed by town municipal water systems, schools, industrial sites, and for agricultural purposes. An estimate of the county's overall water consumption is summarized in Table 7 below.

See Section 10 (Public Facilities) for a detailed description of municipal water systems and available water sources.

Table 7

Summary of Estimated Current Water Use

Type of System	Use (gallons per day)
Towns, Schools, and Individual Industrial Sites	289,999
Self-Supplied Users (Includes Residential Wells)	1,078,973
Agricultural Use (Livestock & Irrigation)*	2,095,861
Total	3,464,833
Countywide Groundwater Recharge Potential	30.63 million gallons per day

Source: Draper Aden Associates, Charlotte County Water Supply Plan, July 2008

NOTES: *Agricultural figures based upon crop & livestock data from the 2002 Census of Agriculture

6. Mineral Resources

According to records provided by the Virginia Department of Mines, Minerals, and Energy, there were two active mining operations located in Charlotte County in 2009. One, owned by J.R. Tharpe Trucking Company, reported producing approximately 5,943 tons of sand from their operation along the Roanoke River in the southwestern part of the county in 2009. The other, BMC Rock, Inc., reported the production of 178,328 tons of granite in 2009 from their quarry located in the central part of the county, just outside the Town of Charlotte Court House.

Historic mine and mineral reports indicate that numerous other minerals have been extracted and processed in the county in the past. These include copper minerals developed southwest of Keysville and near Laconia, Mica mined in the vicinity of Charlotte Court House and Cullen, Granite quarried near Saxe and Drakes Branch and along the Roanoke River, and clay materials produced near Drakes Branch. Smaller quantities of other minerals have been found in the county as well. Kyanite-bearing quartzite occurs in the vicinity of Madisonville. Syenite that is found near Drakes Branch and Charlotte Court House is a possible source of decorative and construction stone. Vermiculite (used as an insulator or for fire-proofing) occurs in an area from the vicinity of Phenix southwestward. Graphite has been found in the vicinity of Drakes Branch and Saxe, and amethyst has been collected at a site west of Charlotte Court House and west of Drakes Branch. (See Figure 14 for a map of Charlotte County's mineral resources, currently permitted mining sites, and previous mining locations.)

7. Wetlands

Wetlands are a unique and valuable asset to any community, particularly to a rural area with significant agriculture and forest lands. Detailed maps of wetlands in Charlotte County were produced by the U.S. Fish and Wildlife Service as a part of the *1990 National Wetlands Inventory*. These maps are based on analysis of aerial photography, and may be viewed in the office of the Southside Soil and Water Conservation District in Charlotte Court House. The wetlands in Charlotte County generally follow existing watercourses, primarily the Staunton River, Roanoke Creek, and the Kerr Reservoir. There are also some very small isolated areas in the county's higher elevations.

8. Flood Zones

Figure 15 shows flood zones in Charlotte County, which are based on U.S. Department of Housing and Urban Development maps dated July 7, 1978. These zones are classified as Federal Emergency Management Agency Zone A. Land in a FEMA Zone A is subject to an annual probability of flooding of one percent or greater, based on a 100-year flood, with the base flood elevation undetermined. All of the flood zones are along rivers, creeks, and other watercourses.

9. Historic and Scenic Resources

Charlotte County is rich in historic and natural resources. Historic sites, walking and driving trails, and access to the Roanoke River and Buggs Island Lake combine to create a desirable destination for visitors. These resources, if protected and properly utilized, will continue to offer significant recreational opportunities to local residents, and can aid the county's economic development effort.

A. *Historic*

Charlotte County is rich in history and historic buildings. Nineteen Charlotte County sites are listed in the National Register of Historic Places. These include the Charlotte Court House Historic District, sixteen buildings, one bridge, and one archaeological site (Figure 16). In 1996 Charlotte County and the Charlotte County Chapter of the Association for the Preservation of Virginia's Antiquities (APVA) commissioned a survey of architectural resources 50 years old or older. The result is a comprehensive study of 220 properties in the county, which was published as *Historic Architectural Survey of Charlotte County, Virginia*, June 1998. This document is available at the Charlotte County Public Library and on-line on the Charlotte County web site.

There are several other unique historic sites and trails in Charlotte County (Figure 16). Red Hill, the last home and burial place of Patrick Henry is located on the western border of Charlotte County. Staunton River Battlefield State Park, which features interpretive markers, a walking/biking trail, and visitors center, can be found at the southern end of Charlotte County, near the community of Randolph. Three sites on the regional *Civil Rights in Education Heritage Trail* are located in the county, as are sections of the *Wilson-Kautz Raid Driving Trail*, part of *Lee's Retreat (Virginia Civil War Trails)*. The Museum of Charlotte County has also developed a local driving tour, known as the *Rail Road Route*, that traces the old Virginian Railway and passes through the Abilene and Cullen communities.

B. *Scenic*

In addition to historic sites, there are several valuable scenic features in Charlotte County (Figure 16). Clarkton Bridge is a preserved road bridge over the Roanoke River that has been converted for pedestrian use only. Portions of the *Staunton River Loop* and the *Roanoke-Meherrin Summit Loop* of the *Virginia Birding and Wildlife Trail* are also located in the county. In addition, Routes 15, 40, and 727 are designated as bicycle routes in the proposed *Piedmont Planning District Regional Bicycle Plan* (Figure 16).

The *Tobacco Heritage Trail* is a proposed network of recreational trails throughout Southside Virginia designed by Roanoke River Rails to Trails. This trail network will provide recreational opportunities, historic and environmental preservation, and economic stimulus for the area. While much of the trail network is planned along abandoned railway property, the majority of the trail proposed for Charlotte County follows existing roads as seen in Figure 21. The existing trail at Staunton River Battlefield State Park has been incorporated into the network. An on-road segment connecting the Clarkton Bridge with Red Hill was opened in 2005 (Figure 16), and several others are envisioned. One will be an on-road segment from Keysville through Drakes Branch and Saxe to Randolph Station. Another will be an on-road route connecting the abandoned railroad depots at Keysville and Fort Mitchell (Lunenburg County) with Chase City (Mecklenburg County). As part of this effort, a state-chartered organization, *Friends of the Keysville and Fort Mitchell Depots*, has taken ownership of the two depots and plans to rehabilitate them.

10. Public Facilities

A. *Transportation*

- The predominate transportation service in Charlotte County is provided by state roads. There are 113.44 miles of primary roads and 477.44 miles of secondary roads in the county. All of the primary roads and 386.32 miles (80.9%) of the secondary roads are hard surface roads (Virginia Department of Transportation, 2011). Four segments of roads in the central, western, and southwestern sections of the county (approximately 64 miles) have been designated by the Commonwealth Transportation Board as Virginia Byways. Figure 17 shows the U.S. routes, Virginia primary and major secondary roads, and Virginia Byways in Charlotte County.
- A Norfolk Southern rail line traverses the county from Prince Edward and Lunenburg Counties on the east to Campbell County on the west, passing through the town of Phenix. A second Norfolk Southern rail line crosses the northeastern section of the county. Both of these lines are used for through freight service. A rail line owned by the Buckingham Branch Railroad passes through Keysville and Ontario and continues south into Lunenburg County at Fort Mitchell. This line provides local freight service to the Keysville-Ontario-Fort Mitchell corridor. See Figure 17.
- The nearest airport with scheduled commercial air passenger service is in Lynchburg, Virginia (48 miles). The closest major regional air hubs are located at Richmond Virginia (90 miles), and Raleigh-Durham, North Carolina (105 miles). There are four airports with paved runways in the regional planning district – Farmville, Crewe, Blackstone (Fort Pickett), and Lunenburg County. Crewe Airport is classified as a local service facility; all other airports are basic utility facilities.
- The nearest commercial Greyhound bus station is located in Lynchburg, Virginia. A Greyhound bus stop is also located in Farmville, Virginia (30 miles).
- The nearest passenger rail station is the Lynchburg, Virginia Amtrak station. This station runs direct lines daily to major eastern cities from New York to New Orleans and is currently looking into adding some additional western destinations as well.
- Designated bicycle routes are listed in Section 9.b of this chapter, and are shown on Figure 16.

B. *Education*

- The Charlotte County Public School system consists of one high school, one middle school, three elementary schools, and an early learning center. Over the last fifteen years, student population totals have fluctuated slightly, with no consistent trend evident. The number of students in each grade has averaged from

150 to 170, again with no consistent trend (Table 8). School buildings vary widely in age (Table 9) and facilities maintenance is problematic.

Table 8
Charlotte County School Enrollment

Grade	1995	2000	2005	2010
Pre-K			86	98
K	186	161	166	149
1	188	180	159	167
2	165	196	140	142
3	154	185	154	122
4	164	167	170	129
5	155	176	173	157
6	160	189	183	156
7	152	168	187	149
8	169	162	169	166
9	170	171	203	168
10	159	184	203	187
11	138	141	156	172
12	145	134	152	150
Total	2105	2214	2301	2112
Average (K-12)	162	170	164	150

Source: Charlotte County Public Schools Division, 2011

Table 9
Charlotte County Public School Enrollment by School

	Grades	Location	Year Built	Fall 2005 Students	Fall 2010 Students
<u>Preschool</u>					
Early Learning Center	Pre-K	Charlotte C.H.	1942	86	98
<u>Elementary</u>					
Bacon District	K-5	Wylliesburg	1959	194	172
Eureka	K-5	Keysville	1982	481	413
Phenix	K-2	Phenix	1959	139	149
J. Murray Jeffress *	3-5	Phenix	1952	148	132
<u>Middle School</u>					
Central	6-8	Charlotte C.H.	1992	539	471
<u>High School</u>					
Randolph-Henry	9-12	Charlotte C.H.	1938	714	677

Source: Charlotte County Public Schools Division

NOTE: *In the fall of 2011 J. Murray Jeffress and Phenix Schools were consolidated & JMJ was closed.

- Southside Virginia Community College, established in 1970, is one of the 23 colleges in the Virginia Community College System. SVCC currently offers classes at eight locations in the Southside Virginia area including the Christanna Campus near Alberta, the John H. Daniel Campus near Keysville, and six satellite locations. Together, these facilities serve ten counties and one city. A total of 9,381 students were enrolled in the 2009-2010 school year (VCCS, 2011). The average student age was 27, and most worked while attending the college part-time. Besides basic undergraduate courses, the college provides an occupational-technical program for workforce training, a distance learning center linked with Old Dominion University in Norfolk, and a dual enrollment program with Charlotte County Public Schools.
- Longwood University and Hampden-Sydney College are located in neighboring Prince Edward County. Both are accredited higher education institutions offering undergraduate degrees. Longwood also offers graduate degrees in five majors.

C. General County Facilities

- Figures 18, 19, and 20 show the locations of the county's public facilities. With the exception of schools, libraries, and trash collection/recycling centers, almost all public facilities are located in the Town of Charlotte Court House.
- The Charlotte County Industrial Park and the Virginia's Heartland Business Park are located east of Keysville adjacent to U.S. Route 360. See page 40, Economic Development, for more information on these two facilities.

D. Law Enforcement

- Law enforcement at the county level is provided by the Charlotte County Sheriff's Department, under the direction of an elected Sheriff. The department has a total of forty sworn employees (including part-time personnel) and two non-sworn employees. Of the sworn personnel, sixteen perform road (patrol) duties, twenty-one perform jail duties and three perform court and civil process duties.
- The County Law Enforcement Building, located in the town of Charlotte Court House and completed in 1988, houses the Sheriff's Department, Jail, Magistrate's Office, and Dispatch/E-911 Center. The Jail section is certified to house twenty-nine inmates.
- Circuit Court and General District Court sessions are held in the Charlotte County Courthouse, located on the historic Courthouse Square in the Town of Charlotte Court House. Offices of the Commonwealth's Attorney, the Clerk of the Circuit Court, the Clerk of the General District Court, and the Voter Registrar are also located in buildings on the Courthouse Square.
- The Virginia State Police has primary responsibility for enforcement of traffic laws within the county.

- The towns of Drakes Branch and Charlotte Court House both employ one part-time police officer.

E. *Emergency Services*

- Fire protection is provided by seven volunteer fire departments, located in Wylliesburg (Bacon District), Charlotte Court House, Cullen, Drakes Branch, Keysville, Phenix, and Red House (Figure 20). These departments utilize volunteer firefighters and rely primarily on donations and fund-raising activities. Finding an adequate number of volunteers, particularly during daytime hours, has become a challenge for many of these departments. The county provides assistance in the form of 911 and dispatching services and some direct funding.
- Emergency Medical Service is provided by the Charlotte County Rescue Squad, whose main location is on Route 40 in Keysville (Figure 20). To provide better coverage and improve response times, a satellite location was established in Wylliesburg to serve the southern area of the county and an ambulance is now housed at the Phenix Volunteer Fire Department to serve the western part of the county. The Rescue Squad relies primarily on volunteer personnel and donations. However, because of the limited number of volunteers available during daytime hours, it employs several paid personnel to provide service during that time. To assist with expenses, the Rescue Squad implemented a policy of "soft" billing for transport in May of 2011. The county provides assistance in the form of 911 and dispatching services and some direct funding.

F. *Utilities*

- Water Systems

Municipal water systems are operated by the four towns (Table 10) to supply treated water to structures within the town limits and some areas immediately adjacent to the towns. Except for Keysville, which obtains its water from a lake, the towns rely on wells for water supply. These wells are generally limited in capacity and vary in consistency throughout the year. Structures outside the town limits rely on individual wells, usually of low capacity (1 to 10 gallons per minute).

In addition to municipal systems, several industrial sites also have higher volume water supply systems. The former Westpoint Stevens manufacturing site in Drakes Branch has an individual system capable of supplying approximately 70,000 gallons per day although this system is not currently in use. The Cardinal Homes manufacturing site in Wylliesburg has a private well supplying approximately 12,000 gallons per day.

Table 10

Charlotte County Public Water Systems

Town	Source	Storage (gallons)	Max. Effective Capacity (gal/day)	Average 2010 Production (gal/day)	Connections
Charlotte Court House	4 wells & 1 spring	136,000	89,600	41,000	251
Drakes Branch	5 wells	100,000	112,800	48,000	247
Keysville	1 lake & 2 emergency wells	660,000*	1,000,000**	127,600	400
Phenix	3wells	114,000	24,000	14,000	131

SOURCE: Town Offices, 2011; Draper Aden Associates, Charlotte County Water Supply Plan, July 2008

NOTES: *Includes storage for Keysville's treated water only. The Keysville Reservoir, Keysville's water source, contains an estimated 66 million gallons. (2008, Draper Aden Associates)

**Virginia DEQ calculates the safe yield for the Keysville Reservoir at 590,000 gallons per day while Keysville identifies the safe yield as 1 million gallons per day.

- **Water Treatment**

Wastewater collection and treatment is provided by municipal systems in the towns of Keysville and Drakes Branch and by a private system at Southside Virginia Community College. The former Westpoint Stevens manufacturing plant also has a private system that is currently not in use.

In 2009 the county installed a force main sewer line between the towns of Charlotte Court House and Drakes Branch. This line is currently used to transport wastewater from the Sheriff's Department and several other government buildings in Charlotte Court House to the Drakes Branch water treatment facility. The force main also has the capability of handling wastewater from both Randolph-Henry High School and Central Middle School.

The Keysville water treatment system collects and treats wastewater from the town, some county areas immediately adjacent to the town limits, and the Charlotte County Industrial Park and the Virginia's Heartland Business Park. Keysville completed a major upgrade to their system in October 2005 that increased its capacity from 250,000 to 500,000 gallons per day. (See Table 11.)

All structures not served by the town water treatment systems rely on individual septic tanks and drainfields. The feasibility and capacity of the individual systems depends on the drainage rate ("percolation") of the soil on each site, which varies widely throughout the county. Therefore, allowable building density will also vary

throughout the county, since areas with low drainage rates (poor percolation) will require larger areas for each drainfield, and thus larger lot sizes.

Table 11

Charlotte County Public Wastewater Systems

Location	Design Capacity (gal/day)	Average Flow (gal/day)	Receiving Stream
Drakes Branch	80,000	40,000	Twitty's Creek
Keysville	500,000	110,000	Ash Camp Creek
Westpoint Stevens	20,000	Not in Use	Twitty's Creek
SVCC	25,000	Not Available	Gill's Creek

Source: Charlotte County Administrator's Office (August 2006), Town Offices 2011

- Electric Service
Three electric companies, Dominion Virginia Power, Southside Electric Cooperative and Mecklenburg Electric Cooperative serve the county.
- Telecommunications
Telecommunications service is generally consistent with commercial standards for rural areas. Telephone landline service is available in all areas. Cellular telephone coverage is widespread, but more consistent near towns and major roads. Coverage in more isolated areas is often limited and sporadic. Cable television service is available in and immediately adjacent to the towns; satellite television service is widely used throughout the county.
- Internet Service
Broadband connectivity is available in the county government complex in Charlotte Court House, in the public schools, and, to a limited extent, by tower-to-building point-to-point wireless service in the incorporated towns. Slow-speed dial-up service remains the primary means of internet access in the rural areas of the county. However, the use of wireless internet air cards and satellite internet has increased significantly in the last few years.

Several broadband initiatives are underway that will provide increased service options to the towns and broadband access to some outlying areas in the county. Mid-Atlantic Broadband Corporation (MBC) has installed a fiber optic network that follows along major roads in Southside Virginia and connects to their existing fiber network (Figure 23). In addition, MBC has constructed telecommunication towers at J. Murray Jeffress Elementary School and Bacon District Elementary School in order to expand the network's coverage area. Several service providers that are members of MBC are currently working to build out from MBC's backbone fiber to provide broadband to local businesses and residences.

Solid Waste Collection and Recycling

Solid waste and recyclables from county homes, businesses, and institutions are deposited by citizens at seven trash collection and recycling sites located throughout the county (Figure 18). These centers accept household waste (except yard waste and hazardous materials) and recycle newsprint, aluminum and other metal, cardboard, glass, clothing, electronics, and tires. In addition, the Charlotte Court House collection center accepts comingled recyclables including aluminum and steel, mixed paper, and #1 and #2 plastics. The solid waste is trucked to the Southside Regional Landfill in Boydton for final disposal and recyclable materials are hauled to various commercial recycling locations. The former county landfill located just outside of the Town of Charlotte Court House was completely closed in 1993 and is monitored in accordance with the Code of Virginia and Virginia Department of Environmental Quality regulations.

G. Health Services

Health service providers serving county citizens include the following:

- Group medical practices and individual physician's practices located in Charlotte Court House and Keysville
- The Charlotte County Health Department in Charlotte Court House
- Two general dentist practices, one in Keysville and one at the group medical practice in Charlotte Court House
- One orthodontia practice in Keysville
- Hospitals and specialty practices in Farmville, South Boston, Lynchburg, and Charlottesville

Demographics and Housing

(See Appendix for regional data and comparisons.)

1. Population

The 2010 census measured Charlotte County's population at 12,586, an increase of .9% from the 2000 population of 12,472 (Table 12). Of the seven counties located in Planning District 14, Charlotte County ranked sixth in population and fifth in the population increase percentage. (See Tables A-1 and A-2 in the Appendix for regional population comparison data.)

Between 2000 and 2010 all four incorporated towns in Charlotte County experienced increases in population. Charlotte Court House experienced the biggest population increase with growth of 17.3% while Keysville's population only increased by 1.8%. The largest town population increase in the last forty years occurred in Keysville between 1990 and 2000 when the town experienced a population increase of nearly 22%.

Table 12

Population

Location	1970	1980	1990	2000	2010
Charlotte County	12,366	12,266	11,688	12,472	12,586
Charlotte Court House	539	568	531	**463	543
Drakes Branch	702	617	565	504	530
Keysville	--	704	**671	817	832
Phenix	260	250	260	200	226

Source: U.S. Census Bureau, Virginia Employment Commission, 2011

**Corrected

Between 1990 and 2010 the number of white persons residing in Charlotte County increased from 7,372 to 8,467 (a 14.8% increase) while the number of African American persons decreased from 4,258 to 3,751 (a decline of 11.9%.) While American Indians and Alaskan Natives, Asian and Pacific Islanders, Hispanic persons, and individuals of other races made up only 2.93% of the overall population in 2010, these groups have experienced very high growth rates over the last thirty years (Table 13).

Table 13
Population by Gender and Race

Category	1990 Census	1990 Percentage	2000 Census	2000 Percentage	2010 Census	2010 Percentage
Total Population	11,688		12,472		12,586	
Male	5,713	48.9%	5,977	47.9%	6,180	49.1%
Female	5,975	51.1%	6,495	52.1%	6,406	50.9%
White	7,392	63.2%	8171	65.5%	8,467	67.27%
African American	4,262	36.5%	4102	32.9%	3,751	29.8%
American Indian Or Alaskan Native	18	.15%	18	.14%	35	.28%
Asian or Pacific Islander	4	.03%	20	.16%	26	.21%
Other Race	3	.03%	89	.71%	307	2.44%
Hispanic* (any race)	33	.28%	206	1.65%	240	1.91%

Source: U.S. Census Bureau, VEC, 2011

Notes: * The Census Bureau does not consider Hispanic origin as a race. Persons included in the Hispanic category are also classified under another racial category.

Table 14 lists population census data by age for 1990 through 2010. Table 15 shows population percentages by age group for this same time period. (Future population projections were not included since projection data based on the 2010 census data was not available at the time of printing.) In addition to illustrating the gradual increase in the population over age 40, Table 15 indicates an overall decrease in "young families" and the "school age" population.

Table 14
Population by Age

Age Group	Census 1990	Census 2000	Census 2010
Under 5 years	801	689	697
5 to 9 years	709	894	768
10 to 14 years	823	913	873
15 to 19 years	914	830	893
20 to 24 years	773	605	656
25 to 29 years	795	641	580
30 to 34 years	794	768	586
35 to 39 years	766	897	669
40 to 44 years	706	963	766
45 to 49 years	661	867	979
50 to 54 years	606	795	1037
55 to 59 years	699	773	889
60 to 64 years	625	654	842
65 to 69 years	699	634	713
70 to 74 years	530	524	569
75 to 79 years	392	488	461
80 to 84 years	224	307	296
85 and over	171	230	312
Total	11,688	12,472	12,586

Source: U.S. Census Bureau & Virginia Employment Commission

Table 15
Population by Age Groups (Percentages)

Age Group	Census 1990	Census 2000	Census 2010
0 to 19 years "School Age"	27.8%	26.7%	25.7%
20 to 39 years "Young Families"	26.8%	23.3%	19.8%
40 to 54 years "Mature Families"	16.9%	21.0%	22.1%
55 to 64 years "Transition/Young Retired"	11.3%	11.4%	13.8%
65 years and over (Total) "Retired/Mature"	17.2%	17.5%	18.7%
Subset 75 years and over "Elderly"	6.7%	8.2%	8.5%

Source: U.S. Census Bureau and Virginia Employment Commission

2. Persons With Disabilities

Table 16 below provides data from the 2000 census relating to persons with disabilities. According to the Piedmont Regional Disability Services Board (PRDSB) *2006 Needs Assessment*, the largest number of persons with disabilities have physical disabilities, and the group with the highest percentage of persons with disabilities is the 64 years and older group.

Table 16
Persons With Disabilities (2000 Census)

Age Group	Charlotte County		Planning District #14	
	Persons with Disabilities	Percentage of County Population by Age Group	Persons with Disabilities	Percentage of Regional Population by Age Group
All Ages (5 years & older)	2,917	24.9%	22,159	25.7%
5 to 20 years	250	9.0%	1,923	8.7%
21 to 64 years	1,581	23.3%	12,474	25.0%
65 years and older	1,086	50.7% *	6,555	46.6%

Source: U.S. Census Bureau, 2000

NOTE: *Highest in the region in 2000 (Planning District #14)

The *2006 Needs Assessment* lists the following needs of persons with disabilities in the district:

- Accessible Housing – Many persons with disabilities are now forced into nursing homes because they do not have the funds to make their homes accessible.
- Family Support Services – Many family caregivers are exhausted from the constant care requirements of a disabled family member.
- Brain-injury Support – Support services and housing for brain-injured patients are very limited.
- Independent Living Services – The waiting lists for these facilities are very long, if a facility even exists in a community.
- Public Accessibility - Many public buildings are not accessible.
- Transportation – Many persons with disabilities are unable to drive and need transportation to medical services, shopping, and social activities.
- Employment Services – Many persons with disabilities are willing and able to work, but need assistance in finding suitable employment.

The Piedmont Regional Disability Services Board has identified the following priority needs for persons with disabilities in the region:

- Accessible Housing
- Independent Living Services
- Transportation
- Family Support Services
- Employment Services
- Training
- Public Accessibility

3. Households and Housing

A. *Housing*

The predominate occupied housing structure in Charlotte County is the single-family detached dwelling. These consist of traditional homes, modular homes, and mobile homes. However, multi-family dwellings (apartments, duplexes, and townhouses) are also located in the county, primarily in the incorporated towns.

From 1990 to 2010 the total number of housing units in the county increased from 4,947 to 6,273, an overall increase of 26.8%. While the number of housing units has increased, the number of vacant housing units has also grown. According to the 1990 census, 12.8% of all housing (or 635 units) were vacant. In 2010 this figure had increased to 18.6% of all housing (or 1,164 units). Reasons for vacancy vary. In 2010 5.8% of vacant units were for rent, 7.6% were for sale, 22.9% were identified as seasonal residences, 2.6% were recently rented or sold, and the remaining 61.1% were vacant for other reasons not identified.

In recent years the construction of new dwellings has slowed down significantly throughout the region (as seen in Table A-20 in the Appendix.) In 2010 Charlotte County reported only twenty-four building permits for the construction of new single-family dwellings (excluding mobile homes).

B. *Rental Property*

Since 1990 the percentage of housing units occupied by renters has slightly increased. In 1990 rental units accounted for 22.1% of occupied housing. In 2010 this figure had grown to 25.7%. According to the 2000 census, median gross rent in Charlotte County was \$339. The Census Bureau's 2009 American Community Survey estimated that this figure had increased to \$536.

C. *Households*

As the total number of housing units has increased, the number of households has also increased. Between 1990 and 2010 the total number of households in Charlotte County grew by 18.5%. There were 194 more family households in 2010 than there were in 1990. However, non-family households (those made up of a person living alone or a householder who is not related to any of the other persons sharing their home) increased by 603 units in the same period. Of particular note also is the increasing number of householders age 65 and over that live alone. This figure climbed from 531 in 1990 to 730 in 2010, a 37.5% increase.

Table 17

Households and Housing

Category	1990 Units	1990 Percentage	2000 Units	2000 Percentage	2010 Units	2010 Percentage
Total Housing Units	4,947	100%	5,734	100%	6,273	100%
Occupied Housing Units	4,312	87.2%	4,951	86.3%	5,109	81.4%
Total Vacant Units	635	12.8%	783	13.7%	1,164	18.6%
<hr/>						
Total Households	4,312	100%	4,951	100%	5,109	100%
Family Households	3,243	75.2%	3,437	69.4%	3,437	67.3%
Nonfamily Households	1,069	24.8%	1,514	30.6%	1,672	32.7%
Householder Living Alone	992	23.0%	1,358	27.4%	1,458	28.5%
Living Alone 65 and Older	531	12.3%	658	13.3%	730	14.3%
Households with Individuals 18 and Younger	Not Available	--	1,652	33.4%	1,548	30.3%
Households with Individuals 65 and Older	Not Available	--	1,593	32.2%	1,742	34.1%
Average Household Size	2.68	--	2.47	--	2.43	--
<hr/>						
Owner Occupied Units	3,357	77.9%	3,840	77.6%	3,797	74.3%
Renter Occupied Units	955	22.1%	1,111	22.4%	1,312	25.7%
Persons per Owner-Occupied Unit	2.62	--	2.50	--	2.43	--
Persons per Renter-Occupied Unit	2.88	--	2.39	--	2.42	--

Source: U.S. Census Bureau 1990, 2000, and 2010

Housing units lacking either hot or cold piped water or a private toilet, shower or bath are considered to be in need of physical improvements. In 1980, 19% of occupied dwellings in Charlotte County lacked complete plumbing facilities. However, as seen in Table 18, this figure has been in constant decline. In 2009, the U.S. Census Bureau's American Community Survey estimated that less than 1% of occupied homes lacked plumbing facilities.

Table 18

Occupied Housing Units Lacking Complete Plumbing

Year	Number of Housing Units	Percent of Housing Units
1980	774	19.0%
1990	390	9.0%
2000	179	3.6%
2009	49	.8%

*Source: U.S. Census Bureau 1980, 1990 and 2000
U.S. Census Bureau American Community Survey, 2009*

Economy

(See Appendix for regional data and comparisons.)

1. Income

The income of county residents is a strong indicator of local economic conditions. In 2007 Charlotte County's median adjusted gross income for married couples was \$41,390. This was the lowest of all seven counties in Planning District #14 and 43% less than the state median (Table A-11). The overall percentage of county residents living below the poverty level in 2009 was 16%. However, four of the other six counties in the region had higher percentages of residents living below the poverty level (Table A-10).

2. Employment

Charlotte County's economy during most of the 20th century was dominated by the three traditional rural Southside Virginia sectors – tobacco, timber, and textiles. However, changes in the national and global economies over the last twenty years have resulted in significant shifts in economic activity. These shifts, in turn, have created numerous challenges for citizens, employers, and municipalities.

The county's unemployment rate is a leading indicator of the challenges faced by Charlotte County. In 2003 the county's unemployment rate jumped to the highest in the region. This was exacerbated by the closure of the Westpoint Stevens textile manufacturing plant in Drakes Branch in early 2005, which resulted in the loss of more than 450 full-time jobs. With the economic downturn that began in 2008, the entire region began to experience significant increases in unemployment and higher than average unemployment rates (Table 19).

Table 19

Regional Unemployment Rates
Annual Averages 2005 - 2010 (Highest Rates are Highlighted)

Area	2005	2006	2007	2008	2009	2010
Amelia	3.4%	3.0%	2.7%	4.5%	7.6%	7.7%
Buckingham	4.3%	3.5%	3.4%	4.9%	8.2%	9.4%
Charlotte	8.1%	6.5%	5.2%	5.9%	9.5%	9.2%
Cumberland	3.9%	3.4%	3.2%	4.7%	7.2%	7.8%
Lunenburg	5.2%	4.4%	4.5%	5.9%	9.7%	10.0%
Nottoway	4.5%	4.1%	3.8%	5.5%	8.2%	8.3%
Prince Edward	5.7%	4.7%	4.5%	5.5%	9.0%	9.8%
Virginia	3.5%	3.0%	3.0%	3.9%	6.7%	6.9%

Source: Virginia Employment Commission, 2011

Table 20

Regional Labor Force, May 2011

County	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
Amelia	6,645	6,208	437	6.6%
Buckingham	7,802	7,187	615	7.9%
Charlotte	5,771	5,337	434	7.5%
Cumberland	4,638	4,313	325	7.0%
Lunenburg	5,740	5,253	487	8.5%
Nottoway	6,892	6,403	489	7.1%
Prince Edward	10,751	9,823	928	8.6%
Planning District #14	48,239	44,524	3,715	7.7%

Source: Virginia Employment Commission, 2011

The type of employment is also indicative of the shift away from the traditional sectors. Table 21 shows employment by industry group in first quarter 2010. Education leads the industry groups, however exact figures for the education sector were not available for some employers. The top six industry groups (those with more than 200 listed employees) are now education, manufacturing, health care and social assistance, public administration, transportation and warehousing, and retail trade.

Table 21

Charlotte County Employment by Industry Group, Fourth Quarter 2010

<u>Industry Group</u>	<u>Establishments</u>	<u>Employees</u>
Education Services	6	525-675*
Manufacturing	15	388
Health Care & Social Assistance	48	343
Transportation and Warehousing	31	246
Retail Trade	31	222
Public Administration	16	205
Agriculture, Forestry, Fishing & Hunting	21	139
Accommodation and Food Services	7	78
Wholesale Trade	11	75
Other Services (except Public Admin)	27	65
Construction	23	44
Professional, Scientific & Technical Services	14	40
Finance and Insurance	9	37
Admin, Support, Waste Mgmt, Remediation	5	22
Arts, Entertainment, and Recreation	3	12
Real Estate and Rental and Leasing	6	10
Management of Companies and Enterprises	Confidential	Confidential
Mining	Confidential	Confidential
Utilities	Confidential	Confidential
Information	Confidential	Confidential

Source: Labor Market Statistics, Virginia Employment Commission, 2011; Quarterly Census of Employment and Wages, Bureau of Labor Statistics

*NOTES: *Exact figures for employers in this group are not available. Total is based upon VEC estimates.*

Table 2-22 lists the county's 50 largest employers in the fourth quarter of 2010. The top three employers are either government or education organizations. There is only one employer, Charlotte County Public Schools, with 250 or more employees.

Table 22

Charlotte County's 50 Largest Employers, Fourth Quarter 2010

Rank	Company Name	NAICS Code	Ownership Code	Size Code
1	Charlotte County Public Schools	611	30	07
2	Southside Virginia Community College	611	20	06
3	County of Charlotte	921	30	06
4	Wayland Nursing & Rehabilitation Center	623	50	05
5	Morgan Lumber Company, Inc.	321	50	05
6	Appomattox River Manufacturing Company	337	50	05
7	United Parcel Service, Inc.	492	50	05
8	Central Virginia Health Services	621	50	05
9	Tucker Timber Products	321	50	04
10	Ontario Hardwood Company	321	50	04
11	Cardinal Homes	321	50	04
12	Food Lion	445	50	04
13	Postal Service	491	10	04
14	Crossroads Services Board	621	50	04
15	Care Advantage	621	50	04
16	BB & D Products LLC	113	50	04
17	Browns Forest Products	321	50	04
18	W&L Mail Service	484	50	04
19	Home Recovery	621	50	04
20	Sheldon's Motel & Restaurant	721	50	04
21	Heidi Ho	315	50	04
22	McGuire Lumber & Supply	484	50	04
23	The Bank of Charlotte County	522	50	04
24	Curtis Tharpe Trucking	423	50	04
25	Burger King	722	50	04
26	Tri-County Ford	441	50	04
27	BMC Rock	212	50	03
28	Stanley Land & Lumber	321	50	03
29	Gep Medical Transport LLC	485	50	03
30	Sav U Time	447	50	03

31	Spaulding Equipment South	423	50	03
32	DolgenCorp LLC	452	50	03
33	Windsor Gardens Community Center	623	50	03
34	DLT Trucking	484	50	03
35	Tucker Sawmill Company	321	50	03
36	Devin Logging	113	50	03
37	HOPE Community Services, Inc.	624	50	03
38	Rite Aid	446	50	03
39	Saxe Lumber, Inc.	321	50	03
40	Dodds Farm Supply LLC	444	50	03
41	Key Truck & Equipment, Inc.	423	50	03
42	Ridgeway Farm	111	50	03
43	Charlotte Drug Company	446	50	03
44	Mimmos Italian Restaurant	722	50	03
45	Palmer Grocery & Ontario Farm	447	50	03
46	R&V Mill	113	50	03
47	Richard S. Brown	113	50	03
48	Billy M. Rutherford DSS PC	621	50	02
49	Elizabeth Hanmer	624	50	02
50	Keysville Building Supply	444	50	02

Ownership Code (OC)*	Ownership Type
10	Federal Government
20	State Government
30	Local Government
50	Private

Size Code**	Number of Employees
09	1000 and over employees
08	500 to 999 employees
07	250 to 499 employees
06	100 to 249 employees
05	50 to 99 employees
04	20 to 49 employees
03	10 to 19 employees
02	5 to 9 employees
01	1 to 4 employees

Source: Virginia Employment Commission, 2011

3. Agriculture

Virginia agriculture generates approximately \$55 billion annually in total sales for the state. Together, agriculture and forestry are the state’s number one industry, contributing more than \$47 billion to the state economy and providing more than 501,000 jobs (Virginia Department of Agriculture and Consumer Services, 2011).

Agriculture is the foundation of Charlotte County’s economy, culture, and land use. Farm receipts in 2007 were nearly \$20 million, ranking 35th of all jurisdictions in Virginia. Charlotte County ranked first in the state in fire-cured tobacco production, 6th in flue-cured tobacco, 22nd in the number of milk cows, and 36th in the total number of cattle and calves (USDA 2007 Census of Agriculture).

According to the USDA Census of Agriculture, the number of horses and ponies in Charlotte County has significantly increased in the last decade. In 1997 there were only 287 horses and ponies in the county. By 2002 this figure had increased to 534, and by 2007 the figure stood at 709 (an overall increase of 147% in ten years). The number of farms with horses has experienced similar growth; increasing from 58 farms in 1997 to 97 farms in 2002 and 129 farms in 2007 (an overall increase of 122.4% during the ten year period). These increases may be attributed in part to the county's growing Amish population.

Nearly one fourth of Charlotte County’s land area is pasture, hay, or crops (Table 2), and the vast majority of the county is zoned General Agriculture District (Figure 8). Table 23 summarizes agriculture activity in Charlotte County. Table 24 identifies farmland use.

Table 23
Charlotte County Agriculture Summary

	1992	1997	2002	2007
Number of Farms	451	578	535	489
Farm Land (acres)	112,944	141,578	133,719	125,531
Average Size per Farm (acres)	250	244	250	257
Harvested Cropland (acres)	19,138	20,211	19,827	24,334
Farm Receipts	\$14,561,000	\$16,640,000	\$15,805,000	\$19,386,000
Receipts–Crops	\$8,697,000	\$9,479,000	\$6,585,000	\$6,668,000
Receipts–Livestock	\$5,864,000	\$7,039,000	\$9,220,000	\$12,719,000

Source: 2010 Situation Analysis Charlotte County, Virginia Cooperative Extension, Jones et. al.

Table 24
Charlotte County Farmland Use

Type of Use	2002	2007
Woodland	43.5%	40.2%
Cropland	39.0%	32.4%
Pasture	12.3%	20.1%
Other Uses	5.2%	7.3%

Source: Virginia Cooperative Extension, Jones, 2011

The following overview of agriculture in Charlotte County was provided by Robert Jones, Unit Coordinator, Virginia Cooperative Extension:

"Charlotte County has a diverse agricultural economy with tobacco and beef comprising the largest segments. Other principal enterprises include dairy, forages, wine grapes, soybeans, small grains, timber, feeder pigs, ornamentals, vegetables, and equine. In 2007 land in farms and woodland continued to show minor decreases due to a small amount of housing development, timber harvests and farm subdividing. Total land in agricultural use or woods fell to 32.5% of the county's total acreage compared to 36.5% in 2002. There has also been a 9% decrease in the number of farms. However, the size of existing farms has increased by 3% compared to 2002, with the average farm now consisting of 257 acres."

"Between 2002 and 2007, gross agriculture receipts increased by 23%, and the agricultural receipts per farm rose by 34%. Agriculture generated almost 20 million dollars in direct sales in 2007 and generated over 80 million dollars in indirect sales. The county's number one agriculture industry, tobacco, has held its own despite the elimination of the tobacco program, and acreage has remained relatively steady since 2005. The second largest industry, beef cattle, continues to hold its numbers as well, with more than 8,500 beef cows being reported in 2007. Dairy cows also remained consistent with 1,330 reported in 2007. Wine grape acreage has remained the same since 2005, however, new plantings are planned for 2011. The horticulture crop industry has also remained steady; the number of small nurseries remains unchanged since 2002 while there has been a slight increase in acreage for shade and ornamental trees. Row crops such as corn for grain continue to show a slight decline in acreage. Wheat and soybeans have remained steady, however, a significant increase in soybean acreage is anticipated in 2011. As a result of the newly established Amish communities, vegetable production and organic milk production are both increasing in the county. A new winery has been established recently and has now begun tours and is adding new grape plantings in 2011."

As can be seen from this summary, Charlotte County's farmers are facing changes and challenges. Foremost is the change facing growers of the county's most profitable crop – tobacco. The 2005 Tobacco Transition Payment Program (the "Tobacco Buyout") resulted in dramatic shifts in tobacco acreage between 2004 and 2005. However, flue and fire tobacco acreage, the county's largest segments, have both increased since 2005 (Table 25).

Table 25

Charlotte County Tobacco Acreage

Type	Acres 2004	Acres 2005	Acres 2006	Acres 2007	Change 2004-2005	Change 2005-2007
Flue	1,113	748	764	793	-32.8%	6.0%
Fire	216	128	145	171	-40.1%	33.6%
Burley	18	73	69	12	306.0%	-83.6%
Sun	9	0	0	0	-100%	0%
Total	1,356	949	978	976	-30.0%	2.8%

Source: *USDA Farm Service Agency, Charlotte County Extension Office, 2010*

In order to replace income loss from tobacco decreases, farmers must search for alternative crops. However, Dr. James L. Jones, former Director of the Southern Piedmont Agriculture Research and Extension Center in Blackstone, stated that there is no one single “silver bullet” replacement crop. Many crops will grow in Charlotte County, but the economics of production vary widely. Dr. Jones advised Charlotte County farmers to focus on crops that grow well in the county, require less care, and have a good local or regional market (“niche markets”). Emphasizing this situation, the top ten issues of concern identified by Charlotte County farmers, local commodity groups, local government, and partner agencies as ranked in *2004 Situation Analysis, Charlotte County* are:

1. Replacing lost tobacco income
2. Maintaining or increasing farm profitability
3. Developing alternative enterprises
4. Developing niche markets
5. Initiating value-added marketing
6. Maintaining farm labor availability
7. Expanding the beef industry
8. Increasing public education on agricultural issues
9. Starting agriculture tourism (“agritourism”)
10. Expanding the wine grape and small fruit industry

“The...results...centered around lost farm income due to the tobacco situation and developing new ways and markets to keep agriculture a viable industry in an agriculture dependent county. Agritourism was also a major issue identified as a way to generate more county income without changing the rural environment we now have.”

Thus, the overall focus of Charlotte County’s agriculture industry appears to be on three areas for the future:

- Finding new income-producing crops
- Expanding the beef cattle industry
- Starting farm-based enterprises and agritourism

The future of agriculture in any area is almost always linked in people’s minds with the term “farmland protection.” This term is also almost always linked in turn with land use issues. Professor Jesse J. Richardson, Jr., of Virginia Tech, writing in the Spring 2006 *Citizens Planning Education Association of Virginia Newsletter*, addresses the issue of farmland protection. “. . .if one truly wishes to protect farmland, the industry of agriculture must be maintained.” “The best way to protect farmland is to make the industry of agriculture profitable.” “If a local government truly wishes to protect farmland, for example, the governing body should use market incentives to direct development away from farmland and towards areas appropriate for growth.” “To protect farmland, local governments should extend water and sewer to areas around towns, villages and other populated centers to encourage dense development in these areas.” The Future Land Use Plan for Charlotte County (Chapter 4) adopts this approach to supporting agriculture and preserving the county’s rural areas.

4. Forestry

Forestry and wood products is the second major element of Charlotte County’s economy. Figure 22 illustrates timber harvest revenues in Charlotte County. In 2007 timber harvest revenue was \$13.28 million. Revenue declined in 2008 to \$9.55 million in 2008 and \$9.4 million in 2009. However, despite this decline, Charlotte County had the fourth highest timber harvest revenues in the state during 2009. Table 26 summarizes the forestry industry’s overall economic contribution to Charlotte County in 2003, as estimated by the Virginia Department of Forestry. Table 27 shows the breakdown of harvested hardwoods and pines, summarizing annual harvest by volume and values.

Table 26

Forestry Industry’s Economic Contribution to Charlotte County 2003

Category	Economic Impact
Total Employed Persons	5,233
Employees Dependent on Forest Industry	1,040 (20.0%)
Direct Economic Impact (Manufacturing and Production)	\$102,453,808
Indirect Economic Impact (Services Purchased by Forestry Industry)	\$40,048,529
Induced Economic Impact (Employee Spending)	\$8,526,354
Total Economic Contribution	\$151,028,693

Source: Virginia Department of Forestry, 2011

Table 27

Charlotte County Timber Harvest Volume & Values

	2007 Volume*	2007 Value	2008 Volume*	2008 Value	2009 Volume*	2009 Value
Pine	10,206	\$2,919,230	10,047	\$2,653,671	9,605	\$3,177,886
Hardwoods	53,552	\$10,364,636	59,336	\$6,897,950	34,434	\$6,221,757
Totals	63,758	\$13,283,865	69,386	\$9,551,621	44,039	\$9,399,643

Source: Virginia Department of Forestry, 2011

Note: *Volume provided in Thousand Board Feet (or MBF)

Based on aerial photo interpretation, the Department of Forestry estimates the county's forested area at 217,713 acres, or 71% of the County's land mass. The Virginia Department of Forestry estimates that every dollar that landowners receive for their timber generates more than \$342.00 for the state's overall economy. Loss of forest land will result in loss of both economic vitality and environmental stability in the county. Therefore, Charlotte County's leaders need to seek a balance between growth and development and forest land retention.

5. Commercial and Industrial

A. *Commercial and Industrial Sectors*

The third major element of Charlotte County's economy is the commercial and industrial sector. In Southside Virginia, this sector has traditionally been viewed as textile manufacturing. In 1996 textile-related establishments accounted for 64% of all manufacturing jobs in the county. However, the shift of textile-related manufacturing jobs overseas resulted in the closure of the county's largest industrial employer, Westpoint Stevens' Drakes Branch Plant, in 2005 and the loss of nearly 450 jobs. The loss of payroll and direct spending had a tremendous impact on citizens and local retail establishments. The closure also affected county tax revenue. In fiscal year 2001 the Charlotte County machinery and tools tax revenue was \$437,745. In 2010 the County's machinery and tool tax figure was \$170,997 (Charlotte County Treasurer).

As shown in Table 21, manufacturing, with 15 establishments, is still very significant to the local economy, ranking second to education in the number of employees. According to the U.S. Census Bureau's 2007 Economic Census, manufacturing brought \$91,908,000 in sales and a \$19,759,000 payroll to Charlotte County. Prominent in the list of the largest 50 employers in the county (Table 22) are companies manufacturing wood products.

As a result of the decline of textile manufacturing establishments, other industry segments have increased in importance. Employment in health care and social assistance increased by almost 49% between 2005 and 2009, making it the third largest industry group.

Retail trade plays a significant role in the local economy (Table 28) and helps establish the character of the community. Over the past eight years Charlotte County's retail trade has fluctuated inconsistently. However, retail remains an important industry group in Charlotte County, ranking fifth among all industry groups in terms of employment.

Table 28
Retail Activity in Charlotte County

	2002	2004	2006	2008	2010	Change
Number of Establishments*	235	248	271	242	231	-1.7%
Taxable Retail Sales (in millions)	\$39.196	\$44.629	\$50.237	\$45.372	\$44.660	13.9%
Taxable Retail Sales/Capita**	\$3,091	\$3,545	\$3,932	\$3,605	\$3,548	14.8%

Source: Weldon Cooper Center, 2011; Virginia Department of Taxation, 2011

NOTES: *All county businesses collecting sales tax are included

**Taxable Retail Sales per Capita based on estimated population figures published by the Weldon Cooper Center.

With the recent economic downturn, the accommodation and food services category, also known as “hospitality” or “tourism,” has experienced a slight decrease in employment and customer expenditures. Although the tourism category now ranks eighth in the number of employees, this retail segment is still significant to the local economy (Table 29). Tourism’s future is also potentially linked to the agriculture industry, as the agriculture industry considers developing the concept of agritourism in Charlotte County. (See Agriculture on page 34.) Other local physical features such as historic sites, scenic locations, and recreational and outdoor activities, all of which are present in Charlotte County, contribute to the growth of tourism.

Table 29
Hospitality Industry Activity in Charlotte County

	2006	2007	2008	2009	Change
Total Customer Expenditures*	\$11,420,057	\$11,927,403	\$11,923,085	\$11,324,452	-.8%
Employment	143	142	139	138	-3.5%
Payroll	\$2,425,474	\$2,421,712	\$2,411,605	\$2,397,578	-1.2%
State Tax Receipts	\$515,247	\$526,845	\$513,988	\$521,693	-1.3%
Local Tax Receipts	\$312,694	\$325,068	\$328,031	\$315,119	.8%

Source: Virginia Tourism Corporation

NOTE: *Includes direct receipts from travelers for meals, lodging, transportation, shopping, admissions, and entertainment.

B. *Economic Development*

Long before the Westpoint Stevens plant closed, 43% of Charlotte County's residents worked outside the county (*Virginia's Heartland Labor Market Assessment*, May 2001). Attracting new businesses and expanding existing ones is a major focus of Charlotte County's government. In addition to the efforts being made by the County's Board of Supervisors and Administration Office, a chamber of commerce was organized in 2005 to promote local businesses, encourage the establishment of new businesses, and strengthen the community.

Charlotte County has two business/industrial parks, both located adjacent to U.S. Route 360 near Keysville. The Charlotte County Industrial Park has nineteen available acres, and offers water and sewer service provided by the Town of Keysville. The Virginia's Heartland Business Park has approximately 400 acres, also with town water and sewer service. Both of these parks are in a Virginia Enterprise Zone. The Heartland Business Park, which is a designated Mid-Atlantic Broadband Gigapark, has many unique and innovative features to assist new tenants – a virtual building ready for construction, graded sites, a technology and training center, temporary office space, T1 broadband interconnectivity with redundancy, and a partnership with Southside Virginia Community College's heavy equipment operators' school for further site improvements.

There are two other industrial sites in Charlotte County with potential to house major manufacturing operations. The former Care Rehab building is a 50,000+ square foot building located on forty-three acres in the Charlotte County Industrial Park. In addition, a large undeveloped site, zoned General Industrial District, is located on the southern side of Drakes Branch, partially within the town limits and partially in the county.

All aspects of modern business, commerce, and industry are now dependent on information technology, which requires high-speed ("broadband") access to the internet. Lack of broadband service has been a huge obstacle to economic growth in rural areas. While the Heartland Business Park offers broadband connectivity, broadband access in Charlotte County is still very limited. However, several broadband initiatives are underway in the county. Mid-Atlantic Broadband Cooperative (MBC), a non-profit cooperative established to provide technology infrastructure to assist economic revitalizations efforts in Southside Virginia, has recently extended their fiber network along major highways in the county (Figure 23). As internet service providers who are members of MBC build off of this fiber backbone, access to a state-of-the-art telecommunications transport network will become available to businesses and residences in the rural, underserved communities of Southside Virginia. The availability of broadband access will provide a major boost to Charlotte County's economic development efforts.

Economic development, especially establishing new business sites, is firmly linked with land use planning. To use land efficiently, and to benefit both commercial/industrial and rural activities, commercial growth should be encouraged in areas with access to transportation, water and sewer service, and support services.

The Future Land Use Plan for Charlotte County (Chapter 4) adopts this approach to planning for future growth and development.

Trends

- Population
 - Very slow growth overall
 - Population shifting to the 40 year and older groups
 - Decreasing number of young families
 - Number of youth and children fluctuating inconsistently
- Agriculture
 - A significant part of the county's economy and way of life, but under stress as a result of the tobacco buyout program
 - Increasing variety of crops being grown
 - Increase in number and economic significance of rural enterprises and farm-based businesses
- Forestry
 - Harvest income and volume decreasing slightly, but forestry remains an important part of the county's economy
 - Forest products manufacturing sector remains strong
- General Economy
 - High unemployment rate with local job opportunities stagnating
 - Majority of employed county residents working outside of the county
 - Number of jobs and income lagging compared to region and state
- Manufacturing
 - Declined significantly with the closure of one large plant
 - Emphasis on growing existing businesses and attracting a number of smaller, diversified companies in industrial/business parks
- Retail
 - Remains a small, but important segment of the local economy.
- Education
 - Public schools are experiencing a very slow overall decrease in student numbers, with inconsistent short-term changes
 - All buildings have limitations and most need upgrades to handle current and projected requirements
 - The public school division is currently the county's largest employer
 - School costs consume a large portion of local tax revenue
- Public Facilities and Services
 - Limited and aging
 - Rapid or major changes in future requirements will result in significant stress
 - The increasing number of elderly residents will result in a gradual shift in focus and requirements to serve this segment of the population

- Water
 - Municipal supplies and systems are generally adequate to meet current requirements, but are aging and limited
 - Towns have started to address some of their water system infrastructure issues with the assistance of grant funding
 - Projected future demand will grow slowly with population, but new economic activity or increased agricultural activity could dramatically increase demand in a short period of time
 - Ground water production will remain very limited

- Housing
 - Adequate overall, but availability of quality units serving families of low-to-moderate income is limited
 - Many housing units for lower income families are in poor condition
 - The number of building permits issued declined by 60% between 2006 and 2010 while vacant housing is on the rise

- Historic, Scenic, and Outdoor Recreational Sites
 - Increasing in number and use

Implications

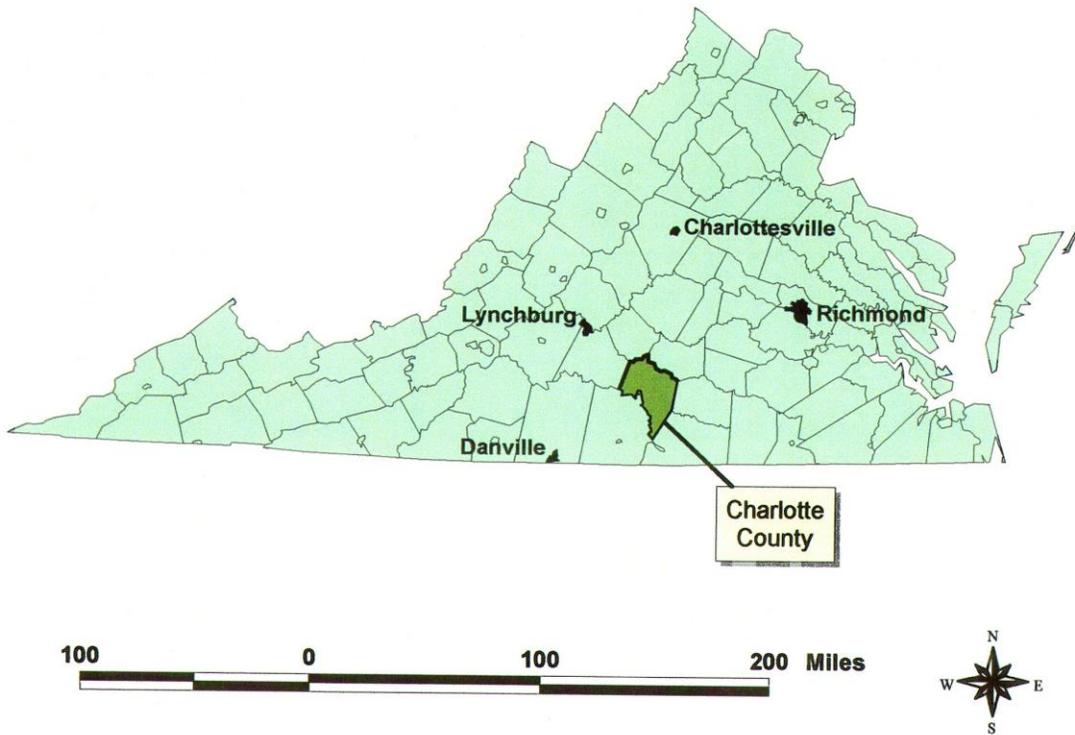
- **Population**
Charlotte County will remain a lightly-populated rural jurisdiction. The four small towns will grow slowly, if at all.
- **Land Use**
Most of the land will continue to be farms, forests, and other open spaces. Economic development and new construction will be concentrated in the Keysville area and along the Route 360 corridor due to the existing infrastructure. A county-wide approach to land use planning, including joint county-town efforts, will be necessary to support economic development while maintaining the quality of life in all areas of the county.
- **Agriculture**
Significant crop changes have occurred over the last decade, primarily as a result of the 2005 Tobacco Transition Payment Program (the “Tobacco Buyout”). Maintaining farm income in the face of these changes will be a major challenge. Farm production will shift away from tobacco into more diversified areas such as beef cattle, wine grapes, horticulture crops, and equine activity. Farmers will increasingly rely on farm-based businesses and rural enterprises to replace lost income from crops.
- **Economy**
Charlotte County’s economy will remain predominately farm and forestry-based, with relatively small retail and manufacturing segments. Manufacturing and commercial growth and development will be primarily in small-to-medium-size companies. However, the potential exists for a few larger companies to move into the county along the 360 corridor. Water supply, sewer service, broadband access, and good transportation are all necessary for job creation. Required infrastructure and needed improvements must be anticipated and planned for in order to successfully promote economic development. The economic development process must also continue to include not only efforts to attract new firms, but also assistance for local entrepreneurs to start and/or expand local businesses.

Schools and other government agencies will remain the largest, or nearly largest, employment sector. Most professional and service workers will continue to commute to jobs outside the county.
- **Public Facilities and Services**
Tax revenue will lag the demands of the public service sector, particularly for replacing and upgrading public facilities. Careful choices, efficient multiple-use facilities, and innovative planning will be necessary to meet requirements with limited funding. Supporting even the relatively small school population will strain the county budget as aging facilities must be upgraded or replaced. More facilities and services for elderly residents will be required.

- **Water**
Water supply will be key to all segments of Charlotte County – residential, business and industry, and agriculture. The watersheds of the two lakes most able to meet future demand, Keysville and Drakes Branch, must be protected to ensure an adequate supply of useable water where it will be needed.
- **Housing**
Availability of quality, affordable housing will continue to be a challenge, particularly for residents of low-to-moderate income.
- **Historic, Scenic, and Outdoor Recreational Sites**
The hospitality (tourism) sector will remain small, but significant in terms of jobs, income, and local tax revenue. The economic viability of this sector will be linked to local historical, scenic, and recreational attractions and activities. Therefore, preservation and promotion of these assets will be essential to the future of hospitality/tourism income.

Figure 4

Charlotte County, Virginia



Prepared by: CRC - 2006

Figure 5
Charlotte County

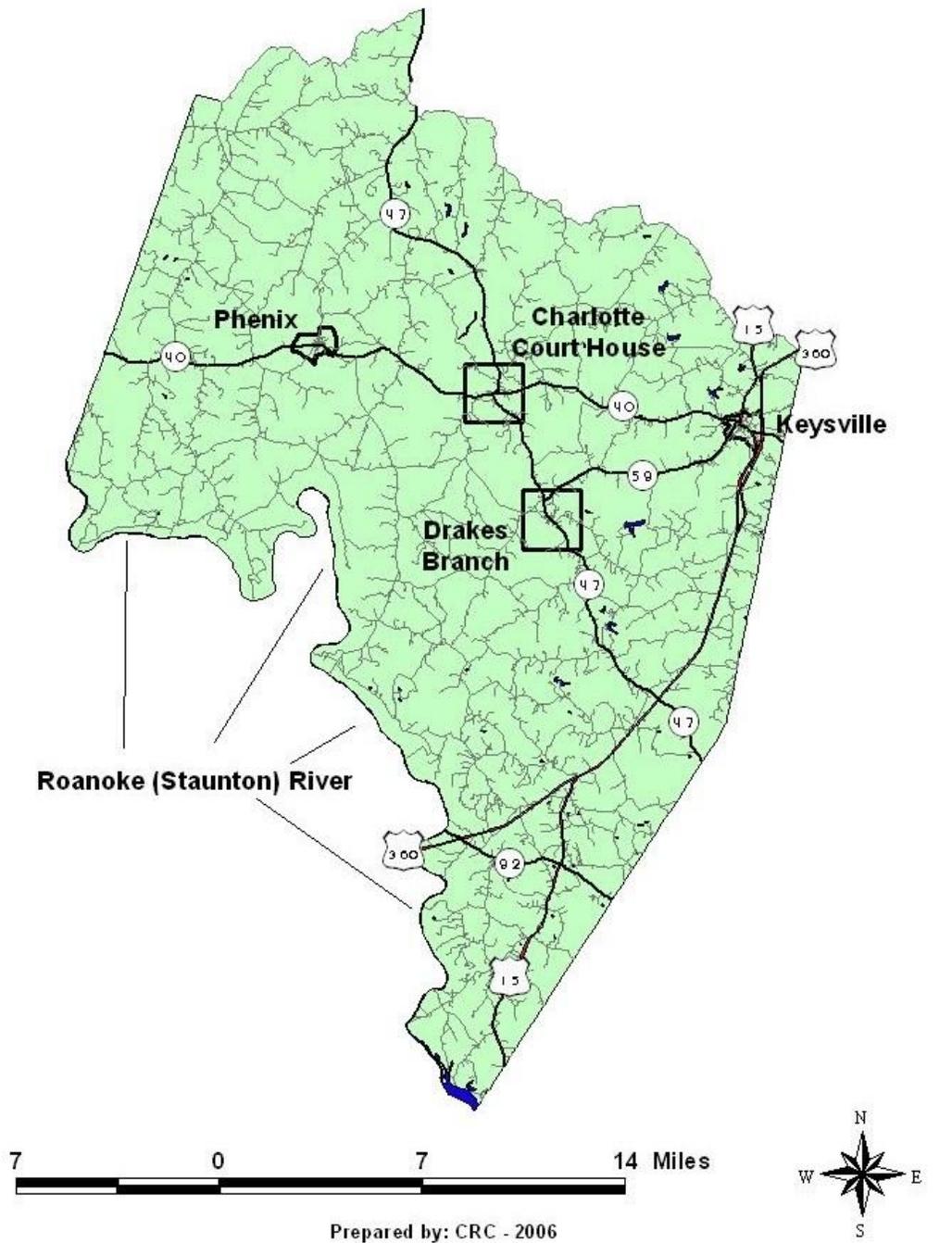
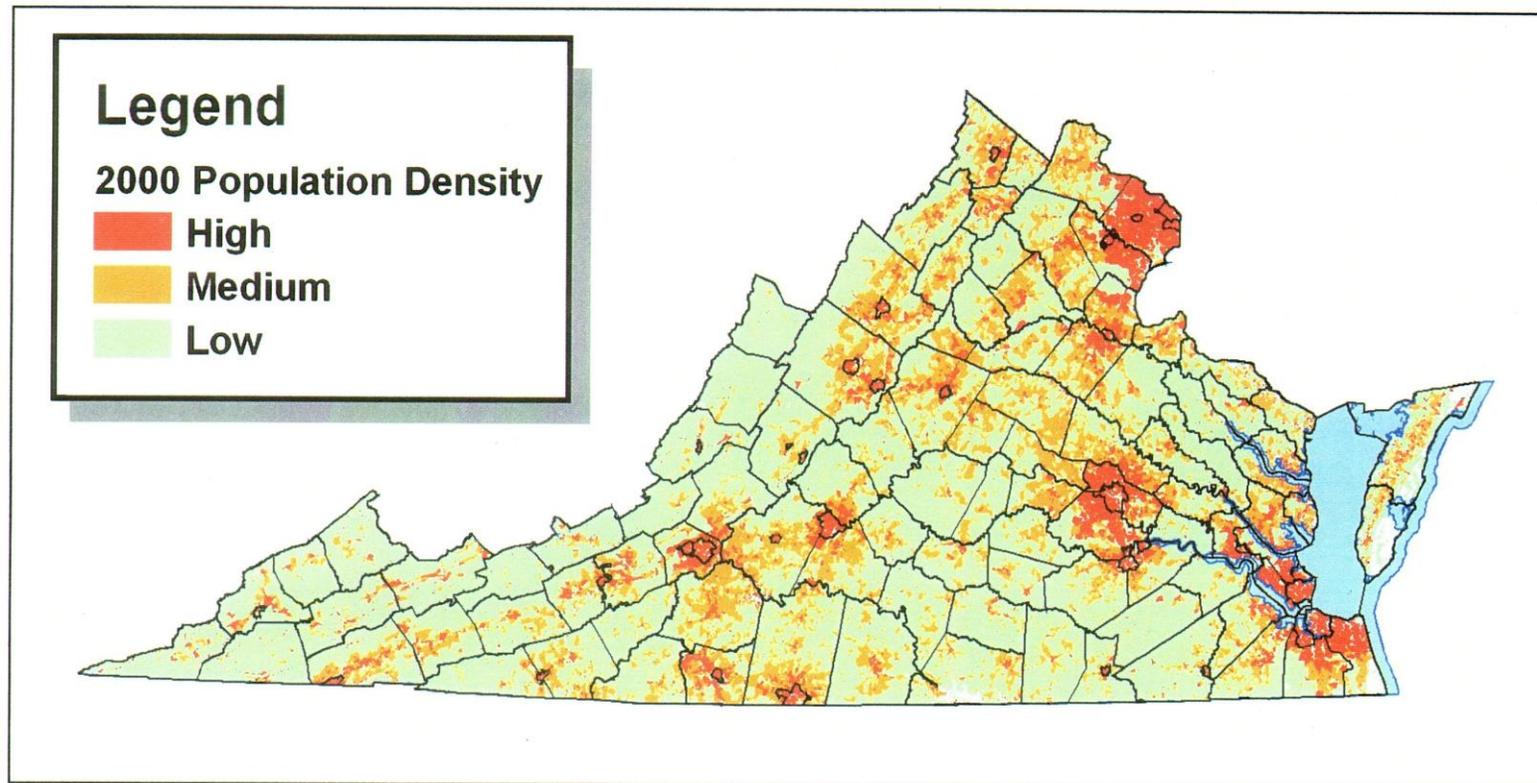


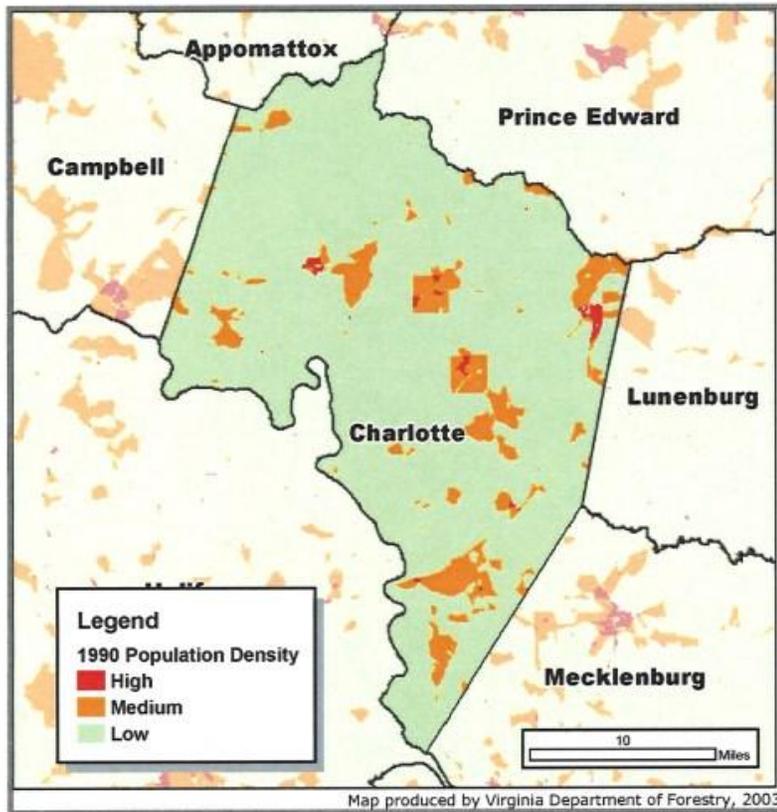
Figure 6

Virginia Population Density

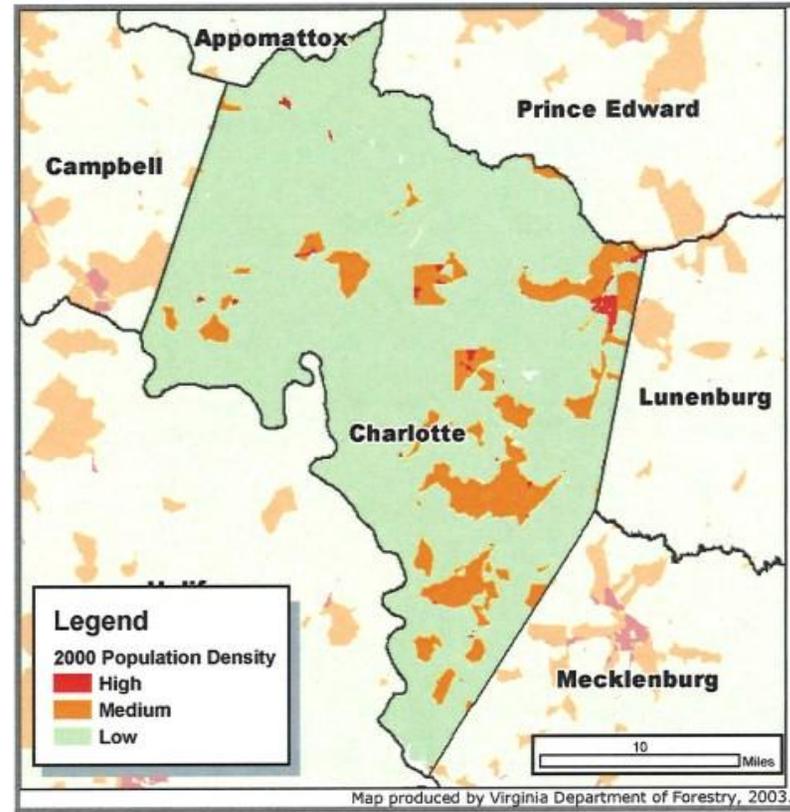


Map produced by Virginia Department of Forestry, 2003.

Figure 7
Change in Population Density



1990 Census



2000 Census

Figure 8

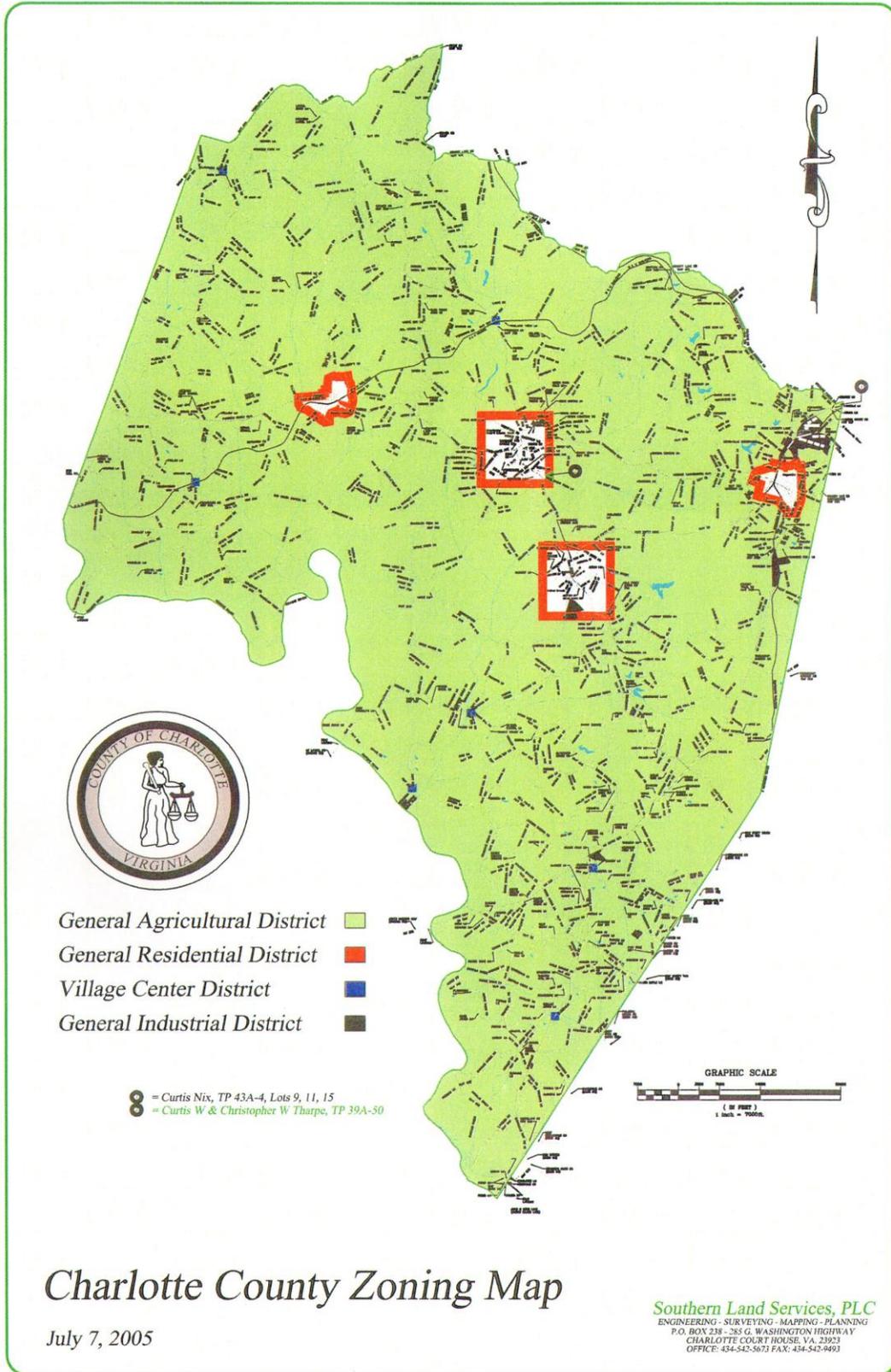
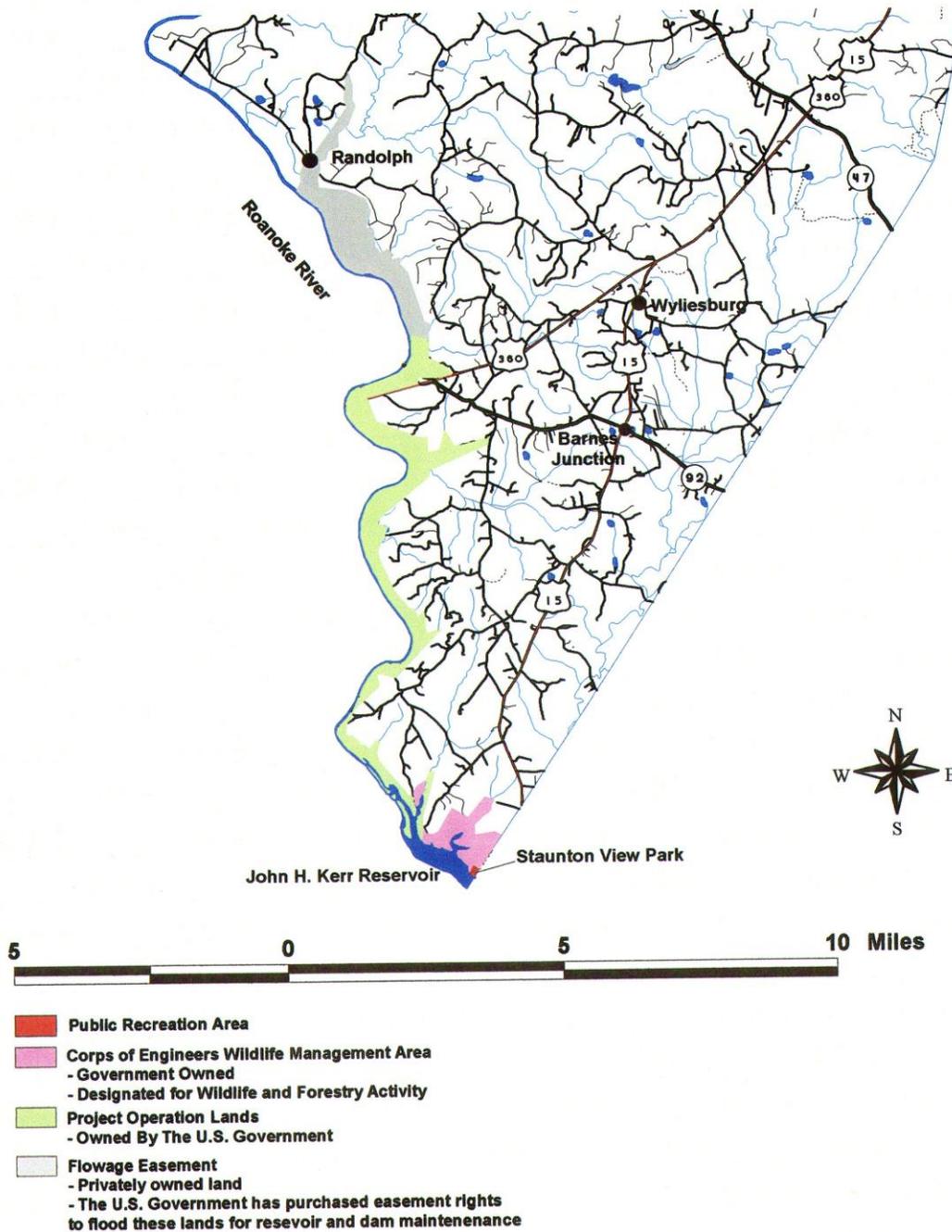


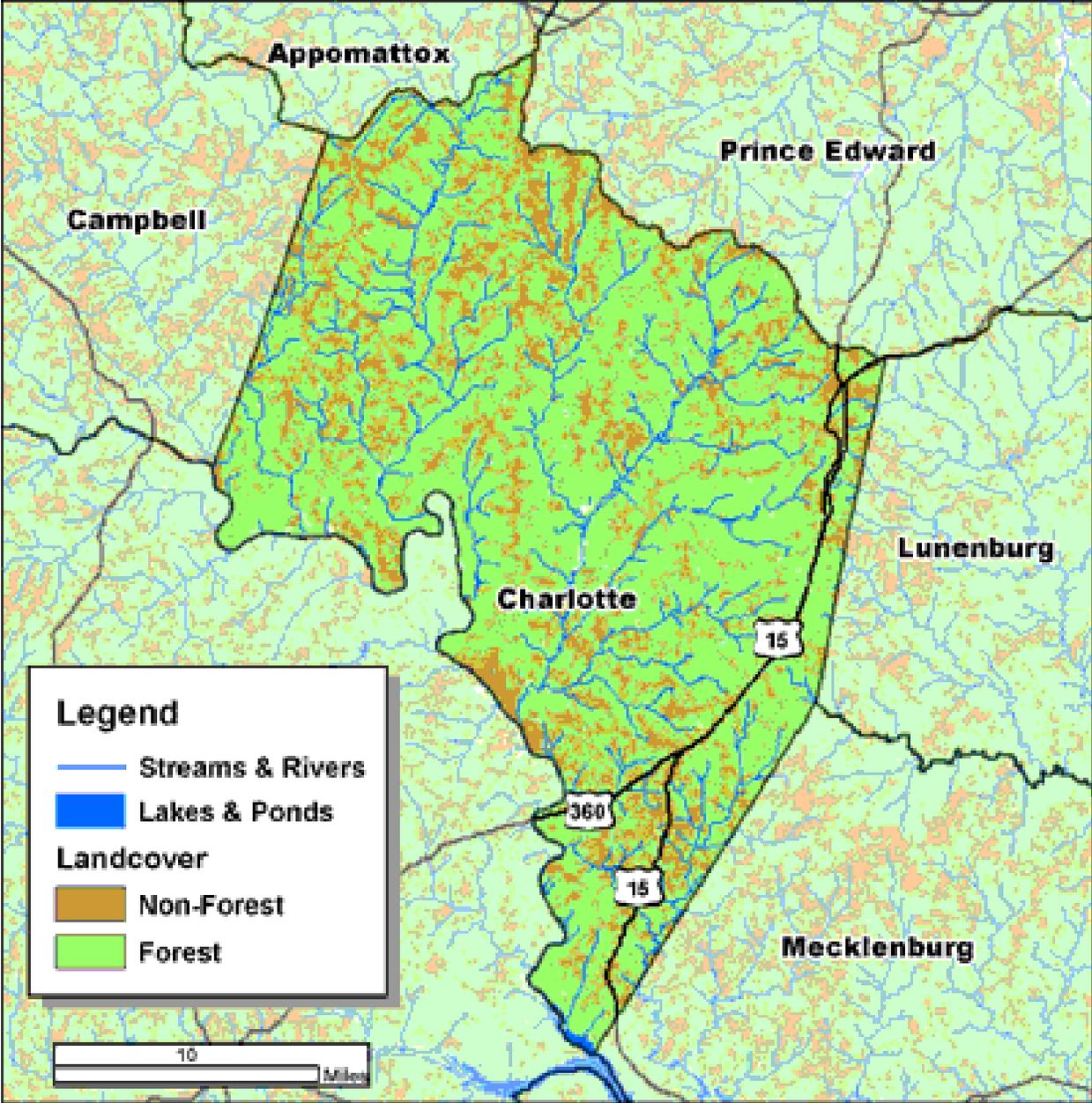
Figure 9

U.S. Army Corps of Engineers Land in Charlotte County



Source: U.S. Army Corps of Engineers
Prepared by: CRC - 2006

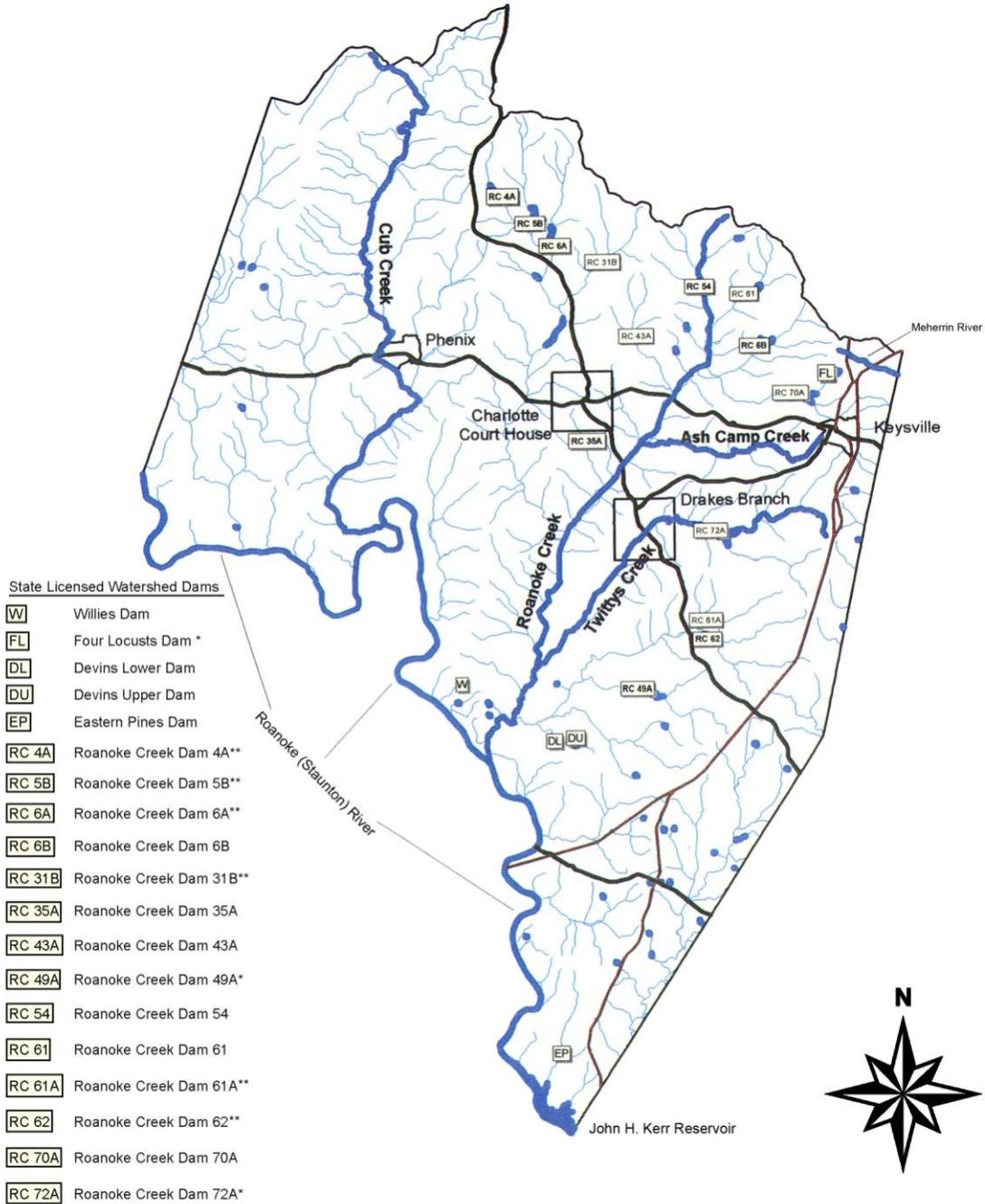
Figure 10
Charlotte County Forest Cover



Map Produced by the Virginia Department of Forestry, 2003

Figure 11

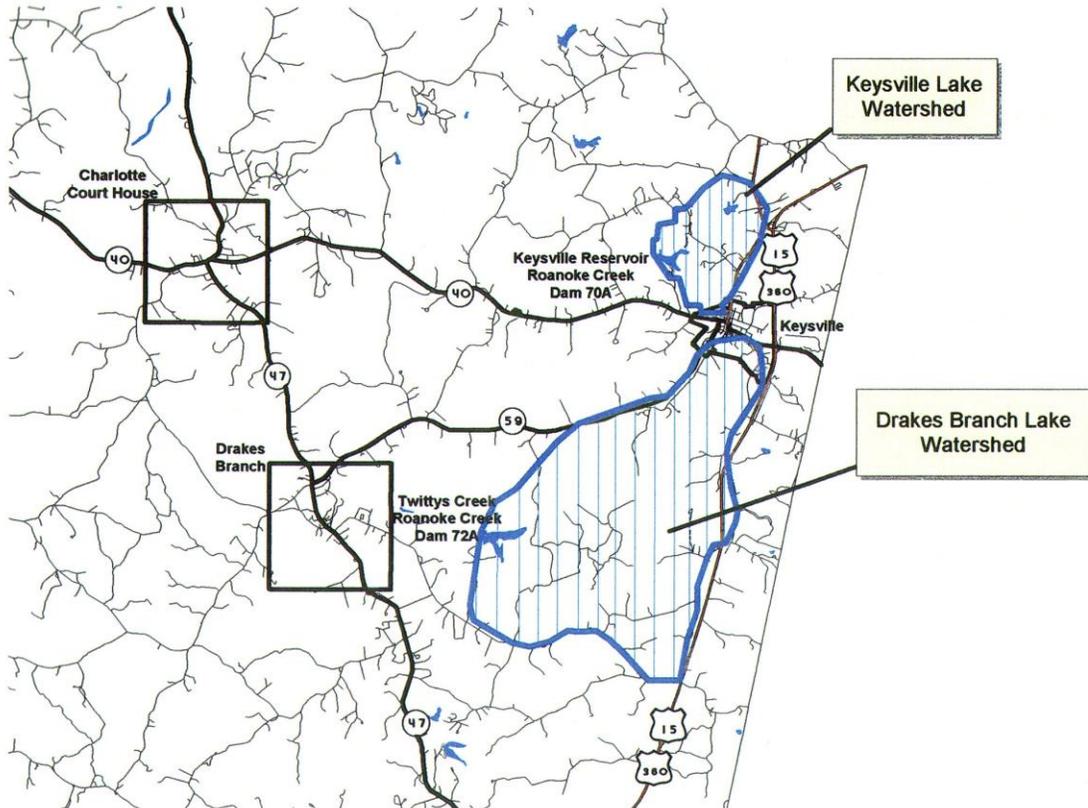
Charlotte County Rivers, Major Creeks, and State Licensed Watershed Dams



Dams are classified by the State as low, significant, or high hazard depending on the extent of damage possible from a dam failure. Dams marked with two asterisks (**) are high hazard (Class I) dams. Dams with one asterisk (*) are significant hazards (Class II) dams. All others on this map are low hazard (Class III) dams.

Figure 12

Keysville and Drakes Branch Town Lakes Watershed Areas



Sources:
Virginia Department of Health - Office of Drinking Water
Dewberry & Davis

Prepared by: CRC - 05/06

Figure 13 Sample Well Data

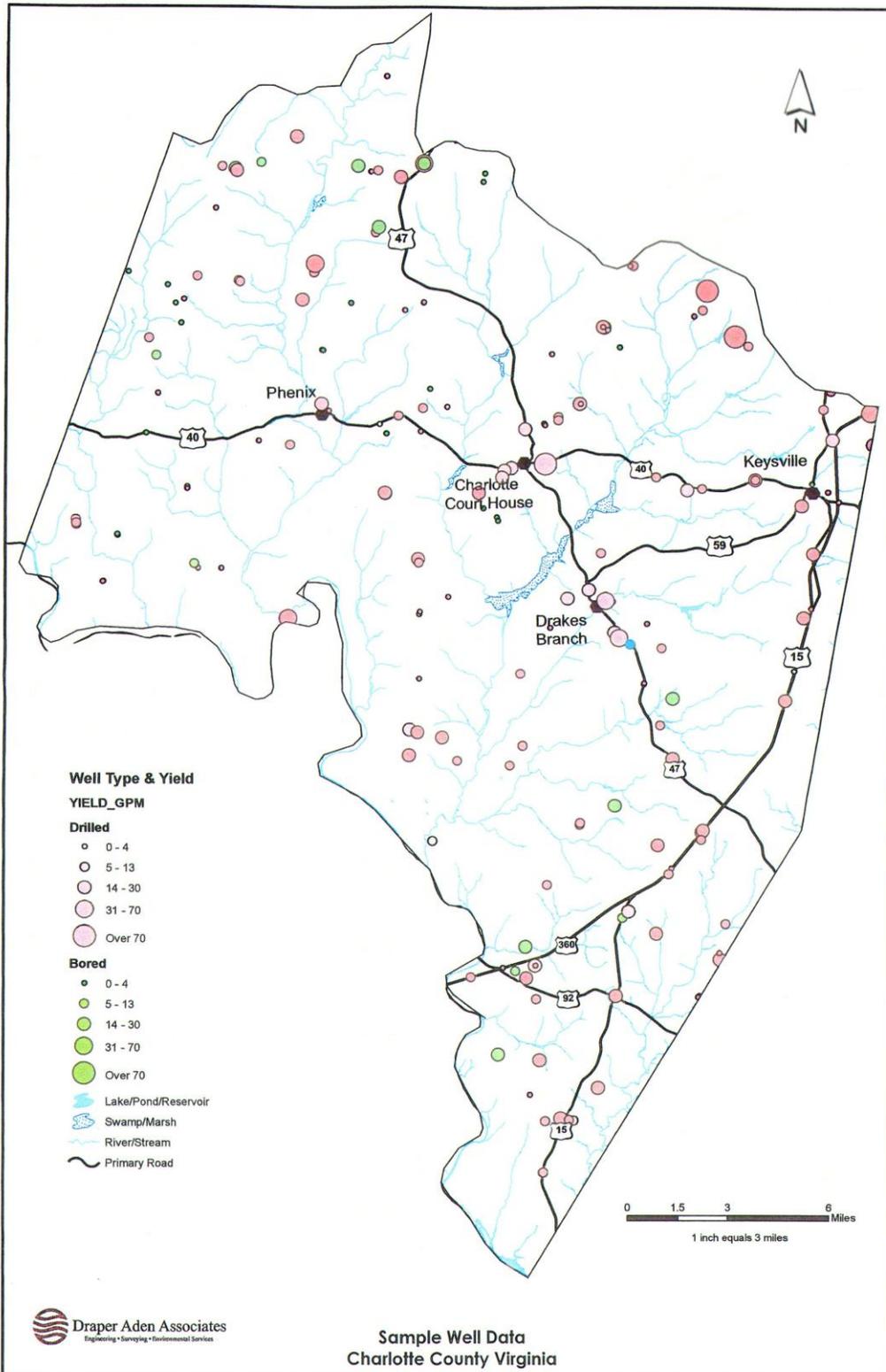
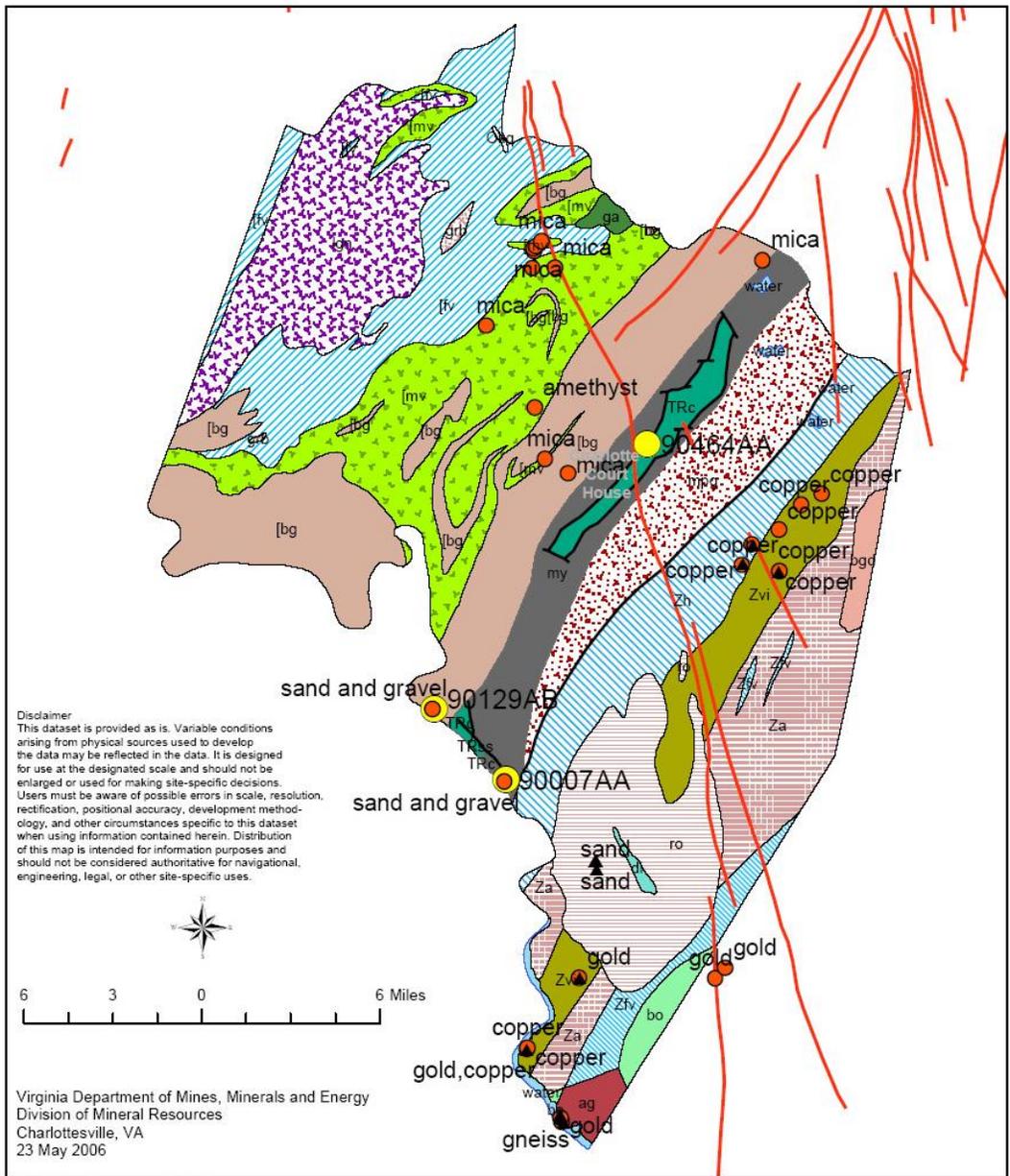


Figure 14

NON-FUEL MINERAL MINES IN CHARLOTTE COUNTY, VA



Point Locations - 1:24,000-scale

- ▲ DMM Orphan Land Sites
- Mineral Resources of Virginia (MRV) Sites
- Active Permits with Permit Number (As of Apr 2006)

Charlotte County, Virginia 1:500,000-scale Geology

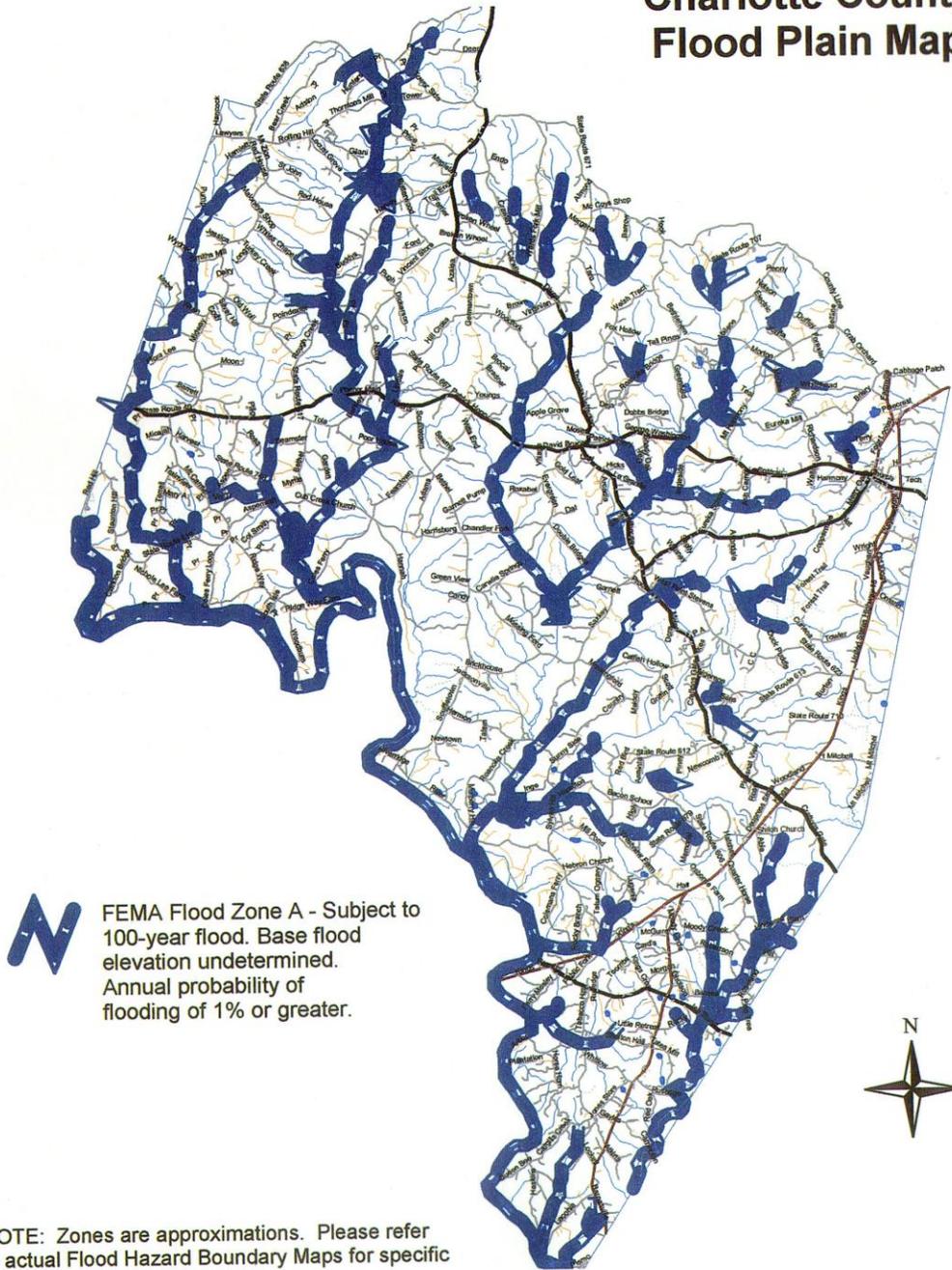
Geologic Map Units

- TRc - Mesozoic basin - Newark Supergroup conglomerate
- TRs - Mesozoic basin - Newark Supergroup interbedded sandstone, siltstone and shale
- Okq - Arvonian Formation - kyanite quartzite and schist
- [bg] - quartzose feldspathic biotite gneiss

- [fv] - foliated felsite
- [mv] - amphibolite, amphibolite gneiss, and schist
- Za - Aaron slate, phyllite and slate
- Zfv - felsic volcanic rocks
- Zh - Hyco Formation - metatuff
- Zvi - Virginia greenstone
- ag - Abberville gabbro
- [bgd] - biotite granodiorite
- bo - Buffalo granite
- di - diorite and quartz diorite
- ga - gabbro
- grb - biotite granite
- lgn - lineated biotite granite gneiss
- mpg - migmatic paragneiss
- my - mylonite zone
- ro - Red Oak granite
- water
- fault
- dike

Figure 15

Charlotte County Flood Plain Map



Prepared by: CRC - 2006

Figure 16

Charlotte County Historic/Scenic Resources

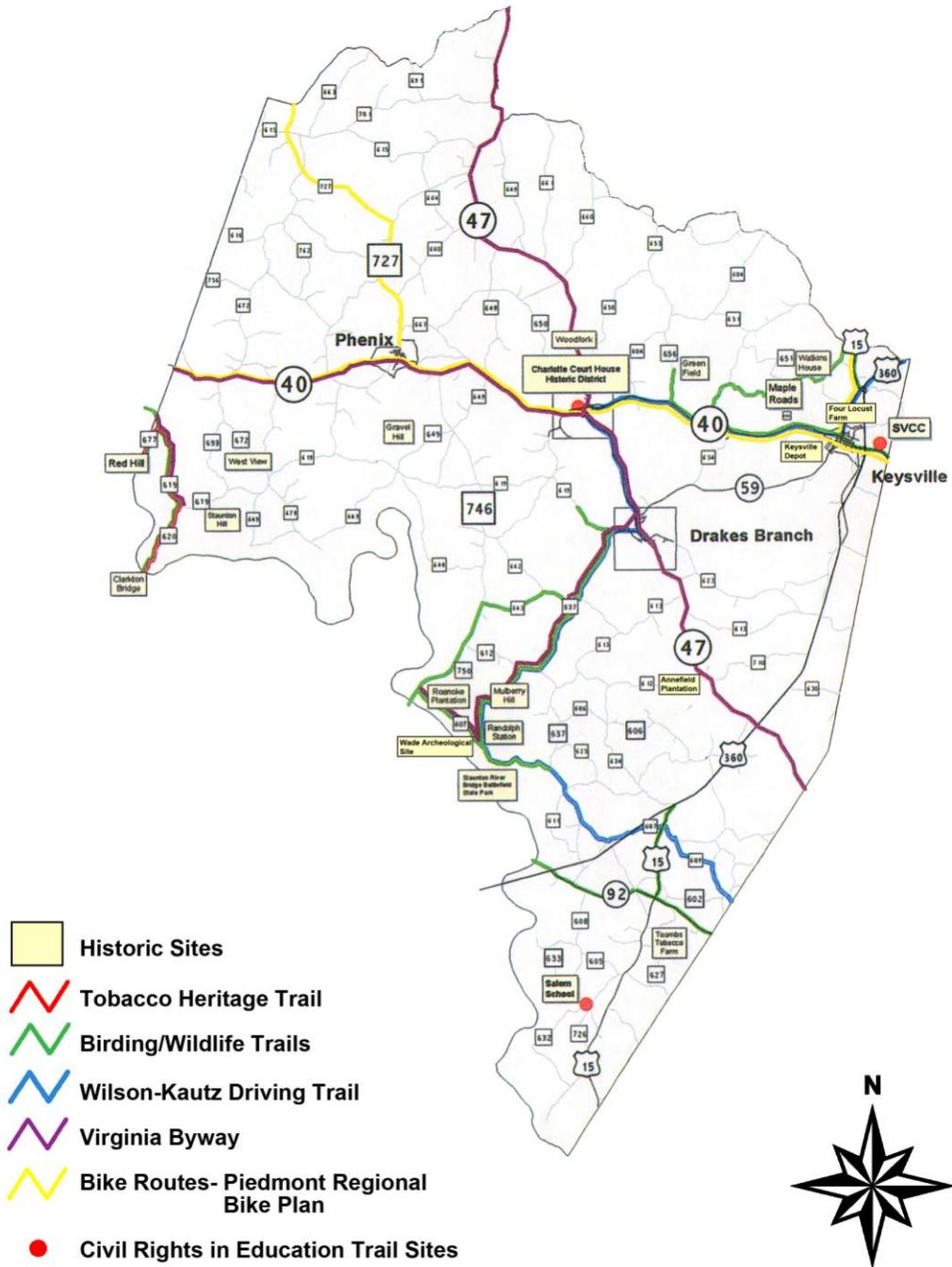
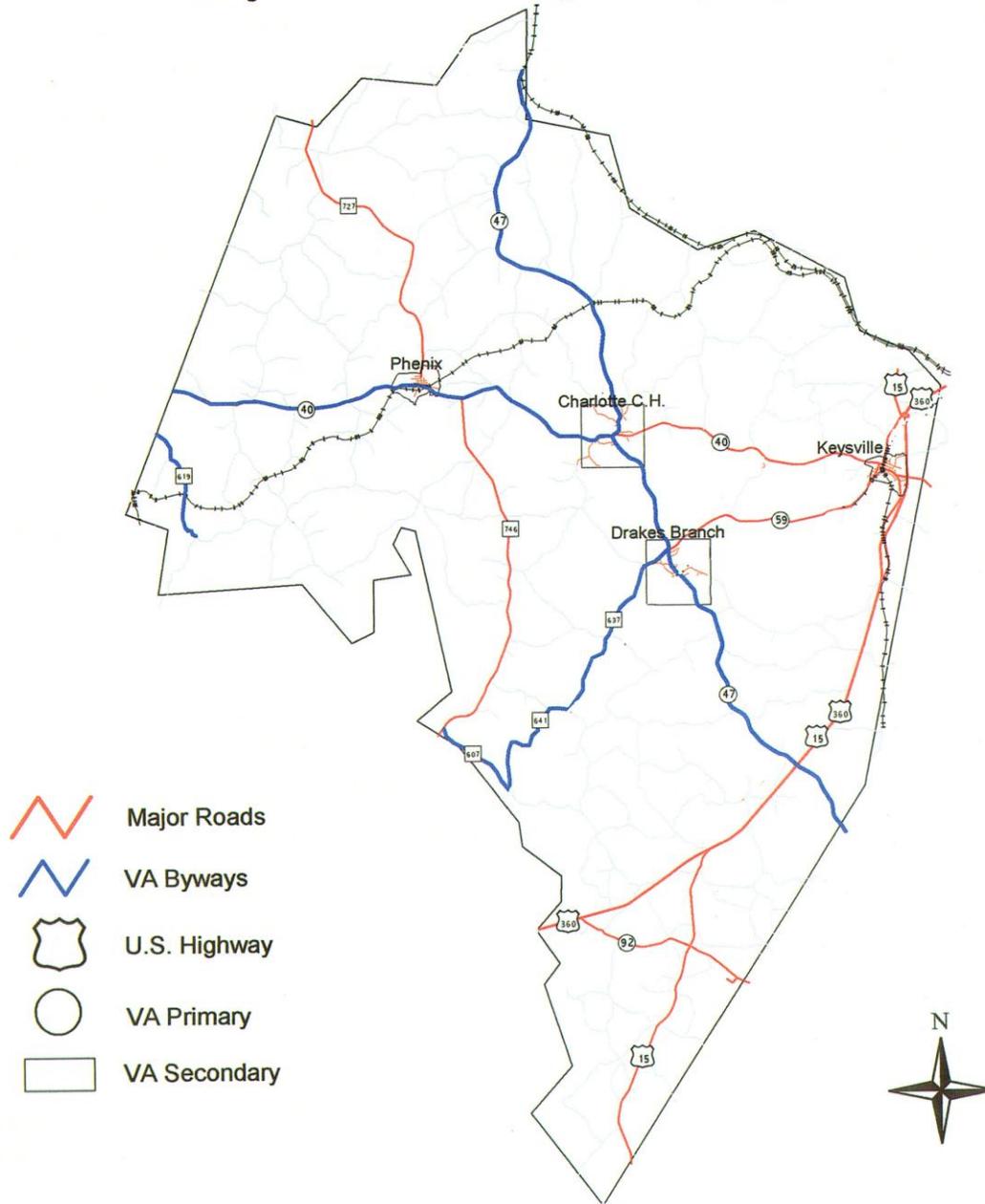


Figure 17

Charlotte County Major Roads & Virginia Byways



Prepared by: CRC - 2006

Figure 18

Charlotte County Existing Public Facilities

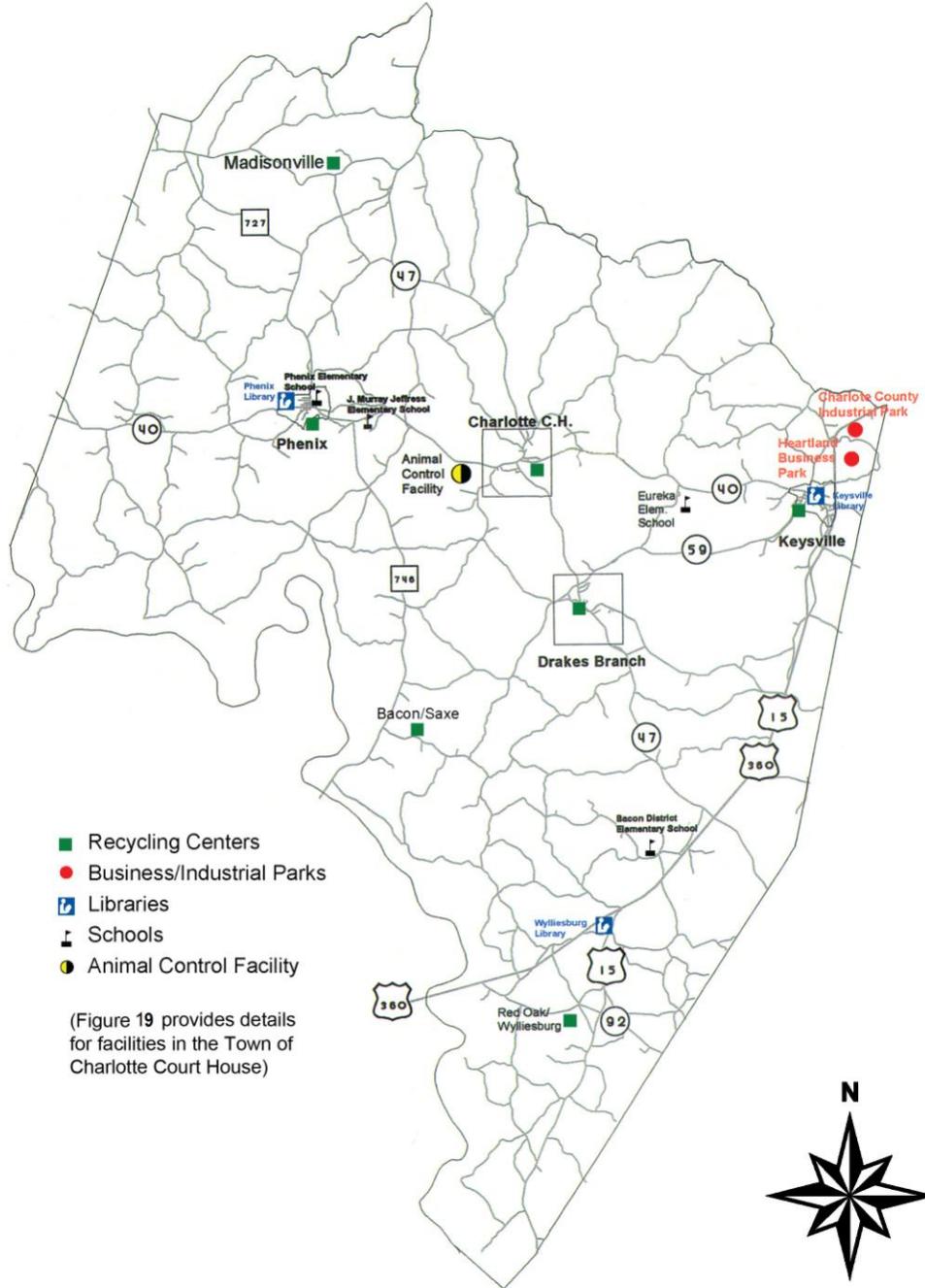
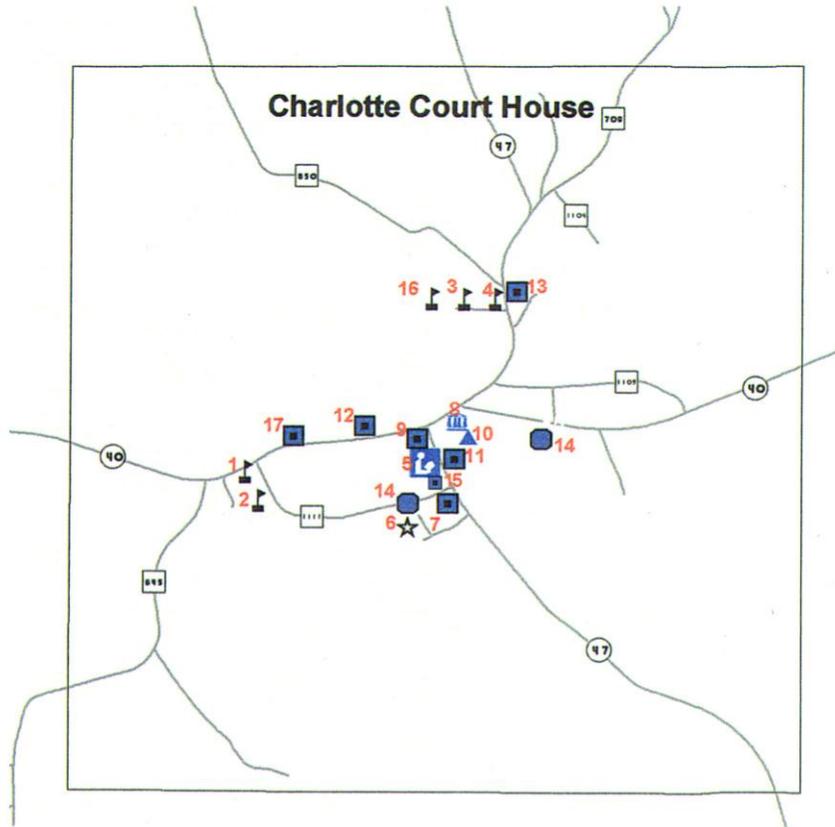


Figure 19

**Charlotte County Existing Public Facilities
Charlotte Court House Area**



- 1- Randolph Henry High School, Bus Shop, Maintenance, Statesmen Computers
- 2- Central Middle School
- 3- Charter Oak Center
- 4- Early Learning Center
- 5- Charlotte County Main Library
- 6- Sheriff Office, Jail, 911 Center, Magistrates Office
- 7- County Administration Building
- 8- Courthouse Square Buildings (Courthouse, Circuit Court Clerk, Gen. District Clerk, Voter Registrar, Commonwealth Attorney)
- 9- Treasurer/Commissioner of Revenue Offices
- 10- Old Charlotte County Jail (Museum of Charlotte County)
- 11- Virginia Extension Office
- 12- Health Department
- 13- Human Services Building
- 14- Pumpstations
- 15- Workforce Investment Board
- 16- Charlotte County Adult Learning Center
- 17- David Bruce Building



Figure 20

Charlotte County Existing Fire & Rescue Facilities

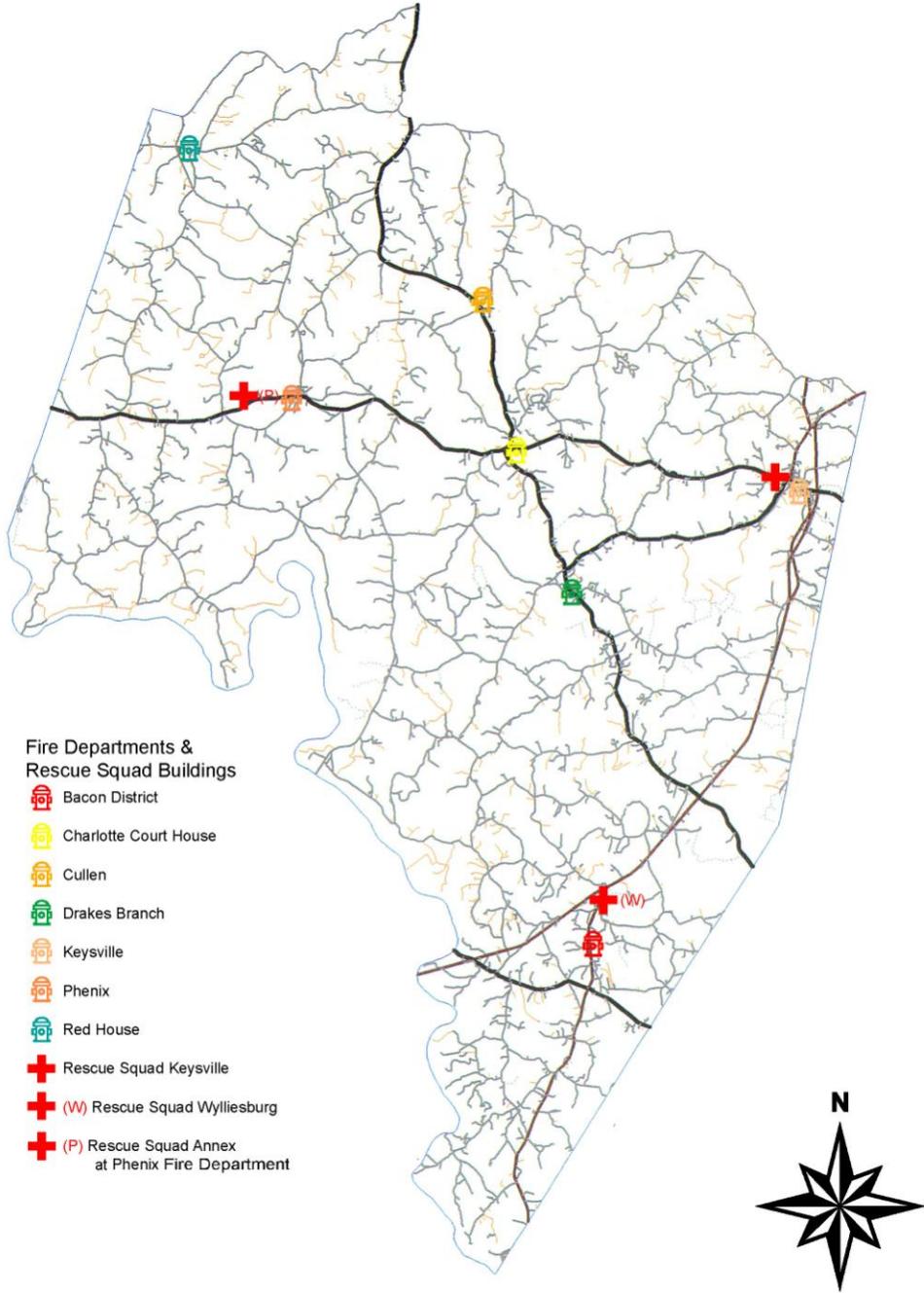


Figure 21

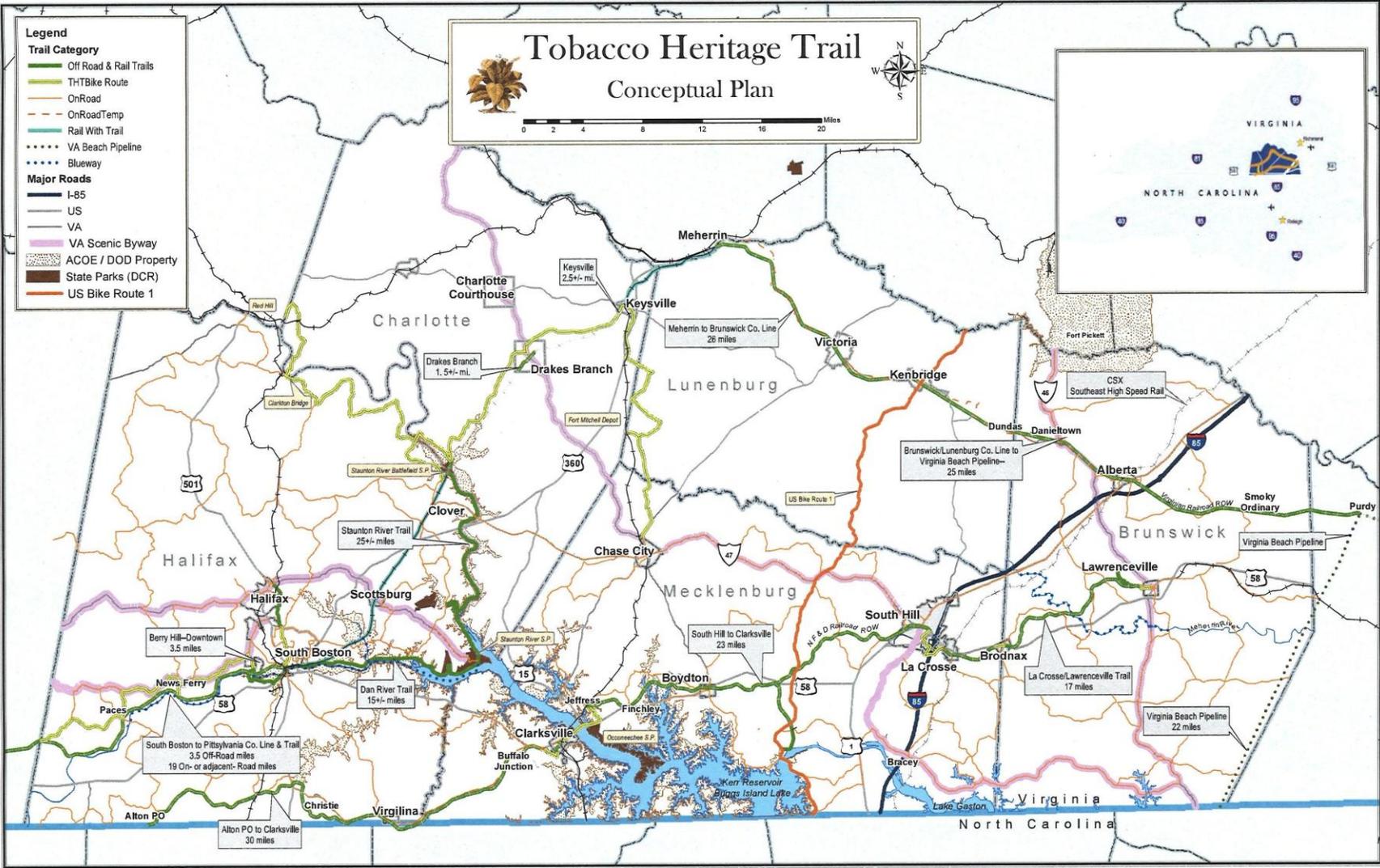
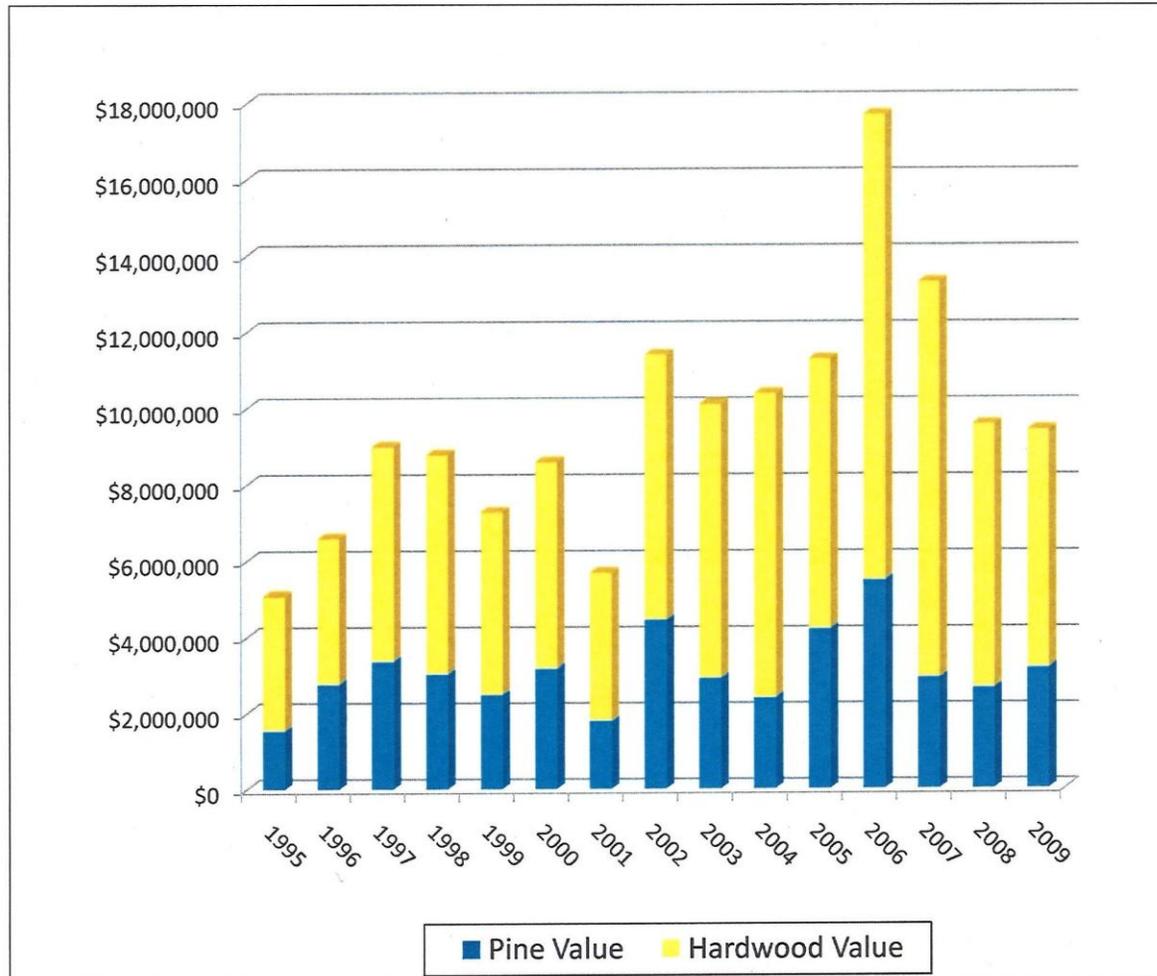


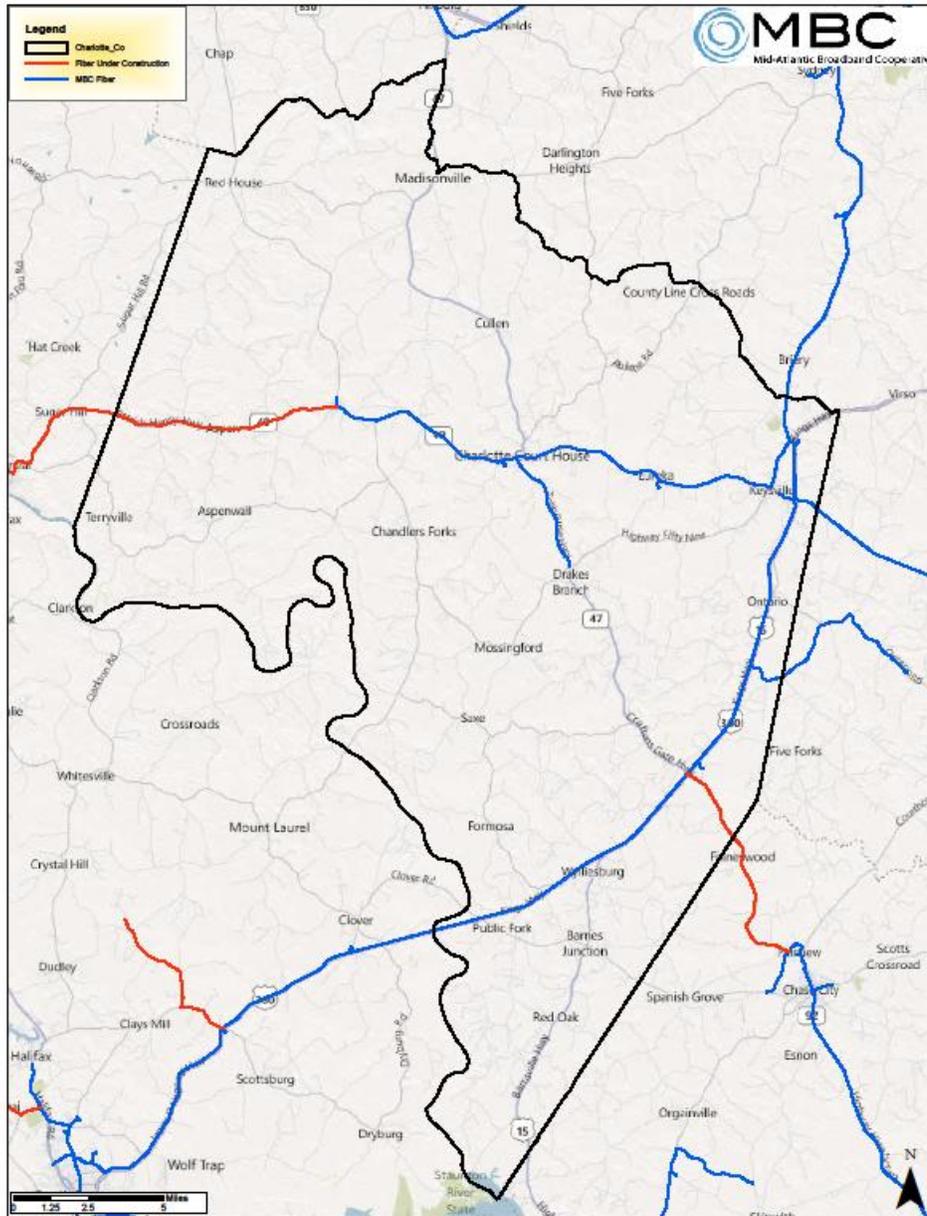
Figure 22
Charlotte County Landowner Forest Revenues



Virginia Dept. of Forestry, 2011

Figure 23

Mid-Atlantic Broadband Cooperative Route Map



CHAPTER 3

ISSUES, GOALS, AND STRATEGIES

Introduction

“The development of a community takes place over a long period of time and the forces which cause growth or decline are not often noticed until significant directions have been established. Even in communities where little change seems to be occurring, the existing infrastructure ages, economic and social factors continue to change, and community concerns evolve. Long-range community planning addresses this slow and eventual change by establishing a framework within which a community can direct its growth and change.”¹

This chapter presents the issues, goals, and strategies of community planning in Charlotte County. The terms issues, goals, and strategies are defined as follows:

- Issues – The broad area or overall topics of community interest
- Goals – The desired results to be reached
- Strategies – The philosophy and methodology for reaching the goal

The initial issues, goals, and strategies of the comprehensive plan were developed by the four sub-committees of the Joint Comprehensive Plan Committee in 2006, and were based on the trends and implications analysis (Chapter 2), in accordance with the plan’s overall goal (Figure 3). From these issues, goals, and strategies, a list of actions were developed that, if pursued, would move the County towards the goals set forth in the plan. (See Chapter 6.)

During the 2011 comprehensive plan review, the Planning Commission used the updated data and figures in Chapter 2 to reevaluate the associated trends and implications. The issues, goals, and strategies (Chapter 3) were then amended to reflect newly identified trends and implications. Finally, the Planning Commission reassessed the action list, bringing the recommended actions in line with the goals and strategies.

¹ *Comprehensive Plan, Mathews County Virginia*, June 26, 2001. Page 3:1.

CHARLOTTE COUNTY COMPREHENSIVE PLAN
AGRICULTURE AND FORESTRY - ISSUES, GOALS, AND STRATEGIES

Issue	Goals	Strategies
<p>Preservation of economically viable agriculture and forestry industries in Charlotte County</p>	<p>Preserve the productive agriculture and forest land and facilities in Charlotte County</p> <p>Preserve economically viable agriculture and forestry enterprises in Charlotte County</p>	<p>Promote public support for agriculture and forestry through schools and community education, including awareness of and tolerance for the normal side-effects of agricultural activity</p> <p>Create and support water quality and use plans that will protect agriculture and forestry lands and will provide water for new types of crops in the future</p> <p>Create a county land use policy that will protect existing agriculture and forestry activities, and will encourage the orderly and responsible growth of animal and plant industries</p> <p>Include rural enterprises and farm-based businesses in economic development efforts</p> <p>Participate in private, state, and federal programs to protect and enhance agriculture and forestry land, production, and interests</p> <p>Encourage and participate in the development of crops and agricultural activities to replace tobacco</p>

CHARLOTTE COUNTY COMPREHENSIVE PLAN
ECONOMIC DEVELOPMENT AND ENERGY - ISSUES, GOALS, AND STRATEGIES

Issue	Goals	Strategies
<p>Need for more quality jobs in economically viable businesses (including agriculture & forestry)</p>	<p>Expand employment opportunities in both new and existing county businesses</p>	<p>Maintain strong long and short term planning and coordination efforts</p> <p>Provide a sound economic and physical base to support economic growth and development</p> <p>Maintain a strong integrated development, marketing, and incentive program for new and existing businesses</p> <p>Maintain a continuing workforce education and training program, including assistance to persons with disabilities</p> <p>Include tourism, rural enterprises, farm-based businesses, and small businesses in the economic development effort</p>
<p>Quality of life in Charlotte County</p>	<p>Protect and improve the quality of life in Charlotte County</p>	<p>Include quality of life cost-benefit evaluations in the planning process</p> <p>Recognize and protect the rights of adjacent property owners</p> <p>Promote appropriate land and natural resource use throughout the county</p> <p>Encourage the establishment of economically viable rural businesses in order to help preserve rural land and quality of life.</p> <p>Preserve and protect the county's unique natural & historic resources</p>

CHARLOTTE COUNTY COMPREHENSIVE PLAN
ECONOMIC DEVELOPMENT AND ENERGY - ISSUES, GOALS, AND STRATEGIES

Issue	Goals	Strategies
Energy supply for Charlotte County homes and businesses	Provide sufficient, appropriate, and affordable energy supplies for Charlotte County homes and businesses	Encourage the provision of adequate, affordable energy to Charlotte County Encourage the use of economically viable alternative energy sources
More efficient use of Charlotte County's resources	Expand the responsible use of existing agricultural, forestry, mineral, and natural resources and products in all areas of Charlotte County's economic activity and development	Expand the use of by-products of agricultural and commercial activity Promote appropriate land and natural resource use in all county areas

CHARLOTTE COUNTY COMPREHENSIVE PLAN
LAND USE AND HOUSING - ISSUES, GOALS, AND STRATEGIES

Issue	Goals	Strategies
Land Use	Ensure the optimal and balanced use of Charlotte County’s land and natural resources to benefit citizens, businesses, and government organizations now and in the future	Update and utilize the county’s Strategic Policy, Comprehensive Plan, Water Supply Plan, Zoning Ordinance, Subdivision Ordinance, federal 100-year floodplain maps, and state dam inundation zone maps to guide growth and development Maintain strong long and short term planning and coordination efforts
	Preservation of land and vegetation	Support natural resources protection practices Utilize grants
	Preservation of county air quality	Maintain a strong county and town planning effort Coordinate with local, regional, state, and national agencies Maintain a strong strategic planning effort Support natural resources protection practices
Land Use	Preservation and enhancement of county scenic vistas	Maintain a strong county and town planning effort Coordinate with local, regional, state, and national agencies Maintain a strong strategic planning effort Support natural resources protection practices

CHARLOTTE COUNTY COMPREHENSIVE PLAN
LAND USE AND HOUSING - ISSUES, GOALS, AND STRATEGIES

Issue	Goals	Strategies
Quality of life in Charlotte County	Protect and improve the quality of life in Charlotte County	Include quality of life cost-benefit evaluations in the planning process Recognize and protect the rights of adjacent property owners Promote appropriate land and natural resource use in all county areas Preserve and protect the county’s unique natural & historic resources
Town/County Adjacent Area Planning	Proper coordination and planning for best land use and facilities now and in the future	Maintain a strong county and town planning effort Coordinate with local, regional, state, and national agencies Maintain a strong strategic planning effort
Housing	Adequate, safe, and affordable housing with a wide range of housing choices for all county citizens, including the disabled and elderly	Establish policies that will guide future housing construction, rehabilitation, and acquisition to benefit all citizens in all areas of the county, including specific emphasis on meeting the current and future needs for affordable housing and housing for the elderly and disabled Improve the condition of existing housing units by participating in housing improvement programs and pursuing grants for housing rehabilitation and modification, and for community improvements

CHARLOTTE COUNTY COMPREHENSIVE PLAN
PUBLIC SERVICES, FACILITIES, AND TRANSPORTATION - ISSUES, GOALS, AND STRATEGIES

Issue	Goals	Strategies
Emergency services	Effective and efficient emergency services for all county areas	Coordinate analysis, planning, purchasing, and operations Provide sufficient funding Train sufficient number of personnel Improve communications Utilize grants
	Mitigation of potential future problems	Participate in preparedness planning Train sufficient number of personnel Maintain a Hazard Mitigation Plan Utilize grants

CHARLOTTE COUNTY COMPREHENSIVE PLAN
PUBLIC SERVICES, FACILITIES, AND TRANSPORTATION - ISSUES, GOALS, AND STRATEGIES

Issue	Goals	Strategies
Law Enforcement	Effective and efficient law enforcement service for all county citizens	Participate in local, regional, state, and national planning Expand operational capabilities Continue jail operations Provide sufficient funding Train sufficient number of personnel Maintain an Emergency Operations Plan Improve communications Utilize grants
	Mitigation of potential future problem	Participate in preparedness planning Train sufficient number of personnel Utilize grants

CHARLOTTE COUNTY COMPREHENSIVE PLAN
PUBLIC SERVICES, FACILITIES, AND TRANSPORTATION - ISSUES, GOALS, AND STRATEGIES

Issue	Goals	Strategies
<p>Transportation</p> <ul style="list-style-type: none"> - Road - Rail - Other 	<p>Sufficient, appropriate, cost-effective facilities and resources for current and future needs, including needs of elderly and persons with disabilities</p>	<p>Participate in the VDOT planning process</p> <p>Participate in local and regional planning processes</p> <p>Participate in the rail planning process</p> <p>Participate in the air transportation facilities planning process</p> <p>Utilize grants</p>
<p>Public buildings and sites</p> <ul style="list-style-type: none"> - Schools - Community facilities - Historic/tourism sites - Solid waste handling - Law enforcement - Emergency services - Health services - Social services - Business parks - Town facilities - Parks and recreation - Communication towers - Libraries 	<p>Adequate, cost-effective, and accessible facilities to meet organizations' and citizens' needs now and in the future</p>	<p>Coordinate with all county organizations and town councils</p> <p>Coordinate with regional, state, and national organizations</p> <p>Coordinate with citizen groups and organizations</p> <p>Maintain a strong strategic planning effort</p> <p>Update the County Comprehensive Plan as changes occur</p> <p>Construct cost-effective, efficient, multi-use buildings when new facilities are required.</p> <p>Utilize grants</p>

CHARLOTTE COUNTY COMPREHENSIVE PLAN
PUBLIC SERVICES, FACILITIES, AND TRANSPORTATION - ISSUES, GOALS, AND STRATEGIES

Issues	Goals	Strategies
Water and Wastewater	Protection of county watersheds and water supplies	Maintain a strong county and town planning effort (Charlotte County Water Supply Plan) Coordinate with local, regional, state, and national agencies Maintain a strong strategic planning effort Support natural resource protection practices Protect and preserve the watersheds of dams that are, or may be, used for municipal water supplies
	Adequate quantity of high-quality water to meet current and future needs in a cost-effective manner	Maintain a strong county and town planning effort (Charlotte County Water Supply Plan) Coordinate with local, regional, state, and national agencies Maintain a strong strategic planning effort
	Adequate wastewater treatment to meet current and future needs in a cost-effective manner	Maintain a strong county and town planning effort Coordinate with local, regional, state, and national agencies Maintain a strong strategic planning effort

CHAPTER 4

LAND USE PLAN

Purpose

The Land Use Plan establishes the broad outline for managing future land use in Charlotte County. The plan designates specific areas of the county for various types of use and development and then establishes land use and development policies for each area. The Land Use Plan is the primary means of accomplishing the Comprehensive Plan's overall goal "...to allow suitable economic and physical development while retaining the County's natural assets and quality of life" (Figure 3). The guidelines, policies and maps included in the plan are carefully aligned with the vision, goals and strategies outlined in the Comprehensive Plan. This ensures that the plan promotes a rational, systematic strategy for future land development.

The Land Use Plan serves as a fundamental part of the legal basis for land management actions. While the Land Use Plan contains broad policies rather than specific regulations, it plays a key role in developing and changing local land use laws. Regulations contained in the county zoning and subdivision ordinances should support the policies of the county's Land Use Plan and, in turn, the overall vision and goals of the Comprehensive Plan.

Background and Philosophy

Charlotte County is a predominately rural jurisdiction whose citizens wish to maintain its rural character. However, the need for and the inevitability of growth and the resulting physical development is recognized. Therefore, a basic land use plan is required.

The Planning Commission has determined that "directed land use" in Charlotte County is neither necessary nor desirable. Therefore, the approach of this land use plan is to encourage development in the most logical areas, and to encourage rural activities and preservation in the remainder of the county.

The term "development" encompasses the following:

- Commerce and industrial parks
- Medium to large commercial establishments
- Medium to large residential subdivisions

The term "most logical areas" are those areas with:

- Access to major public roads
- Access to rail service
- A public water supply system
- A public sewer collection and treatment system
- Other necessary utilities

The terms “rural activities and preservation” encompass the following:

- Agriculture and forestry
- Home-based and farm-based businesses
- Small commercial establishments
- Small residential subdivisions
- Historically-significant buildings and sites
- Scenic areas
- Outdoor recreation areas
- Watersheds
- Unique environmental features

Guiding Principles

This Land Use Plan is also guided by several widely-accepted principles of development presented in the publication *Better Models for Development in Virginia*, by Edward T. McMahon, with Sara S. Hollberg and Shelley Mastran, The Conservation Fund, Arlington, Virginia, September 2001. These principles link economics, the environment, and physical development. Of the six principles presented in that publication, the following four apply to Charlotte County’s future land use:

- Conserve Virginia’s Natural and Scenic Assets
- Maintain a Clear Edge between Town and Countryside
- Preserve Historic Resources
- Respect Local Character in New Construction

Several concepts discussed in *Better Models for Development in Virginia* provide the background for these four principles and form the basis for how the principles were utilized in the Land Use Plan. (All statements in quotation marks are from *Better Models for Development in Virginia*.)

- “Development does not have to mean destruction of the things that people love. The models presented ... prove that economic development and environmental protection can be compatible.” “The key is for each community to develop its own shared vision for the future”
- “Preservation of Virginia’s unique character relies on a few key actions:
 - Identifying and preserving important natural, scenic, and historic assets
 - Building local economic development and land use plans around the preservation and enhancement of key assets”
- “The key to protecting the natural environment is first to protect critical environmental areas such as rivers, streams, wetlands, and steep slopes, then to protect the working landscapes: the farms and forests that automatically enhance scenic views and protect natural habitat. Keeping large tracts in productive use is also essential to assure the critical mass needed to support a resource-based economy.”

- “Conserving natural and scenic assets is also important because farmland, forests, and scenic landscapes contribute to the economic vitality of our communities.”
- “Safeguarding the rural character of Virginia means maintaining a clear edge between cities, town, and countryside. This can be done by protecting open space...”
- “Historic resources should be identified and protected...” “Protecting historic resources...is also important because historic preservation is a powerful tool for economic revitalization that generates jobs and attracts tourists and investors.” Several methods to foster historic preservation are to acknowledge the value of history, identify and designate historic sites, and find new uses for old buildings.
- “Virginia communities should do more to ensure that new construction...respects local character.” “By identifying what makes each community unique, and what harms that uniqueness, localities can develop standards that encourage new construction to complement existing community character.” Charlotte County’s public buildings set high standards, and public buildings constructed in the future should meet these standards. The county, and the towns, should actively encourage private entities to follow these standards as well.

Implementation

The Land Use Plan will be implemented by the Future Land Use Map (Figure 24 and Figure 25), recommended land use and development policies, recommended specific actions (Chapter 6), the County Zoning Ordinance, the County Subdivision Ordinance, other county ordinances, and by specific planning activities with local, regional, state, and national governmental and private organizations. In particular, the Master Plan for the John H. Kerr Dam and Reservoir, administered by the U.S. Army Corps of Engineers, should be consulted.

Future Land Use

The land use and development purposes and policies for the areas shown in Figure 24 and Figure 25 are established as follows:

1. Rural, Agricultural, and Forestry Area:

- Purpose: To provide maximum flexibility and freedom for uses compatible with the rural environment while safeguarding against such uses as might be objectionable to most rural residents.
- Policy: Not encourage development (as previously defined in this chapter) in this area, while encouraging activities that will help maintain the profitability of agriculture and forestry enterprises.

2. Crossroads Communities:

- Purpose: To allow cluster development of residential, commercial, and public uses to provide local residents with convenient access to community services and shopping, and to create a community identity.
- Policy: Encourage the development of these communities by appropriate provisions in the zoning ordinance.

3. Significant Watersheds:

- Purpose: To delineate the watersheds of lakes, rivers, and streams that are or will be used for municipal water supply, or have a significant role in the local environment. See Figure 26 and Figure 27 for detailed maps of the Keysville Lake and Drakes Branch Lake watersheds.
- Policy: Protect these areas from detrimental and polluting activities.

4. Town/County Boundary Areas:

- Purpose: To delineate county areas immediately adjacent to town corporate limits in which growth and development (as previously defined) may occur.
- Policy: Plan for and guide development in these areas by requiring close cooperation and joint planning by both town and county governments to avoid detrimental consequences to the residents of either jurisdiction.

5. Areas of Anticipated Near-Term Growth:

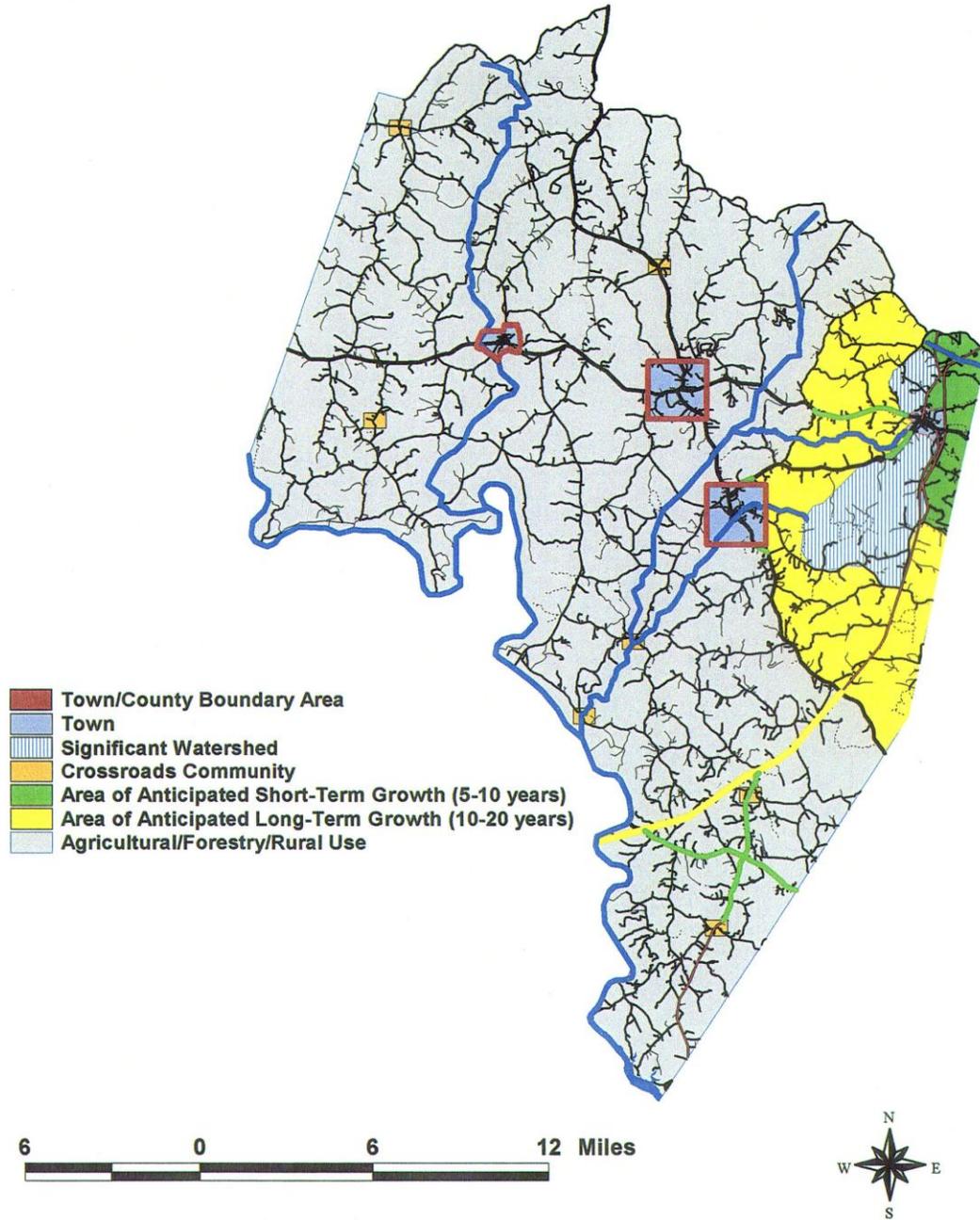
- Purpose: To delineate areas in which development (as defined above) is expected to occur during the next 5-10 years.
- Policy: Encourage development by providing appropriate facilities and services in these areas.

6. Areas of Potential Long-Term Growth:

- Purpose: To delineate areas in which development (as defined above) is expected to occur during the next 10-20 years.
- Policy: Plan for long-term development in these areas by planning for appropriate facilities and services in the next 10-20 years.

Figure 24

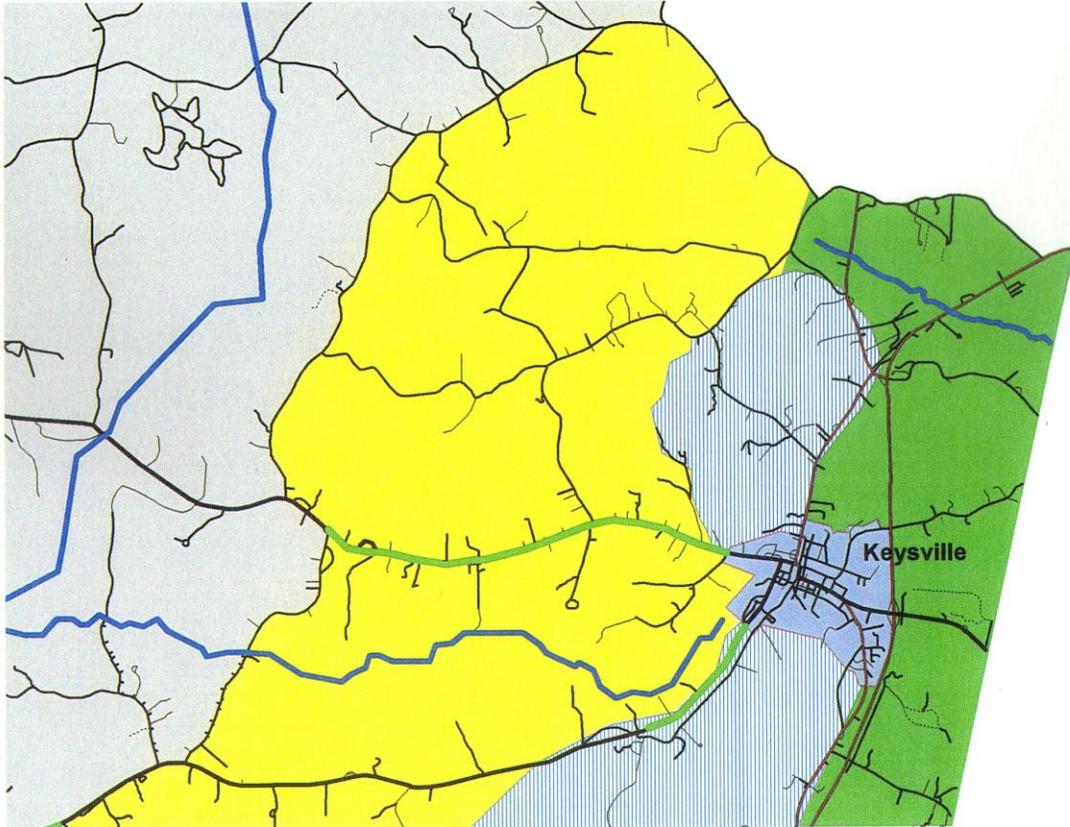
Charlotte County Future Land Use



Created by: CRC - 2006

Figure 25

**Charlotte County Future Land Use
Keyville Area**



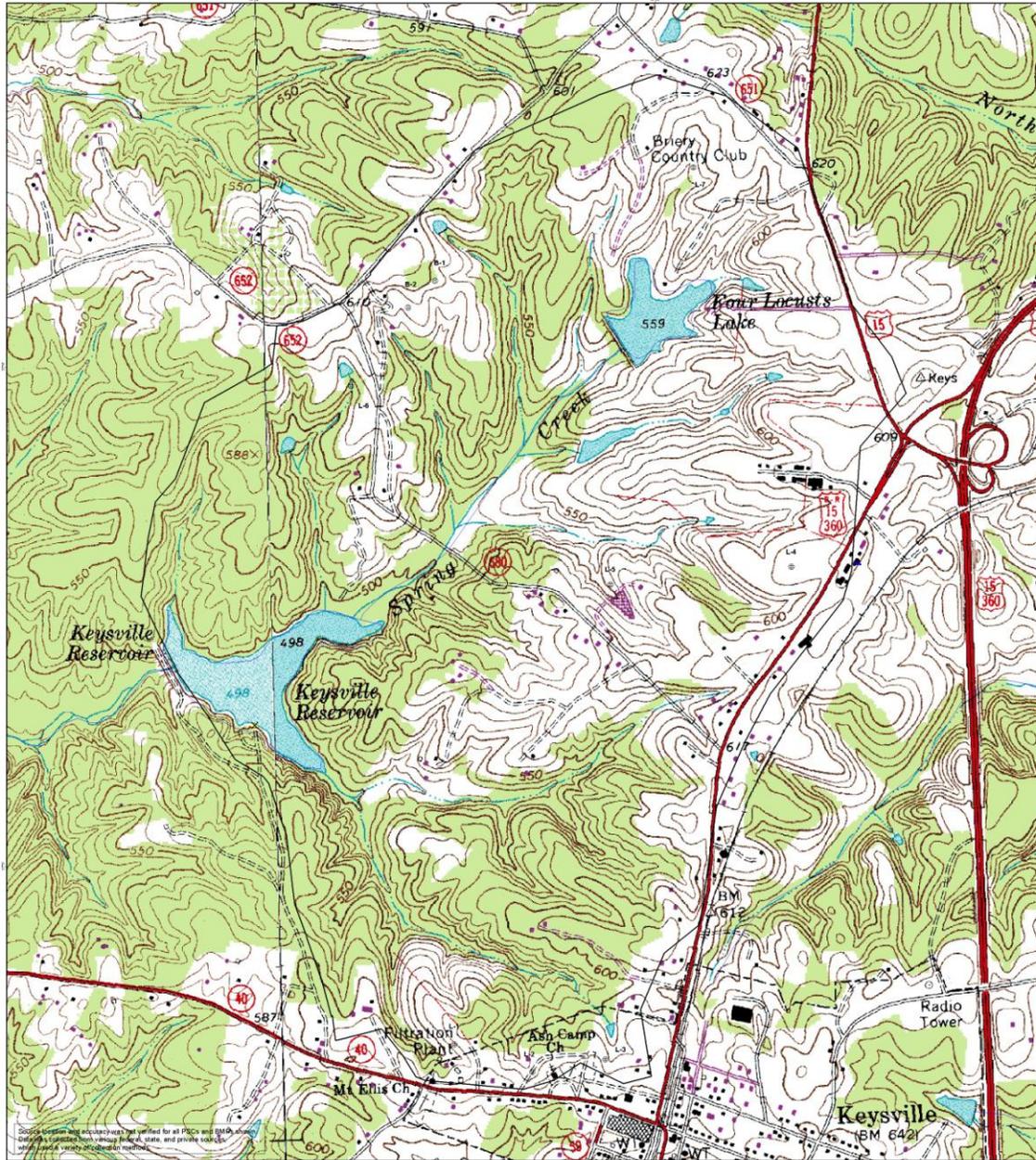
-  Town
-  Significant Watershed
-  Area of Anticipated Short-Term Growth (5-10 years)
-  Area of Anticipated Long-Term Growth (10-20 years)
-  Agricultural/Forestry



Created by CRC - 2006

Figure 26

PWSID: 5037300 **SWAP Zone 1 and 2 Map** DISTRICT 14
 FACILITY: SPRING CREEK IMPOUNDMENT COUNTY/CITY: CHARLOTTE
 WATERWORKS: KEYSVILLE, TOWN OF



Water Sources

- + Water Sources
- x Selected Water Source

Land Use Activities (L-#)

- Land Use Activities (L-#)
- Farm, Pasture, or Drain Fields
- B Best Management Practices (B-#)

VDH
 VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

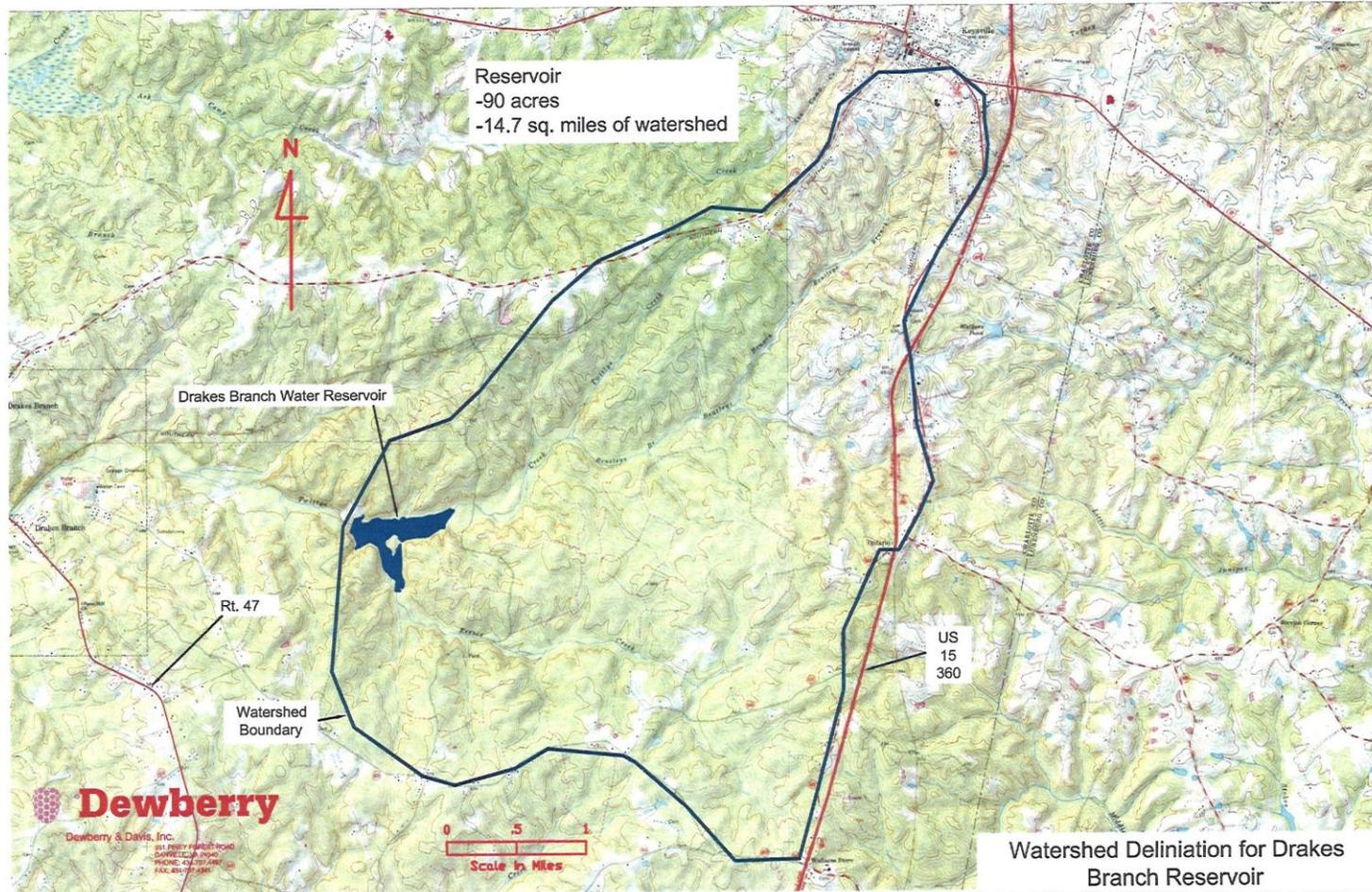
Division of Drinking Water

Potential Sources of Contamination (P-#)

- Landfills
- Discharge -- No Discharge Facilities
- Discharge
- No Discharge
- DEQSWRO -- Storage Tank Releases
- ♦ Active

- ✈ Airports
- I Industrial Sites
- S Superfund Sites
- Golf Courses
- B Boat Ramps
- * Hazardous and RCRA Sites
- H Hospitals
- T Tire Piles
- M Maimms

Figure 27



CHAPTER 5

PUBLIC FACILITIES PLAN

Introduction

This chapter presents on-going, planned, anticipated, or potential changes to public facilities in Charlotte County during the next five to ten years. Figure 28 shows planned or anticipated changes to non-transportation facilities. Planned or anticipated changes to transportation resources are identified in Figure 29.

Schools

In 2005 the Charlotte County Public Schools Division Facilities Committee with the assistance of Dominion Seven Architects, evaluated the condition of the county's public school facilities. A report was produced outlining issues related to location, exteriors, interior layout and spaces, building code concerns, and utilities. Issues at each school were identified and corrective actions and associated costs were provided. The conclusions and recommendations of this committee were presented to the School Board and the Board of Supervisors. However, no course of action has been identified at this time.

In 2011, the School Board decided to consolidate J. Murray Jeffress Elementary School and Phenix Elementary in response to decreasing enrollment countywide and budget cuts. This resulted in the closure of JMJ in the fall of 2011 and the expansion of the Phenix campus. (Five mobile units were installed at Phenix Elementary to provide needed classroom space and associated facilities.) While no other changes to school facilities have been identified, new challenges are anticipated as the population fluctuates, buildings continue to age, state requirements are updated, and students' needs change.

Law Enforcement

There are currently no plans to expand the existing jail. However, the potential exists to eventually expand the jail on its current site to house an additional 30 inmates.

Fire Protection

Changes to equipment, personnel, and operations are within the scope of the individual fire departments and the Charlotte County Fire and Rescue Association. Both Bacon District Volunteer Fire Department & Red House Volunteer Fire Department have recently constructed new facilities. Charlotte Court House Volunteer Fire Department is currently raising funds for the construction of a new building to be located on property situated near their existing facility.

Emergency Medical Service

The Charlotte County Rescue Squad recently converted the former Wyllesburg Cannery Building into an annex to house an ambulance to serve the southern portion of the county. In addition, an ambulance is also being housed in the Phenix Fire Department building to serve the far western portion of the county. No additional changes or expansions are planned at this time.

Library

No major changes to the existing library buildings are planned.

Other County Facilities

A. Courthouse

Due to increasing concerns over courthouse security, the presiding judge of the circuit court has petitioned the county to construct a new courthouse facility to meet current courthouse requirements. A courthouse committee has been formed to consider available options. The general consensus is that the existing courthouse cannot be upgraded to meet modern security demands and attempted alterations would compromise the structure's historical and architectural integrity. Therefore, a new courthouse may be constructed in the courthouse square area in the future. Since this area is in a designated historic district, it is crucial that any new construction blend in with existing architecture in design and scale. Should a new courthouse be constructed, the county will also need to carefully consider the future use of the existing courthouse building and plan for its upkeep and maintenance.

B. David Bruce Building

The structure which formally served as the Charlotte County Health Department was left uninhabited when the Health Department relocated to a newly renovated building in 2009. In May of 2011 the Charlotte County Board of Supervisors voted to complete needed renovations on the building and rename it the "David Bruce Building." The Charlotte County Chamber of Commerce is now located in the renovated building and several additional tenants are expected to follow.

Commerce/Industrial Parks

Studies are currently being conducted at the Heartland Business Park to determine if upgraded electrical service would improve the park's overall marketability. In addition, the Town of Keysville has plans to install a new waterline loop that will provide increased capacity and redundant water service to the Heartland Business Park and the County Industrial Park.

Requirements to make other changes to the Charlotte County Industrial Park or the Heartland Business Park may emerge at any time, as a result of the unpredictable nature

of economic development activities. Plans to improve road and rail access to the parks are outlined in the transportation section below.

Transportation

Transportation planning for Charlotte County is almost exclusively focused on the state road system administered by the Virginia Department of Transportation (VDOT). Overall planning is contained in the VDOT 2012-2017 Six Year Plan for Charlotte County, which lists approved maintenance and construction projects. However, the county also has compiled the following list of additional road projects for which either implementation or commencement of formal planning is desired within the next five years:

1. Construct a new access to Route 360 (opposite existing access) for Virginia's Heartland Business Park.
2. Reconstruct Four Locust Highway from its intersection with Route 15 to the Keysville town limits using traffic calming and water runoff control techniques (to protect Keysville Town Lake watershed).
3. Rebuild the intersections of Four Locust Highway and Route 15, and Routes 15 and 360 to enhance traffic flow and safety.
4. Remove the "Limited Access Bypass" designation from Route 360 in the Keysville area.
5. Construct a truck route around the Town of Charlotte Court House.
6. Rebuild Route 40 in the vicinity of the Louse Creek Bridge to improve safety.
7. Rebuild the intersection of Routes 40 and 667 to improve safety.
8. Widen and improve Route 641 from Randolph Station to Mulberry Hill Plantation to accommodate tour and shuttle buses.
9. Widen, straighten, and improve Route 615 from its intersection with Route 664 to the area past the sharp curve west of Cub Creek (Jesse Randolph's property) to improve safety.

Figure 29 is the Transportation Planning Map, which shows the areas and extent of the above-listed road projects. Figure 30 is the preliminary cost estimate the Virginia Department of Transportation provided in 2006 for items 6 – 9.

The VDOT Rural Rustic Road Program was established in 2003 to expedite paving of unpaved roads already within the state secondary system that carry at least 50 but no more than 1,500 vehicles per day. The goal of the program is to pave these low traffic volume roads using the footprint of the unpaved road with little impact on the surrounding trees, vegetation, and side slopes. To be included in the program roads must be predominately for local traffic use, must have adequate roadway drainage or require only minor improvements, and must have minimal anticipated traffic growth. Figure 31 shows county roads that currently qualify for improvement under this program.

Water Supply

A regional water supply study evaluating existing facilities, water sources, current usage, and projected future usage in the county and the four incorporated towns began in 2006. In 2011 a drought response and contingency plan was added to the water supply plan as required by DEQ. The entire plan will be adopted by the county and the four incorporated towns prior to DEQ's November 2011 deadline for regional water supply plans.

Source water protection assessments and plans are not mandated for individual localities in the state of Virginia. However, Charlotte County, with the assistance of the Virginia Rural Water Authority, prepared and adopted a source water protection plan in 2011. This plan identifies all public water sources, potential contaminants of these sources and an implementation plan to minimize the likelihood of contamination.

Table 30 below is based on figures from the 2008 Water Supply Plan and provides an estimate of future water demand according to estimated population growth. The future water demand figures in Table 30 are based on average use for domestic, institutional, commercial, and industrial establishments and does not include estimates for agricultural use. The Charlotte County Water Supply Plan estimates that agricultural water use was approximately 2.1 million gallons per day in 2002 (based on livestock and crop figures from the 2002 Census of Agriculture.) Future agricultural water use will depend upon numerous factors including the types of crops being grown, the number and kinds of livestock being raised, the amount of farmland in use, and general farming practices.

The lower population estimate for each decade in Table 30 is based on a .4% annual population increase while the upper estimate is based on annual growth rates ranging from .5% to 2.5%. However, between 2000 and 2010 Charlotte County's annual growth rate was only .09% (U.S. Census Bureau).

Table 30

Estimated Future Total Water Demand*

Year	Estimated Population*	Water Demand (gal/day)
2000	12,472 (census)	1,247,200
2010	12,980 - 13,392	1,687,400 - 1,740,960
2020	13,509 - 16,332	1,756,170 - 2,123,160
2030	14,059 - 18,413	1,827,670 - 2,393,690
2040	14,631 - 20,893	1,902,030 - 2,716,090
2050	15,227 - 23,946	1,979,510 - 3,112,980
2060	15,847 - 27,615	2,060,110 - 3,589,950

Source: *Draper Aden Associates, Charlotte County Water Supply Plan, July 2008*

NOTES: *Population based on estimated population growth rates and economic development potential

**Water demand based on average usage of 130 gallons per person per day

The following factors, which cannot be specifically predicted, could increase Charlotte County's water requirements dramatically in a short period of time:

1. Construction of a commercial or industrial facility whose daily operations require high water consumption
2. Reopening or expansion of an existing commercial or industrial facility whose daily operations require high water consumption

Therefore, water supply planning must take into account not only projected increases due to gradual population and business increases, but also much larger increases due to the factors listed above and changes in the business of agriculture.

Table 31 presents possible sources for future water supply identified in the *Charlotte County Water Supply Plan, July 2008*.

Table 31

Possible Sources for Future Water Supply

Wells – Public and Private
Keysville Reservoir
Drakes Branch Reservoir
Other Existing Impoundments
New Large Impoundment
Roanoke River

*Source: Draper Aden Associates,
Charlotte County Water Supply Plan, July 2008*

Upgrades to the town water systems are the responsibility of the individual towns. To increase their water supplies and improve the efficiency of existing system components, each town is currently either considering or implementing water improvement projects. Many of the towns have sought grant funding from various federal and state agencies to help with the cost of these upgrades and improvements. In addition, several towns have recently approved rate increases that will provide additional revenues.

The Town of Charlotte Court House has developed an additional well to increase capacity. In addition, Charlotte Court House is replacing several well houses and numerous waterlines. Drakes Branch's water projects include rerouting waterlines, replacing waterlines, and installing a new 300,000 gallon water tank. The Town of Phenix completed the installation of a third well located on the east side of town in 2010. Keysville has plans to construct a new waterline loop to strengthen service to the Heartland Business Park and the County Industrial Park. In addition, Keysville will be replacing the majority of their retail meters and will be upgrading their wastewater treatment equipment to reduce the amount of potable water used at the facility.

Sewage Disposal

Since the existing two sewage collection and disposal systems are operated by the towns of Keysville and Drakes Branch, planning for changes to these facilities are within the purview of the towns. However, the following developments and/or changes could involve the county in planning for this service:

1. The force main sewer line that connects Charlotte Court House to the Drakes Branch water treatment plant currently serves the Sheriff's Department, jail and additional government offices. If other facilities in Charlotte Court House were connected to the force main, an expansion of the Drakes Branch sewage treatment facility might be required.
2. Specific development and general growth in the greater Keysville area in the 5-20 year period as described in Chapter 4 (Land Use Plan) may require extension and expansion of sewer service outside the town limits, particularly in the following corridors: Business Route 15 N/360E, Route 360, Business Route 15 S/360 W, Route 40 E and W, and Route 59 W. Additional expansions of the town's sewage treatment facility may be required to serve new areas. Close cooperation between the County and the Town of Keysville will be required for planning, funding, and implementation.

As stated in Chapter 2, the capacity of privately-owned systems serving individual structures outside the town service areas depends on the drainage rate ("percolation") of the soil on each site, which varies widely throughout the county. Therefore, allowable building density will also vary throughout the county, since areas with low drainage rates (poor percolation) will require larger areas for each drainfield, and thus larger lot sizes.

Solid Waste Disposal

The county currently operates seven trash collection and recycling centers throughout the county. The newest facility, located in the Saxe/Bacon District area, was opened in 2008. At this time there are no plans to construct any additional facilities.

Charlotte County is a member of the Southside Regional Public Service Authority which operates a regional landfill in Mecklenburg County. Charlotte County trucks all of its solid waste to the regional landfill with the exception of recyclable materials that are transported to various commercial collection sites. Meanwhile, the existing (closed) Charlotte County landfill near Charlotte Court House will continue to be monitored in the foreseeable future in accordance with Virginia Department of Environment Quality requirements.

Recreation

The Department of Conservation and Recreation's 2007 Outdoor Plan identifies proposed "greenways" or scenic multiuse trails across Virginia. This includes Roanoke River Rails to Trails' Tobacco Heritage Trail which crosses Charlotte County. (More details about the Tobacco Heritage Trail are included in *Historic and Scenic Resources* in Chapter 2.) In addition, DCR's outdoor plan lists previously identified waterways or "blueways" that feature recreational opportunities, accessibility, and day use or camping sites for the public. The Staunton River, which follows the western border of the county, is identified as part of DCR's proposed expansion of this network of waterways.

Figure 28

Charlotte County Public Facilities Planning

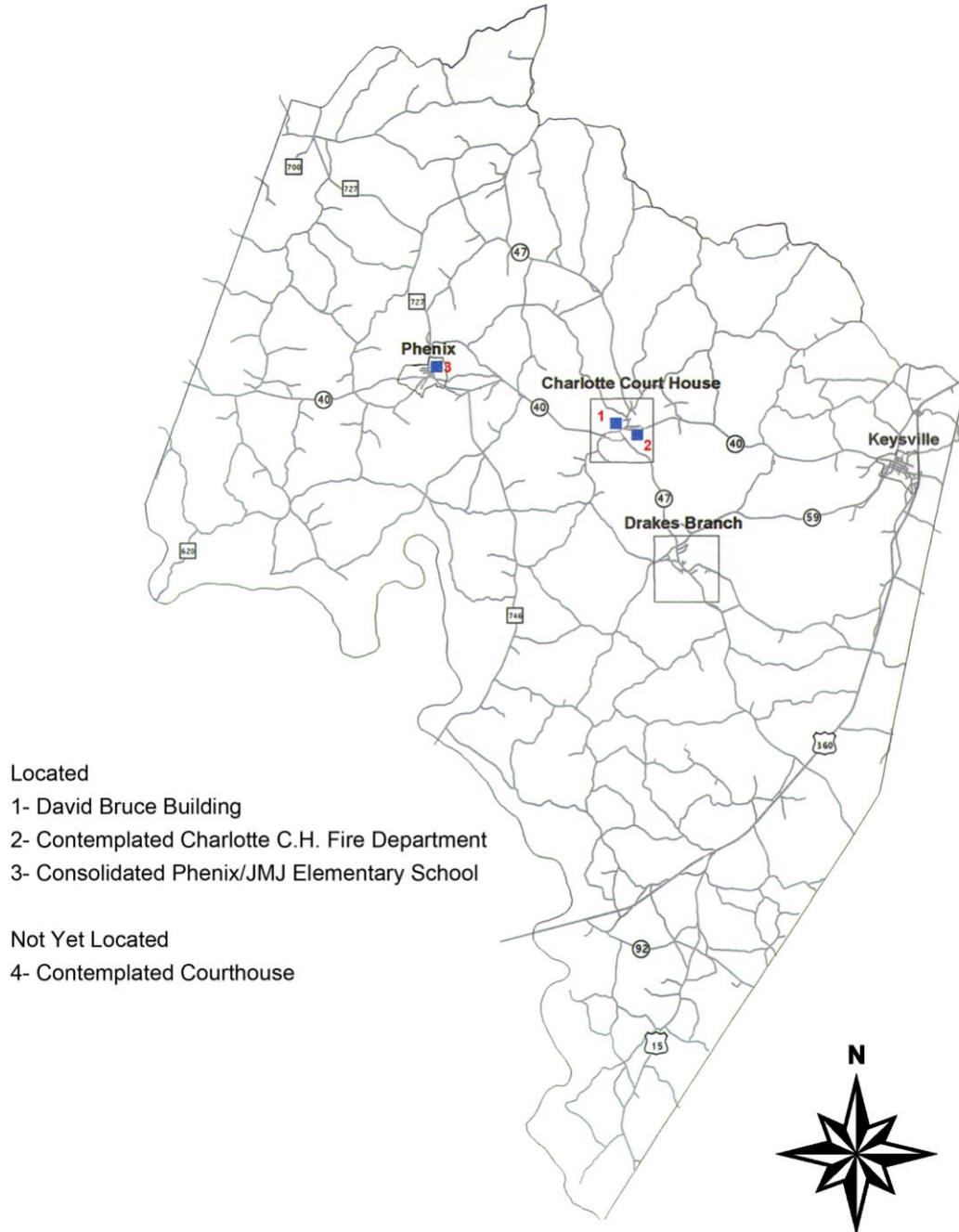


Figure 29

Charlotte County Transportation Planning

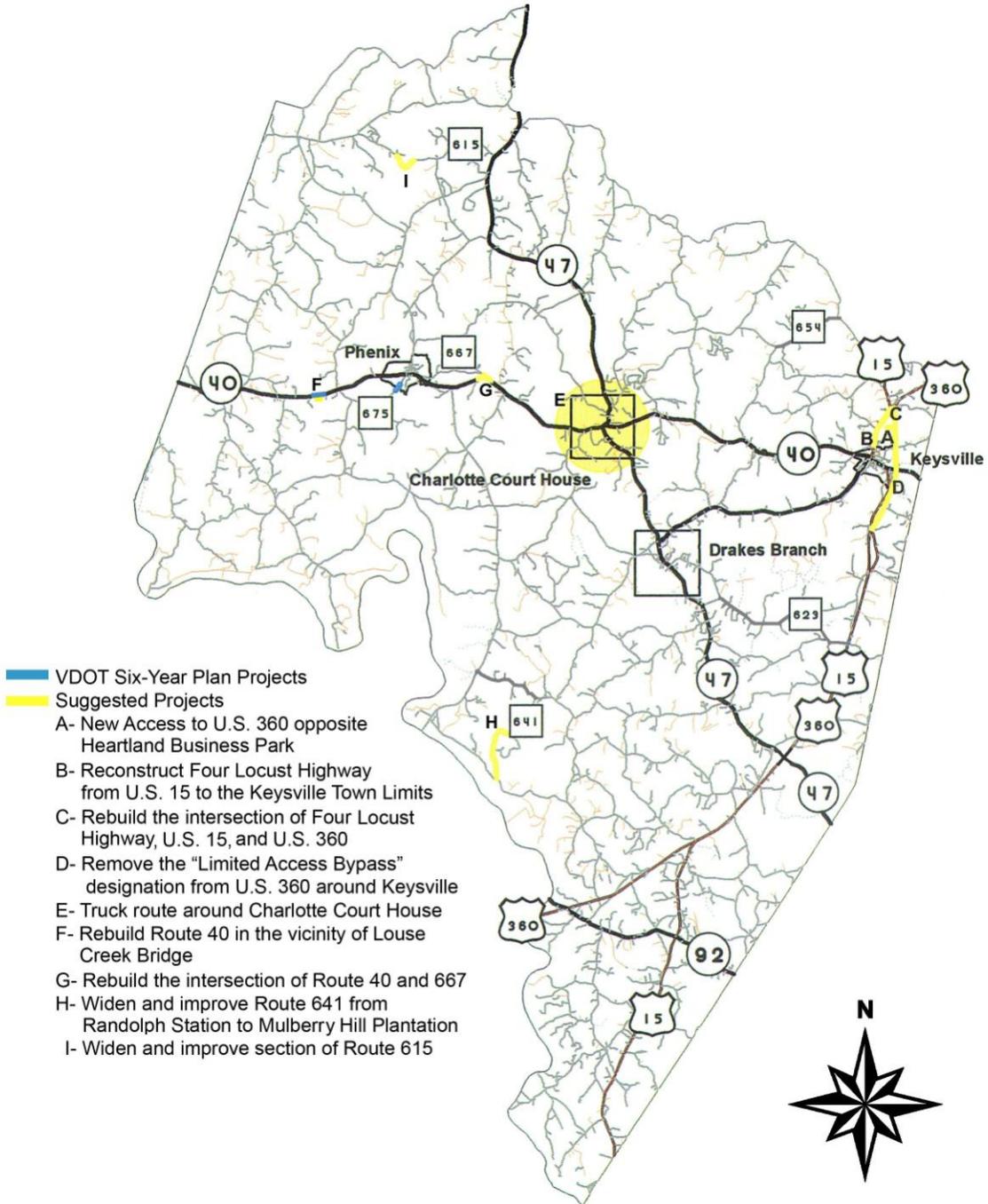


Figure 30

Transportation Project Estimates

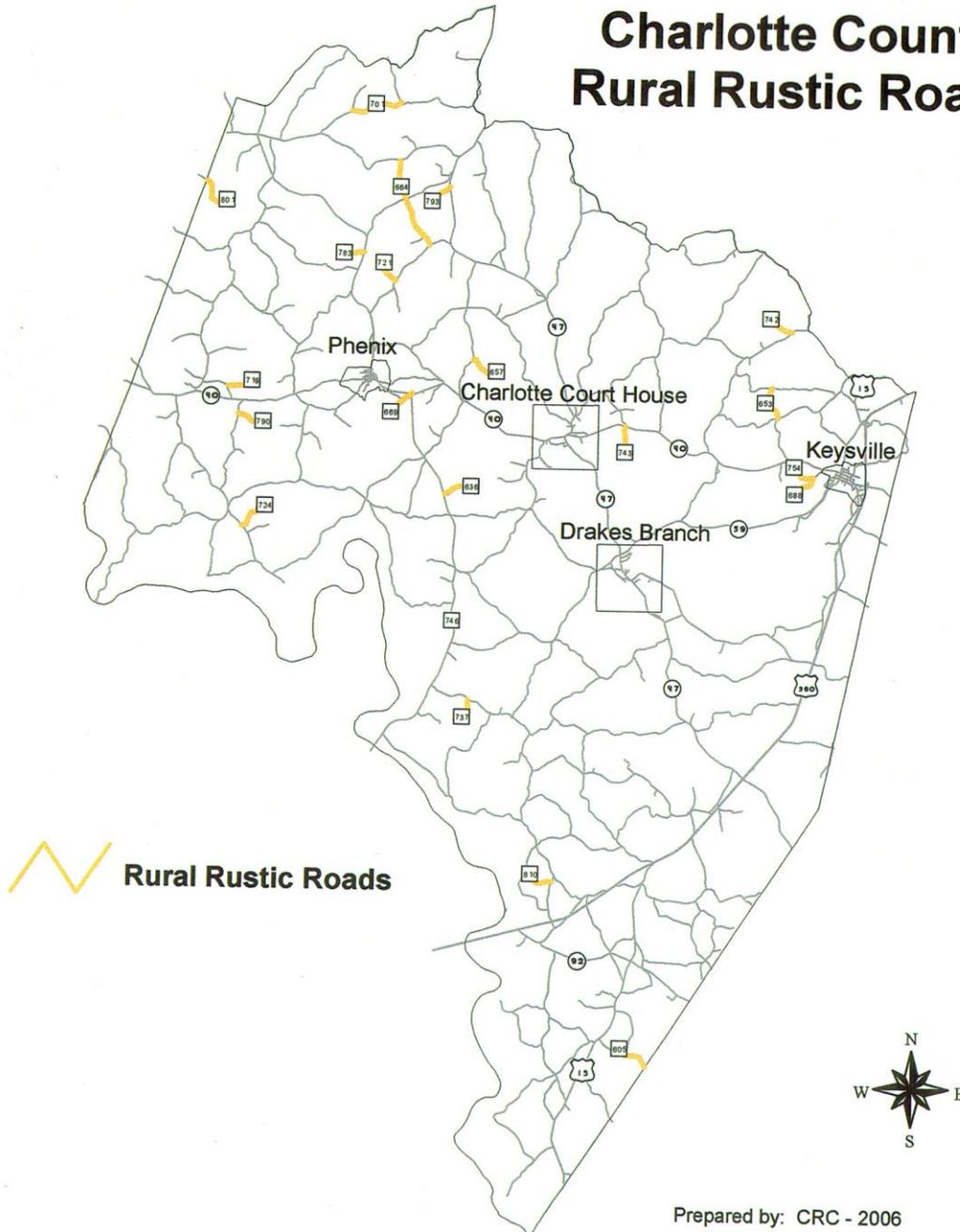
The information below was provided by Jorg Huckabee-Mayfield, Director of Transportation and Land Use for the Virginia Department of Transportation's Lynchburg District. This information was supplied in response to a request for cost estimates for the recommended transportation projects identified on page 86. As noted by VDOT in prior years, cost estimates are only provided when feasible and may not be available for all recommended projects.

"We have updated the PCES (Project Cost Estimating System) estimates on the Comprehensive Plan projects you have inquired about and these are as follows. Please note that these estimates are preliminary and do not include the costs of right-of-way and utilities.

1. Rebuild Route 40 in the vicinity of Louse Creek Bridge - \$5,088,264
2. Rebuild the intersection of Route 40 and Route 667 - \$1,674,801
3. Widen and improve Route 641 from Randolph Station to Mulberry Hill Plantation - \$2,403,980
4. Widen, straighten and improve Route 615 from Route 664 to 1.5 miles west of Route 664 - \$5,041,318"

Figure 31

Charlotte County Rural Rustic Roads



CHAPTER 6

IMPLEMENTATION

Introduction

The possible methods of implementation of a comprehensive plan are listed in Section 15.2-2224 of the Code of Virginia, which states “The comprehensive plan shall recommend methods of implementation and shall include a current map of the area covered by the comprehensive plan. Unless otherwise required by this chapter, the methods of implementation may include but need not be limited to:

1. An official map;
2. A capital improvements program;
3. A subdivision ordinance;
4. A zoning ordinance and zoning district maps;
5. A mineral resource map;
6. A recreation and sports resource map; and
7. A map of dam break inundation zones.”

Methods of Implementation

The Charlotte County Comprehensive Plan will be implemented by the following instruments:

1. Future Land Use Map (Figure 24)
2. Public Facilities Planning Map (Figure 28)
3. Transportation Planning Map (Figure 29)
4. Rural Rustic Roads Map (Figure 30)
5. Subdivision Ordinance
6. Zoning Ordinance and Zoning District Maps
7. Recommended Actions

Recommended Actions

The term “action,” as used in this plan, means a specific step to be taken to carry out a specific strategy. The recommended actions included herein result from the basic logic chain used to develop the entire comprehensive plan:

data → trends → implications → issues → goals → strategies → actions.

While some of the actions identified in this chapter involve a single task, most of the actions require on-going efforts in order to achieve the desired results.

The actions listed are recommendations, not directives. In accordance with the Dillon rule, each expenditure of county funds must be related to some statutory authority of the Board of Supervisors. In addition, no money can be paid out of any county fund until a resolution has been passed to appropriate funds sufficient to meet that expenditure.

The list of recommended actions is divided into the same four planning areas that were considered by the four original sub-committees of the comprehensive plan joint committee:

1. Agriculture and Forestry
2. Economic Development and Energy
3. Land Use and Housing
4. Public Facilities and Transportation

The individual(s), group(s), or organization(s) suggested to be the primary entity to initiate the action is (are) listed in parentheses immediately following each item.

CHARLOTTE COUNTY COMPREHENSIVE PLAN

AGRICULTURE AND FORESTRY **RECOMMENDED ACTIONS**

1. Use soil capability information as part of land use planning and zoning decisions. (Planning Commission)
2. Establish appropriate area and land use buffer zones to protect productive agriculture and forestry lands and their watershed areas. (Planning Commission)
3. Join farmers and government and private organizations to encourage and participate in programs to preserve and protect productive agriculture and forestry lands – for example, Best (land) Management Practices, reforestation programs, conservation easements, agricultural and forestry districts, agriculture enterprise zones, purchase of development rights, transfer of development rights, Virginia Farm Bureau Farm Link Program, cooperatives, land trusts, Federal Farm and Ranchland Protection Program, and U.S. Forest Service Watershed Forestry Program. (All)
4. Conduct a study of future county financial needs and tax structure, including land value assessment policy, and farm machinery taxation. (County Administrator)
5. Encourage organizations such as the Charlotte County Farm Bureau, Extension Service, Farm Service Agency, Soil and Water Conservation District, etc., to support and participate in the “Agriculture in the Classroom” program. (Public Schools Division)
6. Use the results of the Virginia Extension Service’s agriculture situation analysis reports in future agricultural planning, land use planning, and zoning decisions. (Planning Commission, County Administrator)
7. Participate in programs to provide information and assistance to farmers in order to increase production and/or plant alternate crops (both food and non-food crops.) (Extension Office, County Administrator, USDA FSA)
8. Encourage farmers to consult the Longwood Small Business Development Center to receive assistance when starting a new rural enterprise or a farm-based business. (County, Extension Service)
9. Participate in programs to improve agricultural marketing initiatives such as farmers’ cooperatives and local farmers’ markets. (Extension Service, Farm Bureau, County, Town Councils)

CHARLOTTE COUNTY COMPREHENSIVE PLAN

ECONOMIC DEVELOPMENT AND ENERGY **RECOMMENDED ACTIONS**

1. Encourage economic development consistent with the economic development policies of the County and incorporated towns and their adopted comprehensive plans. (County Administrator, Planning Commission, Town Councils)
2. Encourage business and commercial growth by reserving adequate land for such use, and by continually identifying and helping to solve potential problems facing businesses. (Planning Commission, County Administrator, Board of Supervisors)
3. Provide adequate public facilities, infrastructure and services to accommodate areas designated for economic development. (County Administrator, Industrial Development Authority (IDA), and Town Councils)
4. Develop criteria for assessing the physical, social, and economic impact of potential development on the community. (Planning Commission)
5. Encourage economic diversification in the County and work to strengthen existing businesses and industries in order to maintain and improve the diversity of economic opportunity and employment. (County, Town Councils)
6. Encourage the expansion of home occupations into off-site centers where practical. (County Administrator, Board of Supervisors)
7. Participate in local, regional, and state development and marketing initiatives. (County Administrator, Board of Supervisors, Town Councils)
8. Use the 2010 "Grassroots and Groundwork" small business survey results to address the needs of Charlotte County's entrepreneurial community and strengthen the county's small businesses. (County Administrator, Board of Supervisors)
9. Actively participate in coordinated educational and workforce development programs, including programs for persons with disabilities. (Public Schools Division, Southside Virginia Community College, Charlotte County Workforce Center, Small Business Development Center)
10. Emphasize the attraction or expansion of businesses that use the resources of the county, supply products that can be used by the county's existing businesses, or use products that are produced in the county. (County Administrator)
11. Utilize U.S. Economic Development Administration forecasts in developing economic development strategies and actions. (County Administrator)
12. Establish a small business incubator in the county (or participate in a regional effort). (County Administrator, Board of Supervisors)
13. Establish a source of small business development funds in the county. (Board of Supervisors, IDA)
14. Concentrate new business development in the Keysville area into the existing Charlotte County Industrial Park and Virginia's Heartland Regional Enterprise Zone. (Planning Commission, County Administrator, Town Council, IDA)
15. Update the 1997 survey of county historic resources. (County Administrator, Charlotte County Chapter APVA, Museum of Charlotte County)

16. Nominate the downtown areas of Keysville and Drakes Branch for historic district designation. (Town Councils)
17. Nominate appropriate areas in all incorporated towns and other village areas for participation in the Virginia Main Street Program. (Town Councils, Board of Supervisors)
18. Prepare a historic structure report and stabilization plan for the old school buildings in Charlotte Court House. (Museum of Charlotte County)
19. Prepare historic structure and historic landscape reports for Mulberry Hill Plantation. (Charlotte County Chapter APVA, Staunton River Battlefield State Park)
20. Identify historic assets that could become destinations within a regional trail network. (County Administrator)
21. Support and participate in the Department of Historic Resources Survey and Cost Share Program. (Board of Supervisors)
22. Continue to support and participate in the Virginia's Retreat tourism consortium activities. (County Administrator, Board of Supervisors)
23. Establish a Charlotte County tourism, marketing, and visitor service organization. (Board of Supervisors)
24. Construct a county welcome or visitors' center. (Board of Supervisors, Chamber of Commerce, Museum of Charlotte County)
25. Continue to develop and market existing and potential county trails (driving, walking, horse, boating, bicycle. etc.). (County Administrator, Board of Supervisors)
26. Place information markers or signs on landmarks and significant buildings. (County Administrator, Charlotte County Chapter APVA)
27. Continue to develop partnerships between local businesses and education institutions. (County Administrator, Public Schools Division, SVCC, Charlotte County Chamber of Commerce)
28. Build landscaped county "entrances" at the county boundaries on major highways. (County Administrator)
29. Investigate and consider the use of alternate energy sources for county owned buildings and vehicles. (County Administrator)
30. Perform energy audits on all buildings owned by the county and the school board. (County Administrator, Board of Supervisors, School Board)
31. Assist organizations with educating business owners and the public about energy conservation and technical assistance programs. (County Administrator)
32. Pursue financial grants to assist in weatherizing buildings owned by the county. (County Administrator)
33. Encourage and assist in the development of biomass crops and wood pellet production. (Board of Supervisors, Extension Service)
34. Improve broadband service and access. (County Administrator)
35. Support the placement of future fiber optic cable in existing highway and railroad right-of-ways. (Board of Supervisors, Planning Commission, VDOT)
36. Support the construction of additional mobile communication sites in the Charlotte County area. (County Administrator, Board of Supervisors, Planning Commission)

CHARLOTTE COUNTY COMPREHENSIVE PLAN

LAND USE AND HOUSING RECOMMENDED ACTIONS

1. Establish a specific Charlotte County policy of using Charlotte County's land and natural resources in an optimal and balanced way to preserve unique assets and the rural quality of life while benefiting citizens, businesses, and organizations now and in the future. (Board of Supervisors, Planning Commission)
2. Revise the county zoning ordinance to:
 - Establish a Business/Commerce Park District category
 - Allow different size residential lots in different locations/circumstances
 - Encourage construction of new homes on internal subdivision streets instead of facing state secondary roads
 - Revise the General Residential District boundaries to account for existing housing, future construction, location of current and planned water and sewer lines, and other land use planning issues
 - Establish outdoor sign guidance or controls (Planning Commission)
3. Adopt the Division of Dam Safety's (draft) model ordinance to control development in dam breach inundation zones. (Planning Commission, Board of Supervisors, Southside Soil and Water Conservation District)
4. Adopt a junk vehicle/public nuisance control ordinance. (Board of Supervisors)
5. Revise the county's litter control ordinance. (Board of Supervisors)
6. Identify the most appropriate areas and corridors of the county for future industrial and business development and expansion, and include those areas in the appropriate zoning districts and land use plans. (Planning Commission)
7. Participate in a joint Charlotte County/Keysville/Drakes Branch working group to consider potential development, growth, water supply, sewage disposal, transportation, and overall land use in the greater Keysville/Drakes Branch area. (Board of Supervisors, County Administrator, Planning Commission, Keysville Town Council, Drakes Branch Town Council)
8. Provide sewer line availability in all developed areas and areas designated for potential development in the greater Keysville area, and require universal connectivity, in order to protect the Keysville Town Lake and Drakes Town Lake watersheds. (Board of Supervisors, Planning Commission, Keysville Town Council)
9. Identify and map unique and/or valuable land areas and sites that are candidates for special land use protection. (Planning Commission, Town Councils)
10. Support and/or participate in protection and preservation of unique and/or valuable land areas by such methods as conservation easements, historic designation, scenic easements, protective zoning, etc. (Planning Commission, Town Councils)

11. Continue to participate in the Virginia Department of Conservation and Recreation Rails-to Trails planning process. (County Administrator, Board of Supervisors, Planning Commission)
12. Establish procedures for referring prospective home buyers and renters to the Virginia Housing Development Authority (VHDA) for assistance with purchasing or renting affordable housing. (County Administrator, Department of Social Services)
13. Submit appropriate data to the IRS to justify designation of appropriate areas in Charlotte County as Chronically Economically Depressed census tracts, so that these areas may be designated as Federally Targeted Areas to receive increased assistance from VHDA. (County Administrator)
14. Participate with Tri-County Community Action, Inc., Piedmont Regional Disability Services Board, and other organizations in the effort to identify and improve substandard housing and housing for elderly persons and persons with disabilities (Housing Conservation-Weatherization Program, Indoor Plumbing Program, housing development organizations, etc.). (County Administrator, Department of Social Services)

CHARLOTTE COUNTY COMPREHENSIVE PLAN

PUBLIC FACILITIES AND TRANSPORTATION **RECOMMENDED ACTIONS**

1. Establish a specific Charlotte County policy to plan and develop adequate and cost-effective public facilities to serve all county jurisdictions, organizations, and citizens. (Board of Supervisors)
2. Establish specific procedures between the Board of Supervisors, County Administrator's Office, School Board, other elected county officers, Planning Commission, towns, and other organizations to plan and coordinate the development of these public facilities. (Board of Supervisors)
3. Conduct a study of future law enforcement requirements and devise actions to meet those requirements. (County Administrator)
4. Expand and improve the county's emergency services communication system, both in capability and interoperability, in conjunction with state efforts. (Board of Supervisors)
5. Participate in and support VDOT's Secondary road six-year planning process. (Board of Supervisors, Planning Commission)
6. Construct an additional direct access to Route 360 opposite the existing Virginia Heartland Business Park access. (VDOT)
7. Rebuild the intersections of Four Locust Highway and Route 15, and Routes 15 and 360, to enhance traffic flow and improve safety. (VDOT)
8. Rebuild Business Route 360 (Four Locust Highway) to handle increased traffic volume, using traffic calming and water runoff control techniques. (VDOT)
9. Remove the "Limited Access Bypass" designation from Route 360 in the Keysville area. (VDOT)
10. Rebuild the intersection of Routes 40 and 667 to improve safety. (VDOT)
11. Rebuild the intersection of Routes 604 and 671 to improve safety. (VDOT)
12. Construct a truck route around the Town of Charlotte Court House. (VDOT)
13. Rebuild Route 40 in the vicinity of the Louse Creek Bridge to improve safety. (VDOT)
14. Widen, straighten, and improve Route 615 from its intersection with Route 664 to the area past the sharp curve west of Cub Creek (Jesse Randolph's property) to improve safety. (VDOT)
15. Locate new roads and improve existing roads in a manner consistent with the Comprehensive Plan. (Planning Commission, Board of Supervisors, VDOT)
16. Preserve the efficiency of roads by proper control of roadside land development through the use of the county's zoning and subdivision ordinances. (Planning Commission)
17. Encourage the provision of rail access to new industrial and business areas, and maintain existing rail service to aid the economic base. (Board of Supervisors, County Administrator)
18. Use the county's zoning and subdivision ordinances to require adequate setback distances along all roads, consistent with VDOT's highway classification system. (Planning Commission)

19. Evaluate all proposals for new roads or roadway improvements in terms of their physical, social, economic, and environment impact, and conformance with the Comprehensive Plan. (Planning Commission, VDOT)
20. Require that large industrial and commercial sites have direct road access to state primary highways. (Planning Commission)
21. At least annually identify traffic hazards and recommend improvements to the Board of Supervisors and VDOT. (County Administrator, Transportation Safety Committee)
22. Require handicapped access at all public facilities and transportation programs and projects. (Board of Supervisors)
23. Conduct a study of future general and school recreation requirements and plan for joint facilities to meet those requirements. (County Administrator, Public Schools Division)
24. Identify requirements and potential sites for county parks. (County Administrator)
25. Assist and work with the School Board to identify requirements and sites for future school improvements and/or new facilities. (Planning Commission, County Administrator, Board of Supervisors, Public Schools Division)
26. Retain the current zoning category of General Agriculture District for the watersheds of Keysville Town Lake and Drakes Branch Lake. (Planning Commission)
27. Do not encourage intensive development in these two watersheds, particularly that which will establish point sources of water pollution. (Planning Commission, County Administrator)
28. Strictly enforce all rules and regulations controlling soil erosion and sedimentation in these two watersheds. (Board of Supervisors, Southside Soil and Water Conservation District, Erosion & Sediment Control Official)
29. Encourage and support placing property in these two watersheds into long-term conservation easements. (Board of Supervisors)
30. Identify potential sidewalk requirements and seek grants for construction. (County Administrator, Town Councils)

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APPENDIX
REGIONAL DATA

**TABLE A-1
Population 1960 through 2010**

LOCALITY	1960	1970	1980	1990	2000	2010	Percent Change
Amelia	7,815	7,592	8,405	8,787	11,400	12,690	62.4%
Buckingham	10,877	10,597	11,751	12,873	15,623	17,146	57.6%
Charlotte	13,368	12,366	12,266	11,688	12,472	12,586	-5.8%
Cumberland	6,360	6,177	7,881	7,825	9,017	10,052	58.1%
Lunenburg	12,523	11,687	12,124	11,419	13,146	12,914	3.1%
Nottoway	15,141	14,260	14,666	14,993	15,725	15,853	4.7%
Prince Edward	14,121	14,379	16,456	17,320	19,720	23,368	65.5%
Planning District #14*	80,205	77,060	83,549	84,905	97,103	104,609	30.4%
Virginia	3,966,949	4,648,494	5,346,818	6,187,358	7,078,515	8,001,024	101.3%

Source: U.S. Census Bureau, 2011

**Includes counties of Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, & Prince Edward*

**TABLE A-2
Recent Population Change**

LOCALITY	2000 Population	2010 Population	Population Change
Amelia	11,400	12,690	11.3%
Buckingham	15,623	17,146	9.7%
Charlotte	12,472	12,586	.9%
Cumberland	9,017	10,052	11.5%
Lunenburg	13,146	12,914	-1.8%
Nottoway	15,725	15,853	.8%
Prince Edward	19,720	23,368	18.5%
Planning District #14	97,103	104,609	7.7%
Virginia	7,078,515	8,001,024	13.0%

Source: U.S. Census Bureau, 2011

**TABLE A-3
County Racial Composition Change 2000 - 2010**

<u>AREA</u>	<u>2000</u>				<u>2010</u>				<u>Percent Change 2000-2010</u>			
	<u>TOTAL</u>	<u>WHITE</u>	<u>BLACK</u>	<u>OTHER</u>	<u>TOTAL</u>	<u>WHITE</u>	<u>BLACK</u>	<u>OTHER</u>	<u>TOTAL</u>	<u>WHITE</u>	<u>BLACK</u>	<u>OTHER</u>
Amelia	11,400	8,045	3,198	157	12,690	9,332	2,932	426	11.3%	16.0%	-8.3%	171.3%
Buckingham	15,623	9,235	6,102	286	17,146	10,644	6,014	488	9.7%	15.3%	-1.4%	70.6%
Charlotte	12,472	8,171	4,102	199	12,586	8,467	3,751	368	.9%	3.6%	-8.6%	84.9%
Cumberland	9,017	5,444	3,376	197	10,052	6,427	3,278	347	11.5%	18.1%	-2.9%	76.1%
Lunenburg	13,146	7,772	5,072	302	12,914	7,856	4,487	571	-1.8%	1.1%	-11.5%	89.1%
Nottoway	15,725	8,988	6,378	359	15,853	8,968	6,227	658	.8%	-.2%	-2.4%	83.3%
Prince Edward	19,720	12,260	7,063	397	23,368	14,796	7,756	816	18.5%	20.7%	9.8%	105.5%
District	97,103	59,915	35,291	1,897	104,609	66,490	34,445	3,674	7.7%	11.0%	-2.4%	93.7%
State	7,078,515	5,120,110	1,390,293	568,112	8,001,024	5,486,852	1,551,399	962,773	13.0%	7.2%	11.6%	69.5%

Source: U.S. Census Bureau, 2011

NOTE: Other Race - Includes American Indians, Alaska Native, Asian, Pacific Islander groups, other races not included in the specific categories listed, and those persons claiming two or more races

TABLE A-4
Town Population Change
2000 - 2010

TOWN	2000	2010	% CHANGE
Blackstone	3,675	3,621	- 1.5%
Burkeville	489	432	- 11.7%
Charlotte Court House	463*	543	17.3%
Crewe	2,378	2,326	-2.2%
Dillwyn	529*	447	-15.5%
Drakes Branch	504	530	5.2%
Farmville	6,845	8,216	20%
Kenbridge	1,253	1,257	.3%
Keysville	817	832	1.8%
Pamplin City	199	219	10.1%
Phenix	200	226	13%
Victoria	1,821	1,725	- 5.3%
<i>Source: U.S. Census Bureau, 2010</i>			
* Corrected			

TABLE A-5
Percent of High School Graduates
Persons 25 Years of Age and Over
2000 & 2009

LOCALITY	2000	2009
Amelia	68.3%	74.6%
Buckingham	62.8%	63.2%
Charlotte	63.2%	70.7%
Cumberland	63.8%	71.7%
Lunenburg	63.4%	70.6%
Nottoway	64.4%	72.2%
Prince Edward	69.9%	81.9%
Planning District #14	65.2%	72.0%
Virginia	81.5%	85.8%

Source: 2000 Data - U.S. Census Bureau, June 2002
2009 Data - American Community Survey 2005-2009 Five Year Estimates

**TABLE A-6
Education Data
2008 - 2009 School Year**

AREA	DIVISION DROPOUT RATE (*)	STUDENTS IN 2009 GRADUATING CLASS	CLASS OF 2009 ON-TIME GRADUATION RATE (**)
Amelia	2.19%	161	86.3%
Buckingham	1.12%	187	74.9%
Charlotte	1.56%	179	86.6%
Cumberland	4.44%	154	77.9%
Lunenburg	4.50%	123	82.1%
Nottoway	2.31%	190	80.5%
Prince Edward	2.87%	189	79.9%
Virginia	1.76%	97,979	84.8%

* A dropout is defined as a student enrolled in school sometime during the previous school year and not enrolled on October 1 of the current school year although the student is expected to be in attendance.

** The Virginia On-Time Graduation Rate expresses the percentage of students in a class who earned a diploma within four years of entering high school. Percentages are based on student-level data and account for student mobility and retention and promotion patterns.

Source: Virginia Dept. of Education, 2011

TABLE A-7			
Per Capita Personal Income			
2006 and 2007			
AREA	2006	2007	% INCREASE 2006-2007
Amelia	\$31,395	\$32,228	2.6%
Buckingham	\$21,392	\$22,317	4.3%
Charlotte	\$22,862	\$23,814	4.1%
Cumberland	\$25,145	\$26,151	4.0%
Lunenburg	\$21,695	\$22,379	3.1%
Nottoway	\$26,047	\$27,417	5.3%
Prince Edward	\$19,954	\$20,703	3.7%
Virginia	\$39,540	\$41,727	5.5%
<i>Source: Virginia Employment Commission, Bureau of Economic Analysis, 2011</i>			

TABLE A-8						
Median Family Income						
1990, 2000 and 2009						
AREA	1990		2000		2009	
	FAMILIES	INCOME	FAMILIES	INCOME	FAMILIES	INCOME
Amelia	2,468	\$29,568	3,180	\$47,157	3,409	\$55,125
Buckingham	3,300	\$27,164	3,742	\$37,465	3,341	\$45,134
Charlotte	3,223	\$23,548	3,449	\$34,830	3,236	\$47,288
Cumberland	2,131	\$26,566	2,482	\$37,965	2,632	\$50,829
Lunenburg	2,468	\$23,953	3,419	\$34,302	3,009	\$41,515
Nottoway	3,932	\$25,966	3,953	\$39,625	4,184	\$48,689
Prince Edward	3,609	\$27,081	4,306	\$38,509	4,213	\$49,533
Virginia	1,642,735	\$38,213	1,859,983	\$54,169	1,967,020	\$72,193
<i>Source: U.S. Bureau of the Census - 1990 and 2000. 2009 Data - American Community Survey 2005-2009 Five Year Estimates</i>						

**TABLE A-9
Median Household Income
1990, 2000 and 2009**

AREA	1990		2000		2009	
	HOUSEHOLDS	INCOME	HOUSEHOLDS	INCOME	HOUSEHOLDS	INCOME
Amelia	3,135	\$26,612	4,240	\$40,252	4,865	\$48,897
Buckingham	4,395	\$22,661	5,312	\$29,882	4,954	\$38,128
Charlotte	4,296	\$20,481	4,954	\$28,929	4,662	\$37,591
Cumberland	2,831	\$22,115	3,512	\$31,816	3,950	\$38,430
Lunenburg	4,388	\$19,459	4,996	\$27,899	4,623	\$35,963
Nottoway	5,282	\$21,774	5,670	\$30,866	5,798	\$40,776
Prince Edward	5,405	\$21,395	6,564	\$31,301	6,642	\$36,242
Virginia	2,294,722	\$33,328	2,700,335	\$46,677	2,936,634	\$60,316

*Source: U.S. Bureau of the Census - 1990 and 2000.
2009 Data - American Community Survey 2005-2009 Five Year Estimates*

**TABLE A-10
Persons Below Poverty Level
1990 - 2009**

AREA	1990		2000		2009	
	PERSONS	PERCENT	PERSONS	PERCENT	PERSONS	PERCENT
Amelia	941	10.8%	948	8.4%	1,749	13.9%
Buckingham	2,293	19.5%	2,671	20.0%	2,820	17.7%
Charlotte	2,243	19.4%	2,228	18.1%	1,956	16.0%
Cumberland	1,228	15.8%	1,360	15.1%	1,402	14.7%
Lunenburg	2,163	19.1%	2,377	20.0%	2,685	20.8%
Nottoway	2,396	17.7%	2,819	20.1%	2,779	17.6%
Prince Edward	3,056	21.7%	3,013	18.9%	3,518	16.3%
Planning District #14	14,320	17.7%	15,416	17.2%	12,728	16.9%
Virginia	611,611	10.2%	656,641	9.6%	779,895	10.1%

*Source: U.S. Census Bureau, 1990 and 2000
2009 Data - American Community Survey 2005-2009 Five Year Estimates*

**TABLE A-11
MEDIAN ADJUSTED GROSS INCOME FOR
MARRIED COUPLE RETURNS 2004-2007**

AREA	2004*	2005	2006	2007
Amelia	\$48,069	\$52,634	\$56,009	\$57,140
Buckingham	\$38,710	\$43,551	\$45,478	\$46,813
Charlotte	\$34,320	\$38,300	\$40,599	\$41,390
Cumberland	\$39,495	\$44,826	\$46,713	\$47,849
Lunenburg	\$37,160	\$41,625	\$43,799	\$45,523
Nottoway	\$40,237	\$45,220	\$47,286	\$49,253
Prince Edward	\$40,988	\$45,572	\$47,715	\$48,879
Virginia	\$62,109	\$67,160	\$70,335	\$72,637

Source: Weldon Cooper Center For Public Service, University of Virginia, 2011

NOTE: The figures for 2004 are not comparable to the rest of the data due to changes in the tax code for 2005 which altered the definition of Virginia Adjusted Gross Income (VAGI.)

**TABLE A-12
Unemployment Rates Annual Averages
2005 – 2010**

AREA	2005	2006	2007	2008	2009	2010
Amelia	3.4%	3.0%	2.7%	4.5%	7.6%	7.7%
Buckingham	4.3%	3.5%	3.4%	4.9%	8.2%	9.4%
Charlotte	8.1%	6.5%	5.2%	5.9%	9.5%	9.2%
Cumberland	3.9%	3.4%	3.2%	4.7%	7.2%	7.8%
Lunenburg	5.2%	4.4%	4.5%	5.9%	9.7%	10.0%
Nottoway	4.5%	4.1%	3.8%	5.5%	8.2%	8.3%
Prince Edward	5.7%	4.7%	4.5%	5.5%	9.0%	9.8%
Virginia	3.5%	3.0%	3.0%	3.9%	6.7%	6.9%

Source: Virginia Employment Commission Community Profiles, 2011

TABLE A-13
May 2011
Employment Statistics

AREA	CIVILIAN LABOR FORCE	NUMBER UNEMPLOYED	UNEMPLOYMENT RATE
Amelia	6,645	437	6.6%
Buckingham	7,802	615	7.9%
Charlotte	5,771	434	7.5%
Cumberland	4,638	325	7.0%
Lunenburg	5,740	487	8.5%
Nottoway	6,892	489	7.1%
Prince Edward	10,751	928	8.6%
Planning District #14	48,239	3,715	7.7%
Virginia	4,216,216	251,142	6.0%

Source: US Bureau of Labor Statistics, 2011

TABLE A-14
TAXABLE RETAIL SALES (in Millions)
2007 - 2010

AREA	2007	2008	2009	2010	% CHANGE 2007-2010
Amelia	\$61,358	\$58,318	\$52,631	\$51,911	-15.4%
Buckingham	\$46,737	\$50,197	\$106,085	\$49,062	5.0%
Charlotte	\$48,605	\$45,372	\$44,122	\$44,660	-8.1%
Cumberland	\$37,251	\$33,012	\$29,822	\$28,200	-24.3%
Lunenburg	\$36,888	\$36,325	\$36,920	\$39,882	8.1%
Nottoway	\$119,676	\$115,148	\$110,612	\$110,295	-7.8%
Prince Edward	\$280,718	\$296,276	\$280,852	\$275,727	-1.8%
Planning District #14	\$631,233	\$634,648	\$661,044	\$599,737	-5.0%
Virginia	\$94,043,249	\$90,106,122	\$85,869,132	\$86,421,964	-8.1%

Source: Weldon Cooper Center for Public Service, University of Virginia, 2011

TABLE A-15
TAXABLE RETAIL SALES PER CAPITA
2007 - 2010

AREA	2007	2008	2009	2010	% CHANGE 2007-2010
Amelia	\$4,999	\$4,631	\$4,170	\$4,091	-18.2%
Buckingham	\$2,793	\$2,977	\$6,203	\$2,861	2.4%
Charlotte	\$3,949	\$3,634	\$3,554	\$3,548	-10.2%
Cumberland	\$3,836	\$3,349	\$2,975	\$2,805	-26.9%
Lunenburg	\$2,858	\$2,824	\$2,860	\$3,088	8.0%
Nottoway	\$7,804	\$7,432	\$7,066	\$6,957	-10.9%
Prince Edward	\$12,610	\$12,967	\$12,246	\$11,799	-6.4%
Virginia	\$7,366	\$7,204	\$6,862	\$10,801	46.6%

Source: Weldon Cooper Center for Public Service, University of Virginia, 2011

NOTE: Taxable sales in Virginia include all items covered by the State sales and vending tax. Numerous sales are excluded or exempted including sales of certain motor vehicles, trailers and semi-trailers, mobile homes and travel trailers, and sales of certain motor vehicle fuels.

The above figures for 2007-2009 are based on corresponding year taxable sales figures and estimated population figures published by the Weldon Cooper Center. 2010 per capita figures are based on 2010 census population figures.

**TABLE A-16
NUMBER OF REGISTERED RETAIL SALES BUSINESSES
2007 – 2010**

AREA	2007	2008	2009	2010	% CHANGE 2007 - 2010
Amelia	269	260	250	230	-14.5%
Buckingham	225	224	236	211	-6.2%
Charlotte	255	242	243	231	-9.4%
Cumberland	156	145	148	137	-12.2%
Lunenburg	198	191	200	189	-4.5%
Nottoway	317	314	317	292	-7.9%
Prince Edward	478	449	467	461	-3.6%
Planning District #14	1,898	1,825	1,861	1,751	-7.7%
Virginia	112,944	108,240	106,678	105,291	-6.8%

Source: Virginia Department of Taxation, Richmond, 2011

TABLE A-17
MAJOR EMPLOYERS FOR FOURTH QUARTER, 2010
PLANNING DISTRICT #14

AMELIA COUNTY-FIPS 007 (“Major Employers” include businesses with 50 or more employees)

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Amelia County School Board	250-499
623	Amelia Life Care , LLC	100-249
921	County of Amelia	50-99
424	Star Children’s Dress Company Inc.	50-99
337	Old River Cabinets, Inc.	50-99
445	Food Lion	50-99
112	Glenwood Farms LLC	50-99
321	Amelia Lumber Company, Inc.	50-99

BUCKINGHAM COUNTY-FIPS 029 (“Major Employers” include businesses with 50 or more employees)

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Buckingham County School Board	250-499
922	Commonwealth of VA-Buckingham Correctional Center	250-499
922	Commonwealth of VA-Dillwyn Correctional Center	250-499
621	Central VA Health Service Inc.	100-249
212	Kyanite Mining Corp	100-249
921	County of Buckingham	100-249
237	Commonwealth of VA-Dept of Transportation	50-99
621	Home Health	50-99
623	Heritage Hall	50-99
722	McDonalds	50-99

CHARLOTTE COUNTY-FIPS 037 (“Major Employers” include businesses with 50 or more employees)

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Charlotte County School Board	250-499
611	Commonwealth of VA-Southside VA Comm. College	100-249
921	County of Charlotte	100-249
623	Britthaven of Keysville	50-99
321	Morgan Lumber Company, Inc.	50-99
337	Appomattox River Manufacturing Company	50-99
488	UPS - United Parcel Service	50-99
621	Central Virginia Health Services	50-99

CUMBERLAND COUNTY-FIPS 049 (“Major Employers” include businesses with 20 or more employees)

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Cumberland County School Board	250-499
921	County of Cumberland	50-99
453	Gemini of Minnesota, Inc.	20-49
321	Johnny R Asal Lumber Co., Inc.	20-49
112	Covance Research Products, Inc.	20-49
621	Crossroads Services	20-49
484	C. F. Marion Trucking	20-49
451	Appomattox River Company, Inc.	20-49
621	Human Resource, Inc.	20-49
447	Stop In Food Stores, Inc.	20-49
624	Cumberland County Dept. of Social Services	20-49
722	Cumberland Restaurant LLC	20-49
444	Cumberland Building Supplies	20-49

LUNENBURG COUNTY – 111 (“Major Employers” include businesses with 50 or more employees)

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Lunenburg County Public Schools	250-499
922	Commonwealth of VA-Lunenburg Correctional Center	250-499
326	Virginia Marble Manufacturing Inc.	100-249
424	S&M Brands Incorporated	100-249
624	STEPS, Inc.	50-99
921	County of Lunenburg	50-99
424	Pennington Seed, Inc.	50-99
321	Barnes Manufacturing Company	50-99
236	Kenbridge Construction Co. Inc.	50-99
551	Benchmark Community Bank	50-99

NOTTOWAY COUNTY-135 (“Major Employers” include businesses with 50 or more employees)

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Nottoway County Public School Board	500-999
622	Commonwealth of VA-Piedmont Geriatric Hospital	250-499
922	Commonwealth of VA-Nottoway Correctional Center	250-499
928	Department of Defense	250-499
928	Department of Military Affairs	100-249
238	Apcompower, Inc..	100-249
452	Wal-Mart Associates, Inc.	100-249
623	H C M F Corp.-Heritage Hall Inc.	100-249
551	Southside Electric Cooperative, Inc.	100-249
326	Reiss Corporation	50-99
922	County of Nottoway	50-99

621	Home Recovery	50-99
921	Town of Blackstone	50-99
611	KFS Service Co.	50-99
321	Arbortech Forest Products	50-99
522	Citizens Bank & Trust Co.	50-99
623	Hickory Hill Retirement Company	50-99
484	J.R. Tharpe Truck Company	50-99
112	Midwest Farms, LLC	50-99

PRINCE EDWARD COUNTY-147 (“Major Employers” include businesses with 50 or more employees)

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Commonwealth of VA-Longwood University	500-999
611	Prince Edward County Public Schools	500-999
622	Centra Health	250-499
611	Hampden-Sydney College	250-499
452	Wal -Mart Associates Inc.	250-499
722	ARA Services	250-499
623	Southside Community Nursing-Holly Manor Nursing Home	250-499
621	Crossroads Services Board, Farmville	100-249
493	Immigration Centers of America	100-249
623	Trinity Mission of Farmville	100-249
922	Piedmont Regional Jail	100-249
921	County of Prince Edward	100-249
444	Lowe's Home Centers, Inc.	100-249
611	Fuqua School	100-249
921	Town of Farmville-Dept. of Public Works	100-249

621	Home Recovery of VA Inc-Home Recovery	50-99
722	McDonalds	50-99
442	Green Front Furniture Store	50-99
722	Charley's Waterfront Cafe Inc.	50-99
624	YMCA	50-99
722	Shoney's	50-99
445	Kroger	50-99
441	Haley Chevrolet Oldsmobile, Inc.	50-99
624	HOPE Community Services, Inc.	50-99
624	Helton House, Inc.	50-99

SOURCE: VIRGINIA EMPLOYMENT COMMISSION, SECOND QUARTER 2010

**TABLE A-18
Housing Units
2000 - 2010**

Locality	2000			2010			Percent Change 2000 - 2010		
	Total Units	Vacant Units	Occupied Units	Total Units	Vacant Units	Occupied Units	Total Units	Vacant Units	Occupied Units
Amelia	4,609	369	4,240	5,359	538	4,821	16.3%	45.8%	13.7%
Buckingham	6,290	966	5,324	7,244	1,279	5,965	15.2%	32.4%	12.1%
Charlotte	5,734	783	4,951	6,273	1,164	5,109	9.4%	48.7%	3.2%
Cumberland	4,085	557	3,528	4,626	646	3,980	13.2%	16.0%	12.8%
Lunenburg	5,736	738	4,998	5,935	978	4,957	3.5%	32.5%	-.8%
Nottoway	6,373	709	5,664	6,650	944	5,706	4.3%	33.1%	.7%
Prince Edward	7,527	966	6,561	9,149	1,233	7,916	21.5%	27.6%	20.7%
Planning District #14	40,354	5,088	35,266	45,236	6,782	38,454	12.1%	33.3%	9.0%

Source: U.S. Census Bureau - 2011

TABLE A-19
Occupied Housing Units
1990 - 2009

LOCALITY	1990	2000	2009
Amelia County:			
Single-Family	2,359	3,382	4,181
Multiple-Family	48	121	148
Mobile Homes	682	1,094	1,007
Other	42	12	N/A
Buckingham County:			
Single-Family	3,053	4,193	3,944
Multiple-Family	155	255	242
Mobile Homes	1,080	1,775	2,236
Other	53	67	N/A
Charlotte County:			
Single-Family	3,300	4,123	4,370
Multiple-Family	81	209	278
Mobile Homes	873	1,372	1,617
Other	58	30	N/A
Cumberland County:			
Single-Family	2,225	3,092	3,361
Multiple-Family	57	175	258
Mobile Homes	495	786	867
Other	36	32	N/A
Lunenburg County:			
Single-Family	3,411	4,355	4,509
Multiple-Family	111	170	163
Mobile Homes	843	1,211	1,284
Other	58	0	N/A
Nottoway County:			
Single-Family	4,120	4,888	5,468
Multiple-Family	347	484	352
Mobile Homes	719	989	985
Other	58	12	N/A
Prince Edward County:			
Single-Family	3,856	4,945	5,023
Multiple-Family	505	916	1,441
Mobile Homes	951	1,629	1,971
Other	61	37	N/A

*Source: U.S. Census Bureau, 1990 and 2000;
American Community Survey 2005-2009 Five Year Estimates*

TABLE A-20
Annual Building Permits for New Residential Dwellings*
(Excluding mobile homes)
2006-2010

AREA	2006	2007	2008	2009	2010	% CHANGE 2006-2010
Amelia	139	94	23	36	44	-68.3%
Buckingham	121	101	85	36	31	-74.4%
Charlotte	60	60	36	57	24	- 60.0%
Cumberland	73	49	43	24	20	-72.6%
Lunenburg	111	92	38	17	22	-80.2%
Nottoway	92	58	81	45	57	-38.0%
Prince Edward	172	145	84	70	74	-57.0%
Planning District #14	768	599	390	285	272	-64.6%

Source: Weldon Cooper Center for Public Service, University of Virginia, 2011

NOTE(*): Excludes permits issued for mobile homes, garages and other out-buildings, additions and renovations, and commercial construction. For multi-unit structures, data includes the number of units in the structure rather than the number of buildings.

TABLE A-21
Local Tax Rates (Unit Levy Per \$100 Assessed Value)
July 1, 2010 – June 30, 2011

AREA	REAL ESTATE	PERSONAL PROPERTY	MACHINERY & TOOLS	MERCHANTS CAPITAL
Amelia County	\$.43	\$ 4.00	\$ 1.00	N/A
Buckingham County	\$.44	\$ 4.05	\$ 2.90	\$ 1.00
Town of Dillwyn	\$.04	\$.28	\$.28	N/A
Charlotte County	\$.42	\$3.00	\$3.00	\$ 3.20
Town of Charlotte Court House	*\$.09	\$ 1.00	\$ 1.00	\$ 1.00
Town of Drakes Branch	\$.20	\$.37	\$.37	\$ 1.10
Town of Keysville	*\$.16	\$.60	\$.60	N/A
Town of Phenix	\$.055	\$.167	N/A	N/A
Lunenburg County	\$.33	\$ 3.60	\$ 1.80	\$ 1.20
Town of Kenbridge	\$.38	\$ 1.31	N/A	N/A
Town of Victoria	\$.14	\$.98	\$.98	N/A
Prince Edward County	\$.42	\$ 4.50	\$ 4.20	\$.70
Town of Farmville	\$.10	** \$ 1.50	N/A	N/A

Source: Individual localities and associated websites

NOTES: *Includes Mobile Homes
** Paid by Businesses Only