

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
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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
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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	Size Code**	Number of Employees
10	Federal Government	09	1000 and over employees
20	State Government	08	500 to 999 employees
30	Local Government	07	250 to 499 employees
50	Private	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.