

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)