

Comprehensive Plan
Charlotte County Virginia



Prepared by the Charlotte County Planning Commission

Version 2.5

2016

Comprehensive Plan Charlotte County, Virginia

Version 2.4

Adopted _____

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CHAPTER 1

INTRODUCTION

Purpose

The purpose of this plan is to fulfill the requirements of Section 15.2-2223 of the Code of Virginia, which states “The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.”

Process

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

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

Virginia State Code § 15.2-2230 requires a review of the Comprehensive Plan every five years. In 2011 the Planning Commission completed a full review of the plan, incorporating new decennial census data and updated data from other sources into the plan and using that data to revise the goals, strategies and actions identified in the plan. In 2016 the Planning Commission elected to update the data once again & also make some organizational changes to the Plan to improve usability. The effort to update the Plan began in the fall of 2015 and the final draft was approved by the Planning Commission in _____.

The 2016 plan review began with County staff updating data tables using new census data and information provided by key stakeholders including the Town Offices, Charlotte County Public Schools, the Charlotte County office of Virginia Cooperative Extension, the Southside Soil & Water Conversation Office, the Charlotte County office of the Farm Services Agency, VDOT, the Department of Forestry and local utility providers. The Commission then used the updated data to track changes in trends; evaluate existing goals; and identify new goals and actions. To encourage public involvement, the Planning Commission conducted a public input session in April of 2016, which approximately twenty citizens attended.

Format

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

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

Figure 1

A Practical Vision for the Future

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

Improved Standard of Living

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

Infrastructure for Economic Growth

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

Economic Growth and Stability

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

Technology Related Job Opportunities

New industrial growth provides technology related job opportunities.

Tourism

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

Educational Excellence

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

Availability of Needed Services

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

Strong Local Image and Identity

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

Safe, Family-oriented Communities

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

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

Figure 2

Strategic Needs Statement

To prosper in the future, Charlotte County needs:

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

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

Figure 3

Overall Goal of the Comprehensive Plan

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

CHAPTER 2

HISTORY, PHYSICAL CONDITIONS, DEMOGRAPHICS, AND ECONOMY

(DATA, TRENDS, AND IMPLICATIONS)

History

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

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

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

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

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

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

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

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

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

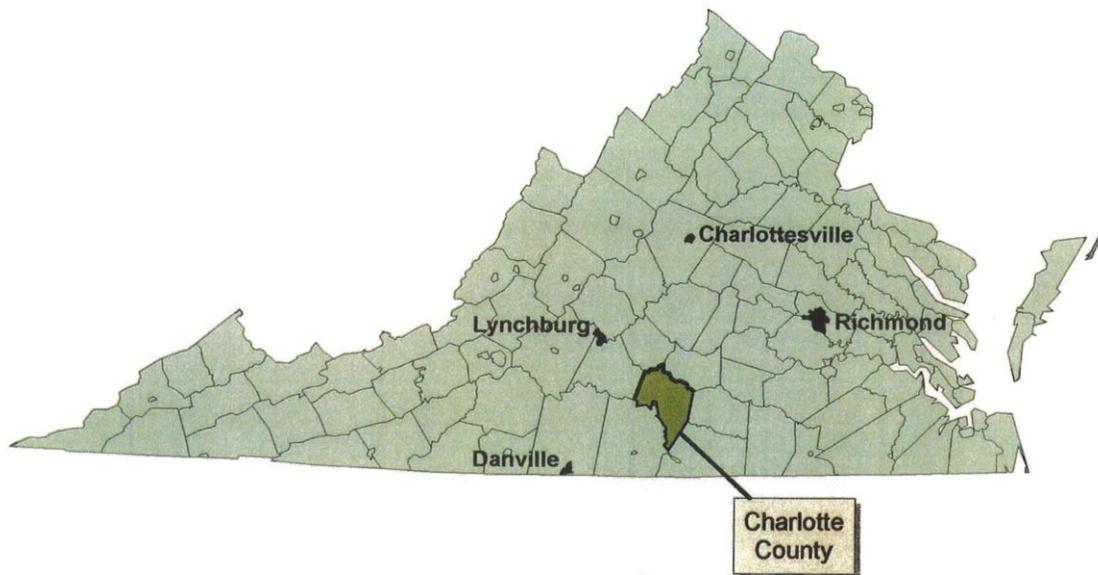
In 1992, the historic Charlotte County Courthouse was the location for filming portions of the motion picture *Sommersby*. In 1996, the historic Brick Tavern at Courthouse Square was purchased by the County of Charlotte. The Brick Tavern was subsequently renovated to serve as the offices for the Clerk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

Physical Conditions

1. Geography and Topography

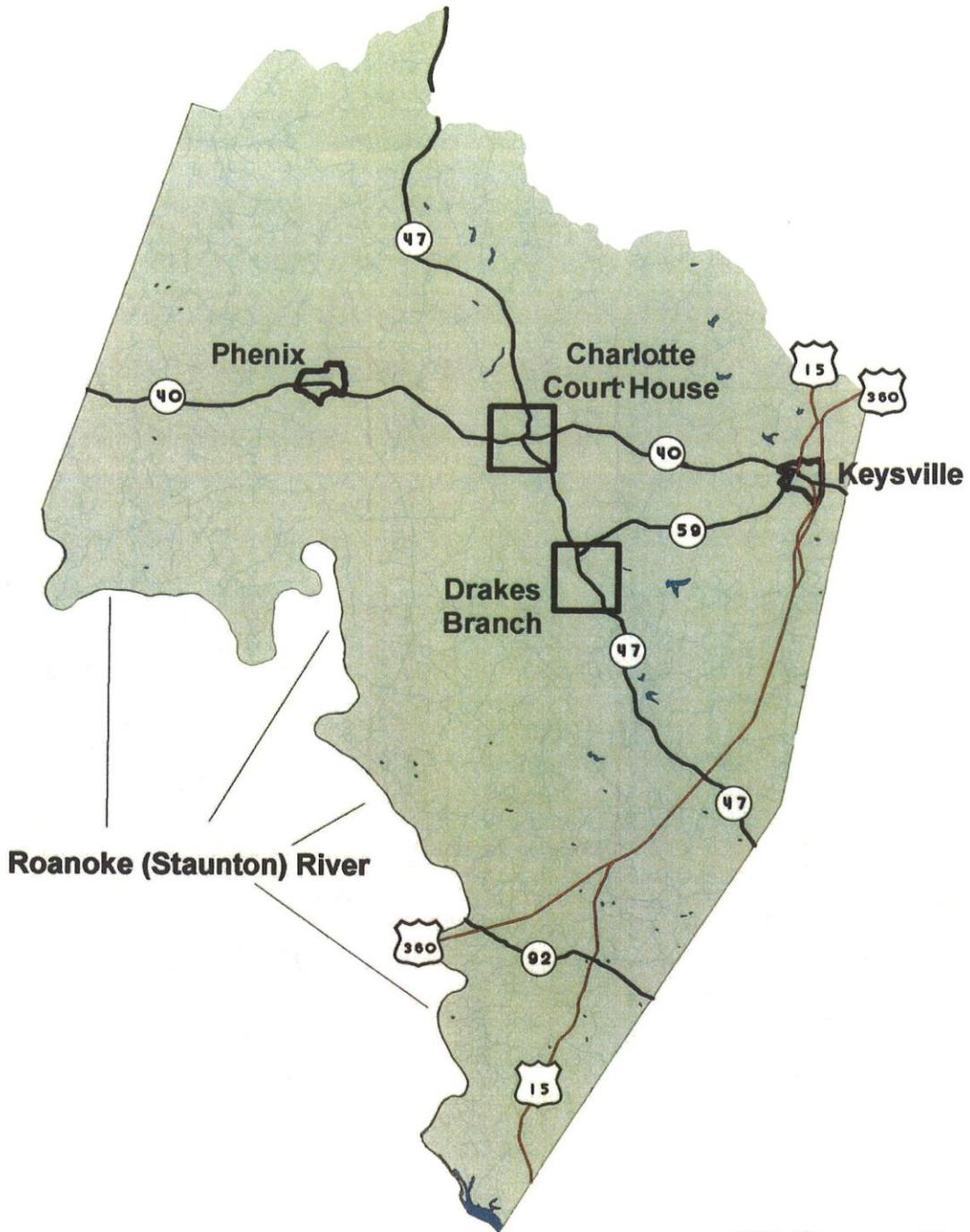
Charlotte County is located in south central Virginia in the Southern Piedmont Region, approximately 80 miles southwest of the state capital, Richmond.

Figure 4



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.

Figure 5
Charlotte County



Roanoke (Staunton) River

Prepared by: CRC - 2006



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	44.75 inches
Average Annual Snowfall	7.0 inches
Average Annual Temperature	56.5 °F
January Average Temperature	37.4°F
Average Number of Days With a Minimum Temperature Lower Than 32°F	92
July Average Temperature	79.2°F
Average Number of Days With a Maximum Temperature Higher Than 90°F	41
Prevailing Winds	Southwest
USDA Cold Hardiness Zone*	7A
*Average Annual Minimum Temperature = 0°-5° F	

Source: US Climate Data, National Oceanic & Atmospheric Admin, National Climactic Data Center 2016

3. Existing Land Use

Charlotte County is overwhelmingly rural with substantial amounts of valuable farmland and forest cover. (See Figure 6.) As seen in Table 2 below, overall land cover includes 68.7% forest and 22.3% pastureland and fields.

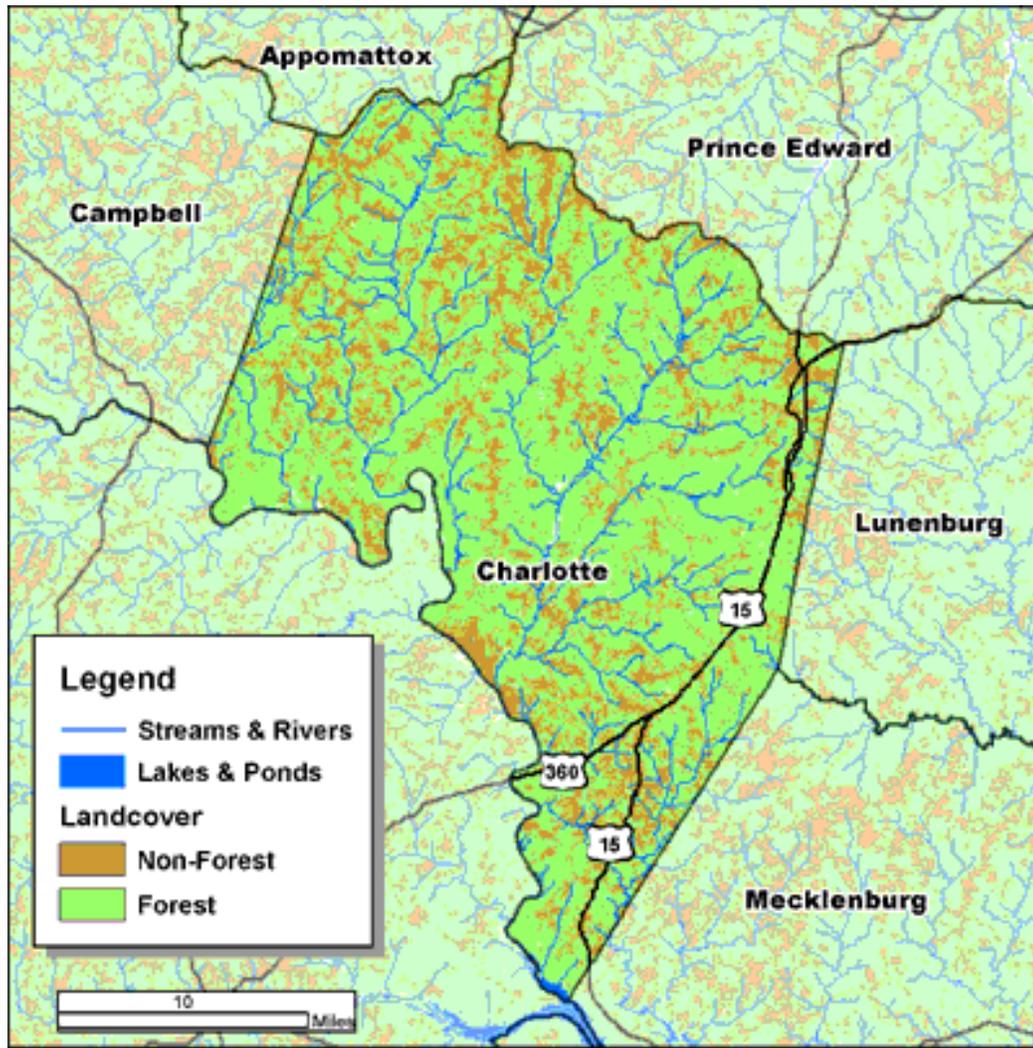
Table 2
Land Cover Type

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

Figure 6

Charlotte County Forest Cover



Map Produced by the Virginia Department of Forestry, 2003

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).

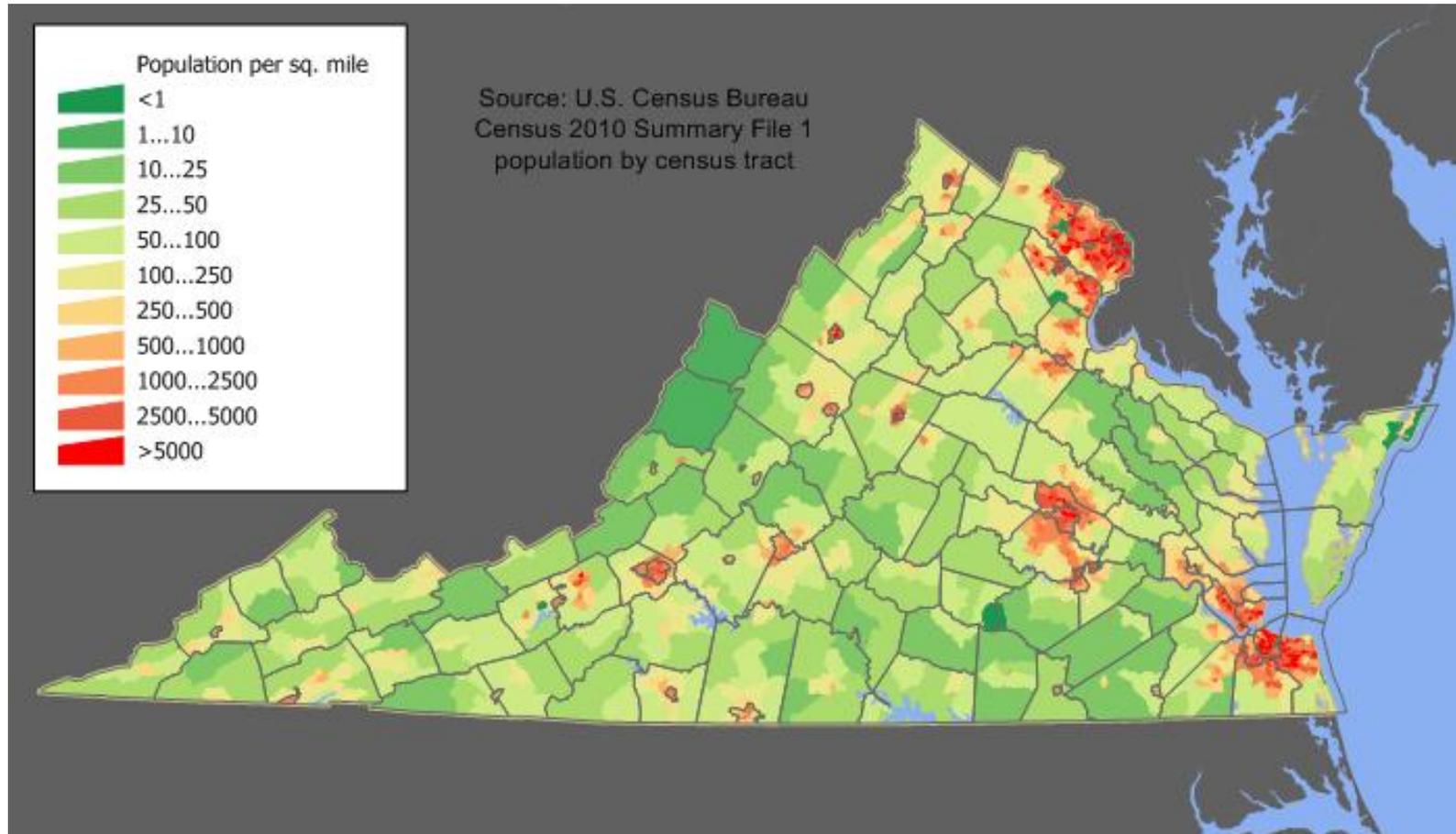
Charlotte County's population density is substantially lower than the 2010 state population density of 200.6 persons per square mile. However as seen in Figure 7, this is the case throughout most of the southside Virginia region.

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
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
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

Figure 7
Population Density



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 Wyllesburg 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.

Figure 8

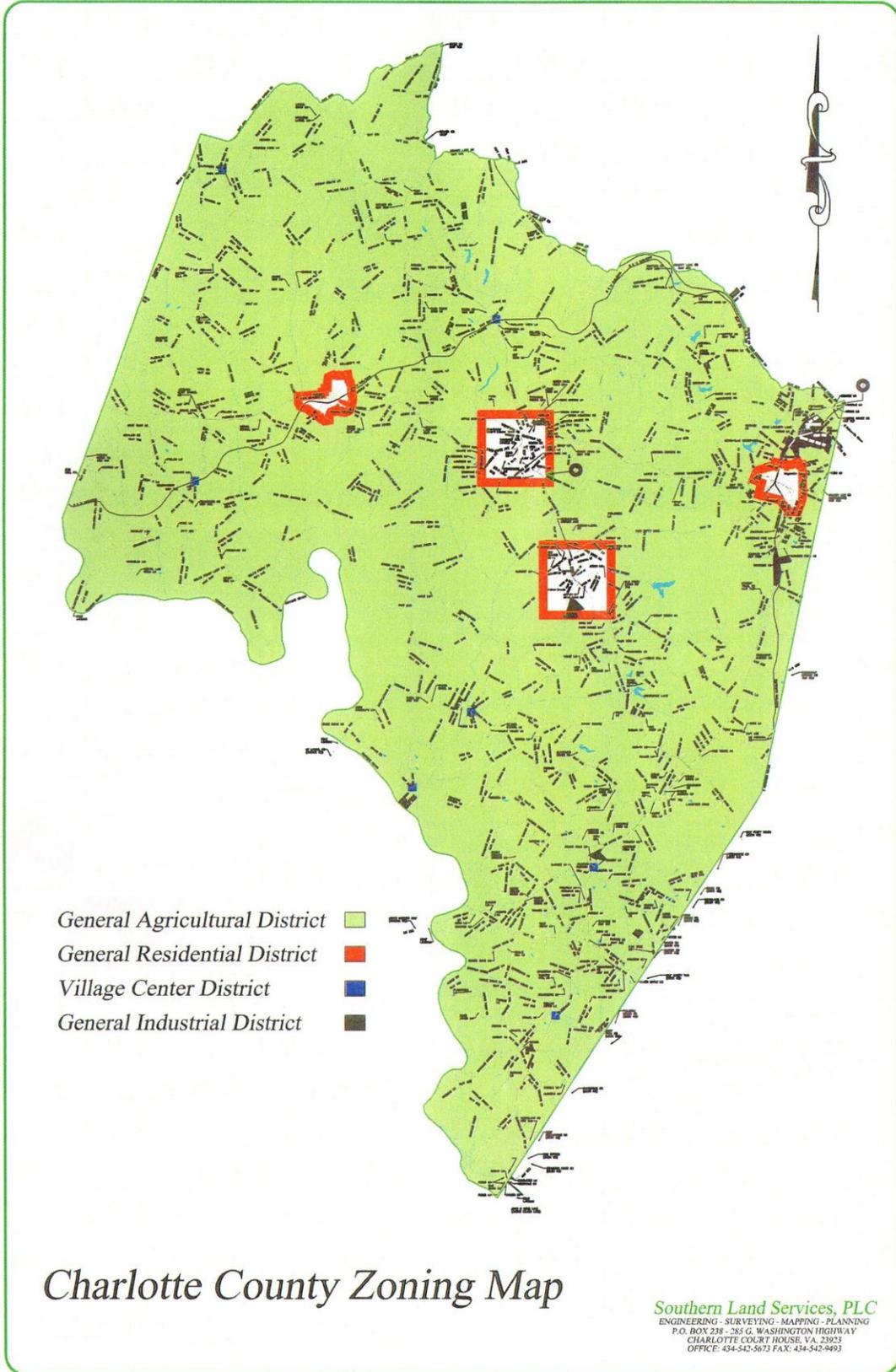
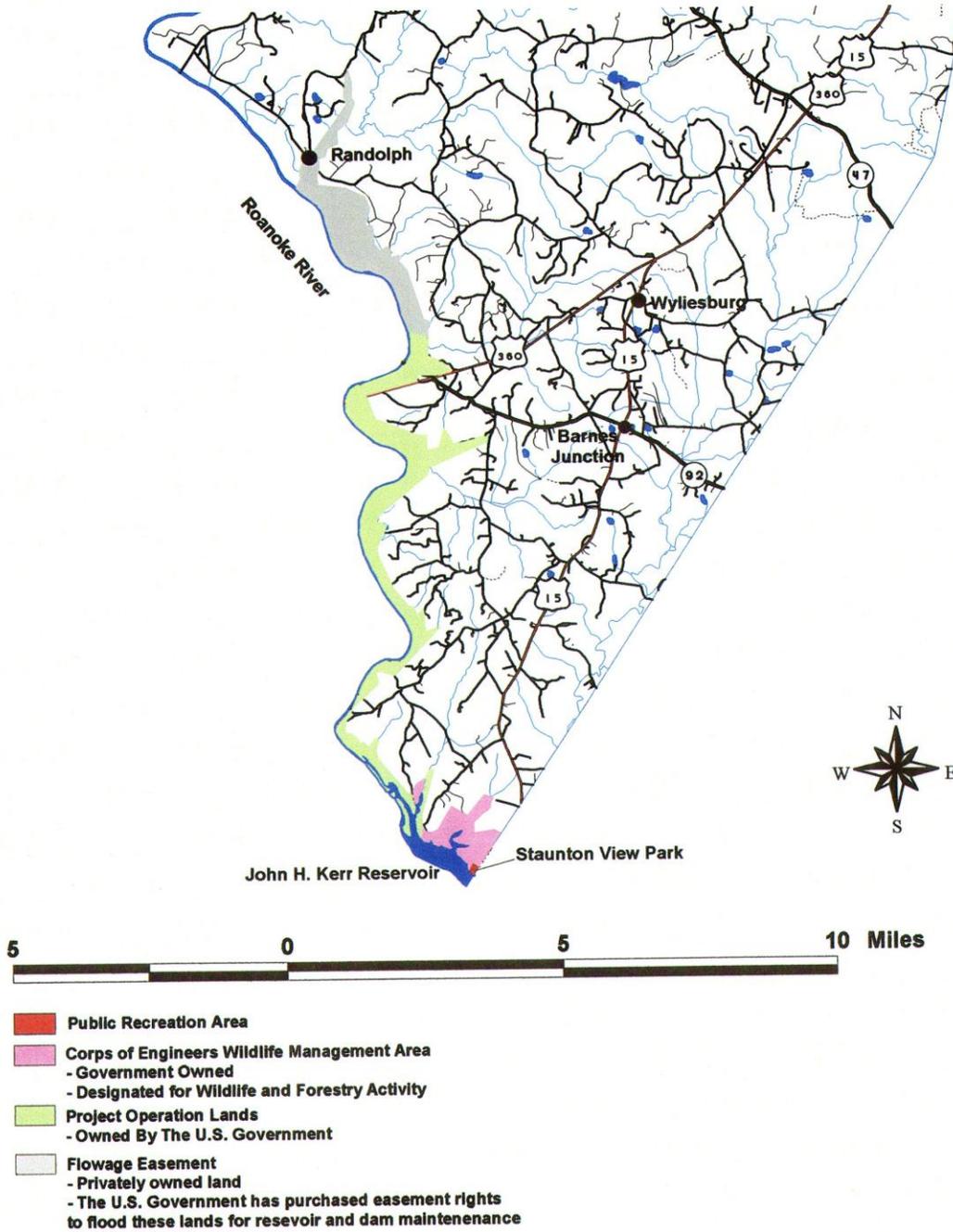


Figure 9

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



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

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 2012 Census of Agriculture reported that 149,355 acres in Charlotte County is farmland, a 19% increase from figures reported in 2007. 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, watersheds and small dams located throughout the county; and the John H. Kerr Reservoir at the southern end of the county (Figure 11). There are ten watershed dams located in Charlotte County. These watershed ponds were designed to collect soil deposits from run-off, helping mitigate the loss of topsoil. 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. Each dam is classified as either low hazard, significant hazard or high hazard based on development and infrastructure located near these dams; the flow of traffic in the area; and the potential impact of a dam failure. Currently, six dams are categorized as *low hazard* dams, three are categorized as *significant hazard* dams and ten are classified as *high hazard* dams (Table 5 and Figure 10). 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 eleven of these and one additional study is 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 11).

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	High
Roanoke Creek Dam #49A	131	3,735	Significant
Roanoke Creek Dam #54	203	4,704	High
Roanoke Creek Dam #61A	59	1,700	High
Roanoke Creek Dam #62	173	7,090	High
Roanoke Creek Dam #67	119	2,518	High
Roanoke Creek Dam #68	140	2,660	High
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:

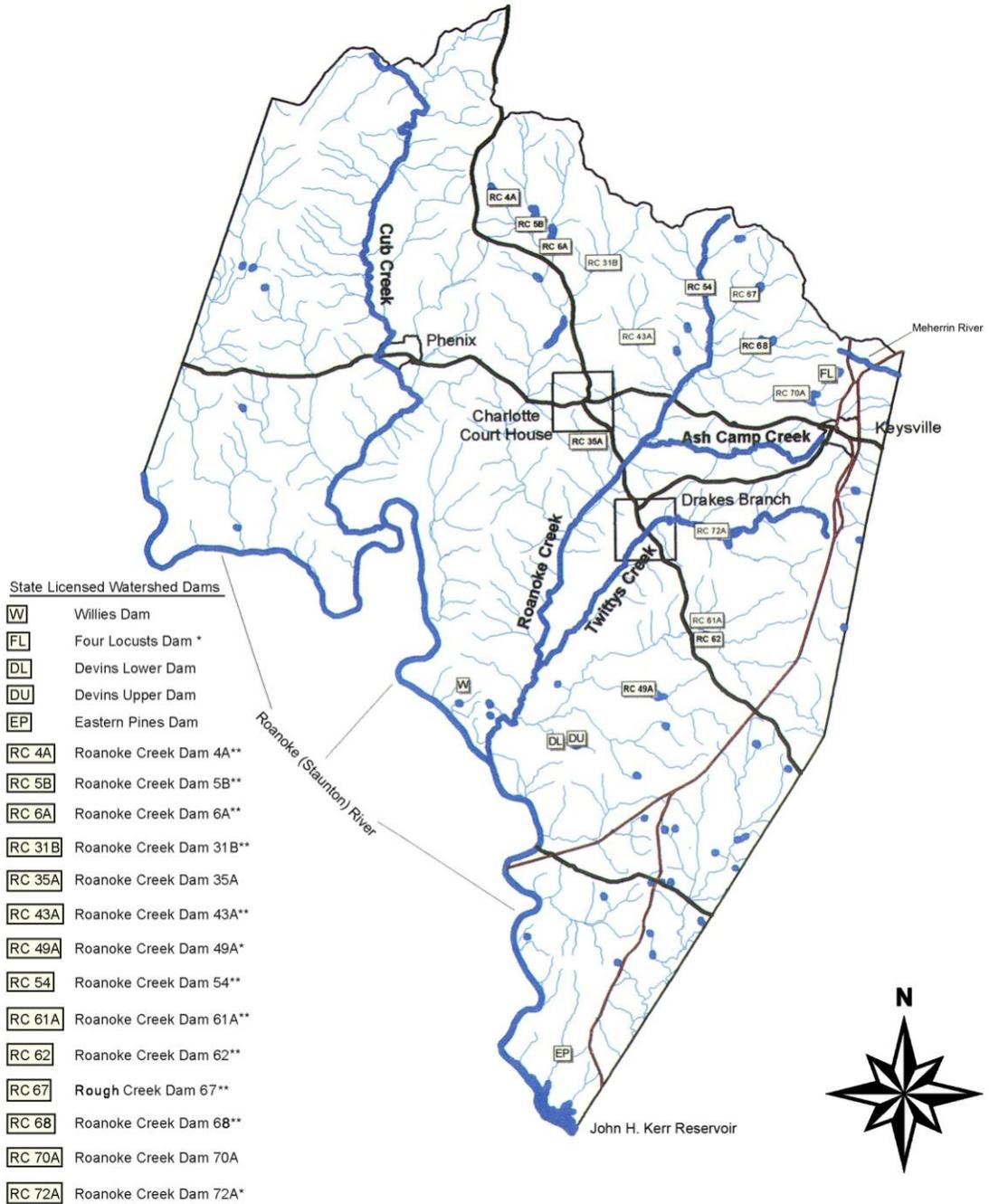
Low—No deaths or significant damage in the event of a breach.

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.

Figure 10

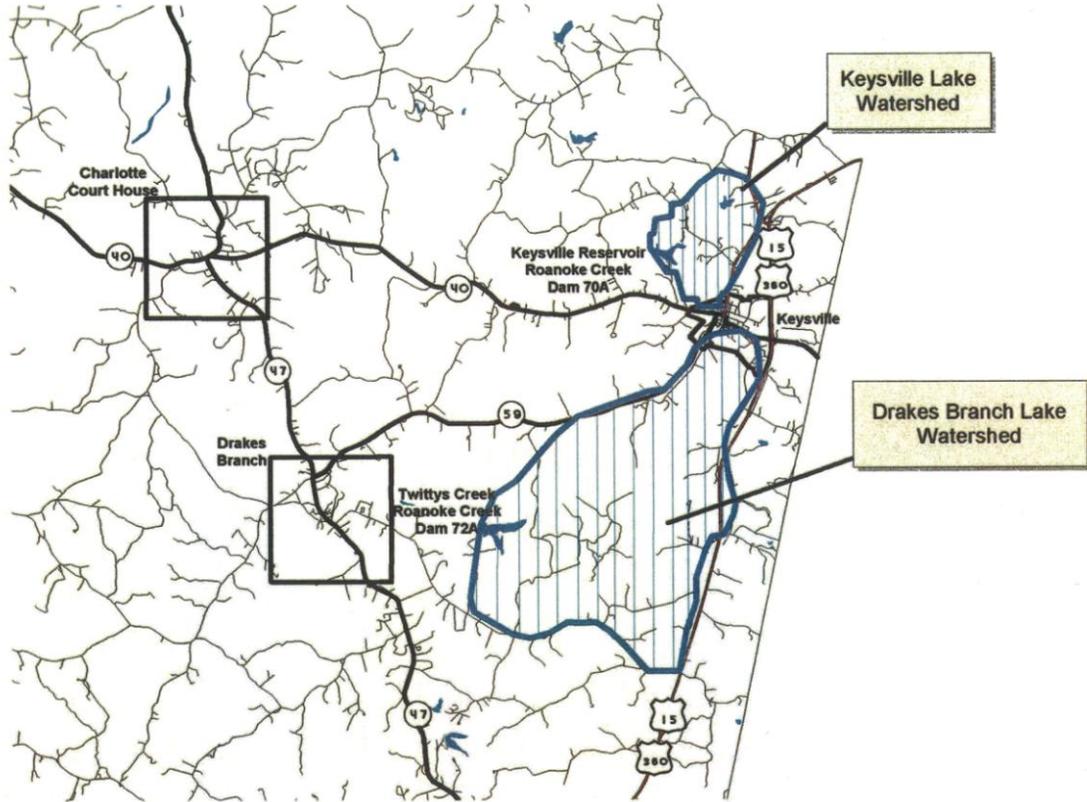
Charlotte County Rivers, Major Creeks, and State Licensed Watershed Dams



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

Figure 11

Keysville and Drakes Branch Town Lakes Watershed Areas



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

Prepared by: CRC - 05/06

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 12 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.

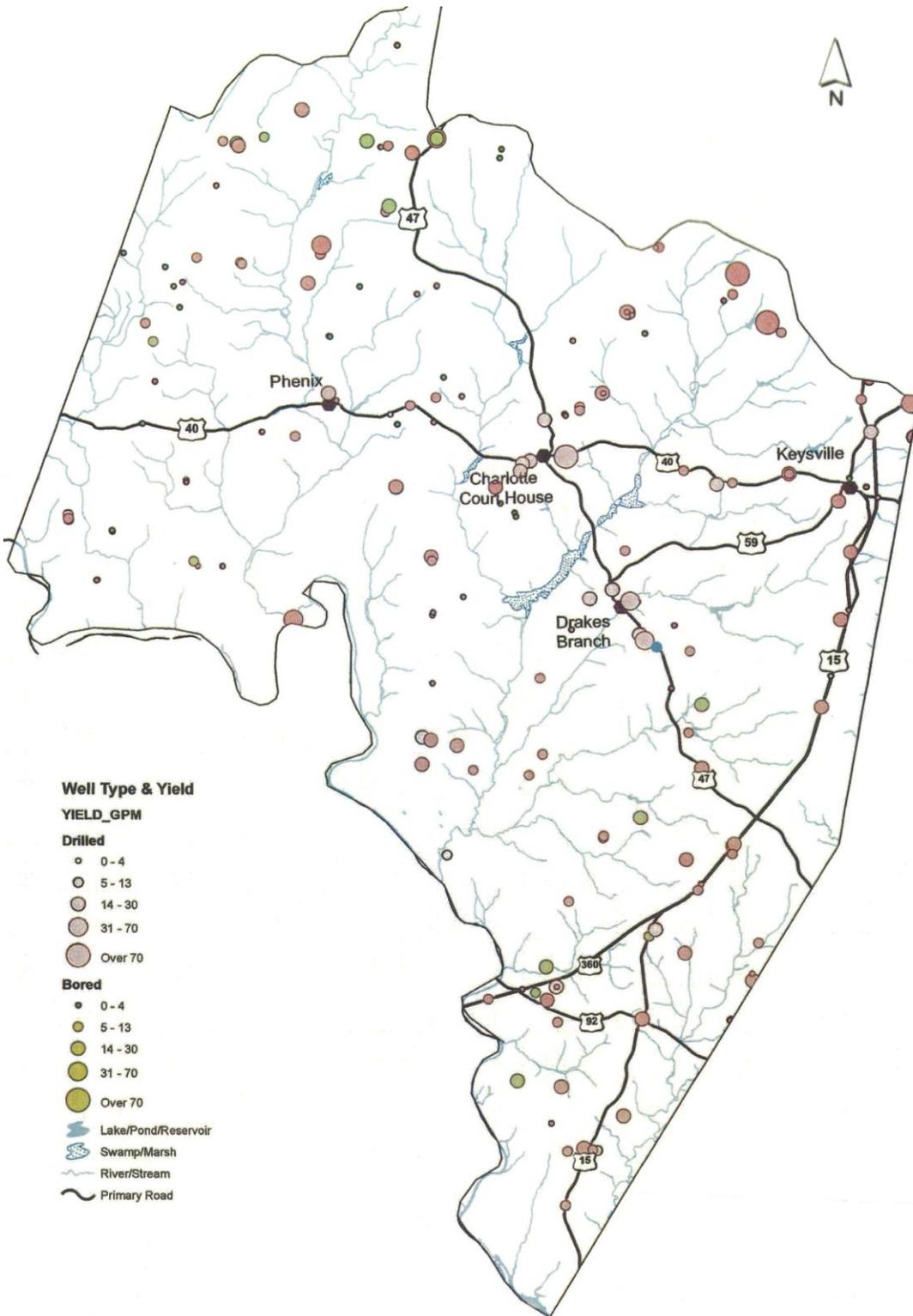
Table 7
Summary of Estimated Current Water Use

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

Figure 12



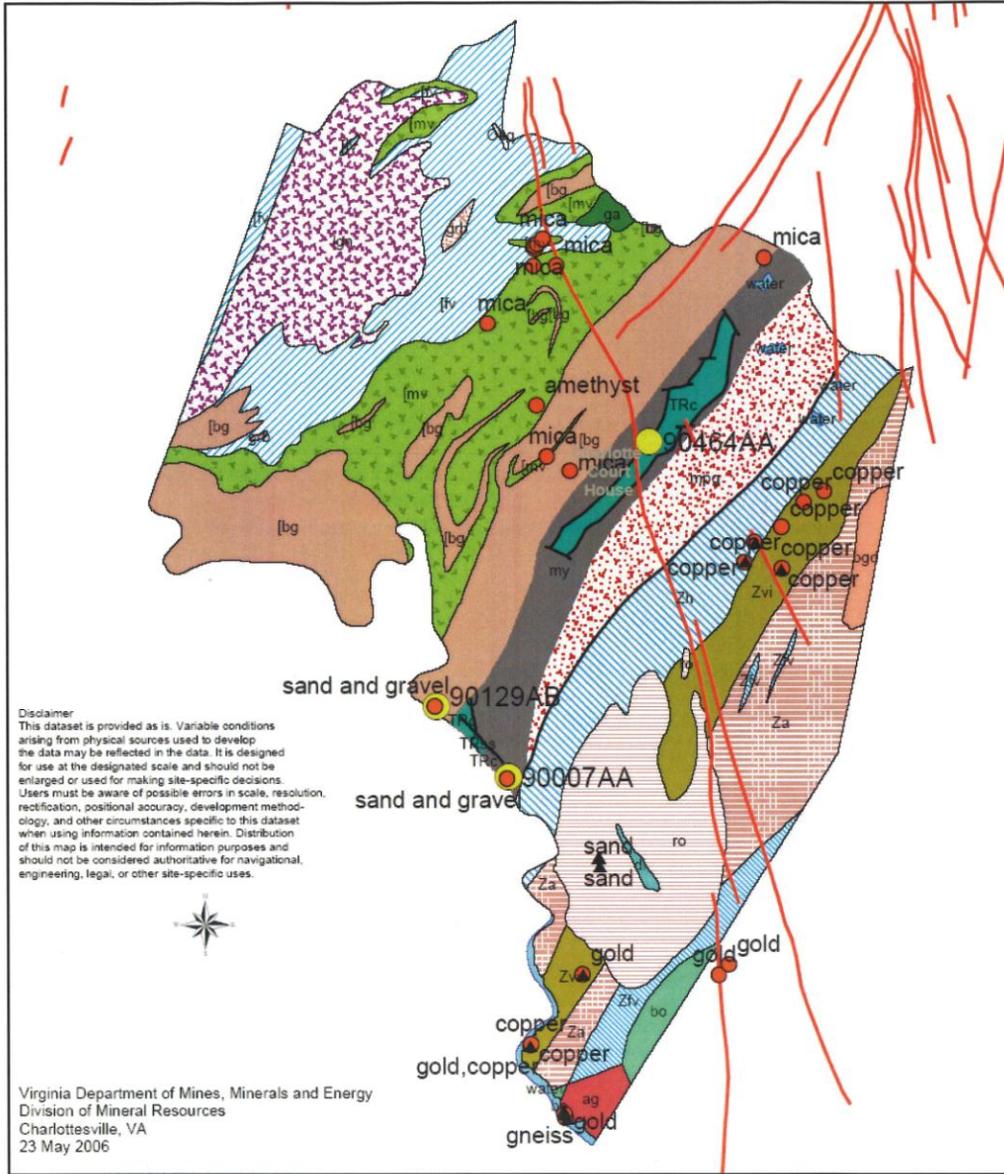
6. Mineral Resources

There are two active mining operations located in Charlotte County. The J.R. Tharpe Trucking Company sand operation is located along the Roanoke River in the southwestern part of the county. The BMC Quarry, owned by Southside Materials LLC, is located in the central part of the county, just outside the Town of Charlotte Court House.

Historic mine and mineral reports indicate that numerous 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 13 for a map of Charlotte County's mineral resources, currently permitted mining sites, and previous mining locations.)

Figure 13

NON-FUEL MINERAL MINES IN CHARLOTTE COUNTY, VA



Virginia Department of Mines, Minerals and Energy
 Division of Mineral Resources
 Charlottesville, VA
 23 May 2006

Point Locations - 1:24,000-scale

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

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

Geologic Map Units

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

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

7. Wetlands

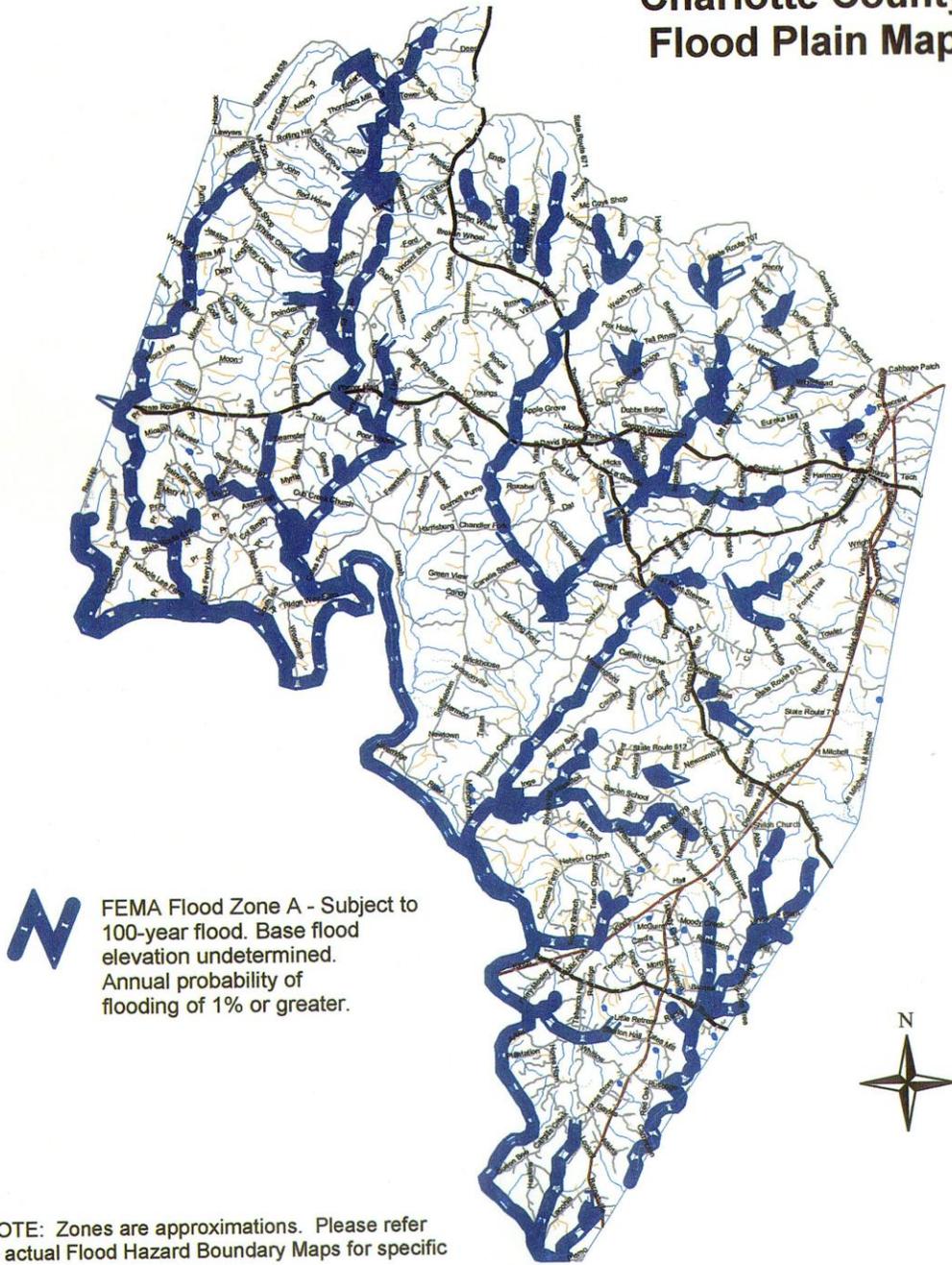
Wetlands are a unique and valuable asset to any community, particularly to a rural area with significant agriculture and forest lands. Detailed maps of wetlands in Charlotte County were produced by the U.S. Fish and Wildlife Service as a part of the *1990 National Wetlands Inventory*. These maps are 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 14 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.

Figure 14

**Charlotte County
Flood Plain Map**



NOTE: Zones are approximations. Please refer to actual Flood Hazard Boundary Maps for specific data.

Prepared by: CRC - 2006

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 15). 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 15). 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 *Civil Rights in Education Heritage Trail*® are located in the county and plans for an upcoming trail expansion include one additional site in Charlotte County. The *Wilson-Kautz Raid Driving Trail*, (*Virginia Civil War Trails*), also passes through Charlotte County, with eight trail sites located in the county. In addition to these regional trails, The Museum of Charlotte County has also developed two local driving tours, the *Rail Road Route*, that traces the old Virginian Railway and passes through the Abilene and Cullen communities, and *Along the Fall Line* which passes through the communities of Madisonville, Red House, Old Well and Rough Creek.



B. Scenic

There are several valuable scenic features in Charlotte County (Figure 15). Portions of the *Staunton River Loop* and the *Roanoke-Meherrin Summit Loop* of the *Virginia Birding and Wildlife Trail* are located in the county. Designated Virginia Scenic Byways located in the County include all of Route 47, a large portion of Route 40 and portions of Route 637, 607 619, 677 and 620. In addition, Routes 15, 40, and 727 are designated as bicycle routes in the proposed *Piedmont Planning District Regional Bicycle Plan* (Figure 15).

The *Tobacco Heritage Trail* is a proposed network of recreational trails throughout Southside Virginia designed by Roanoke River Rails to Trails. Once complete, 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 16. The existing trail at Staunton River Battlefield State Park has been incorporated into the network. Other proposed on-road trails include segments from Keysville through Drakes Branch and Saxe to Randolph Station. Another proposed on-road route will connect 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 is working to rehabilitate them.

Figure 15
Charlotte County Historic/Scenic Resources

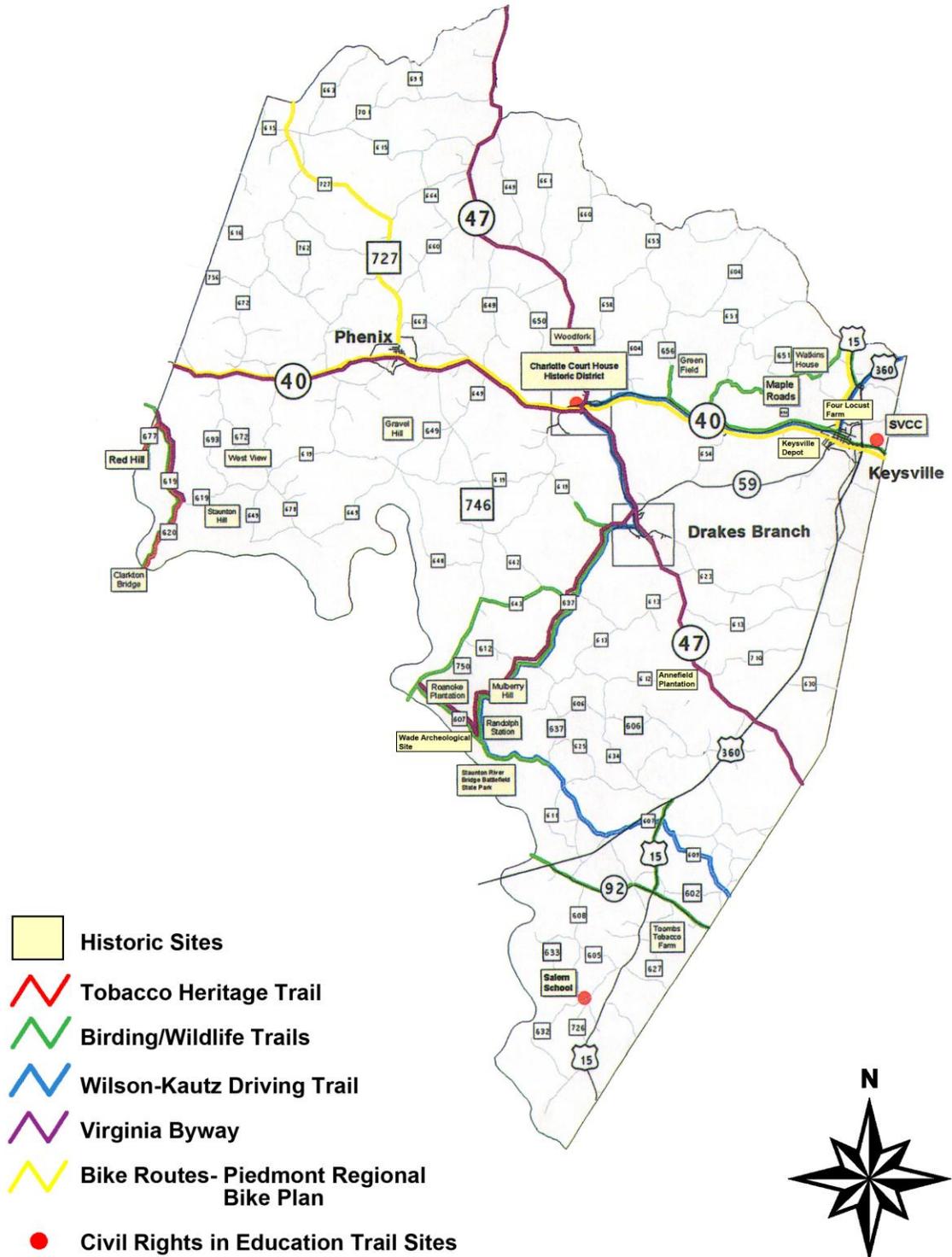
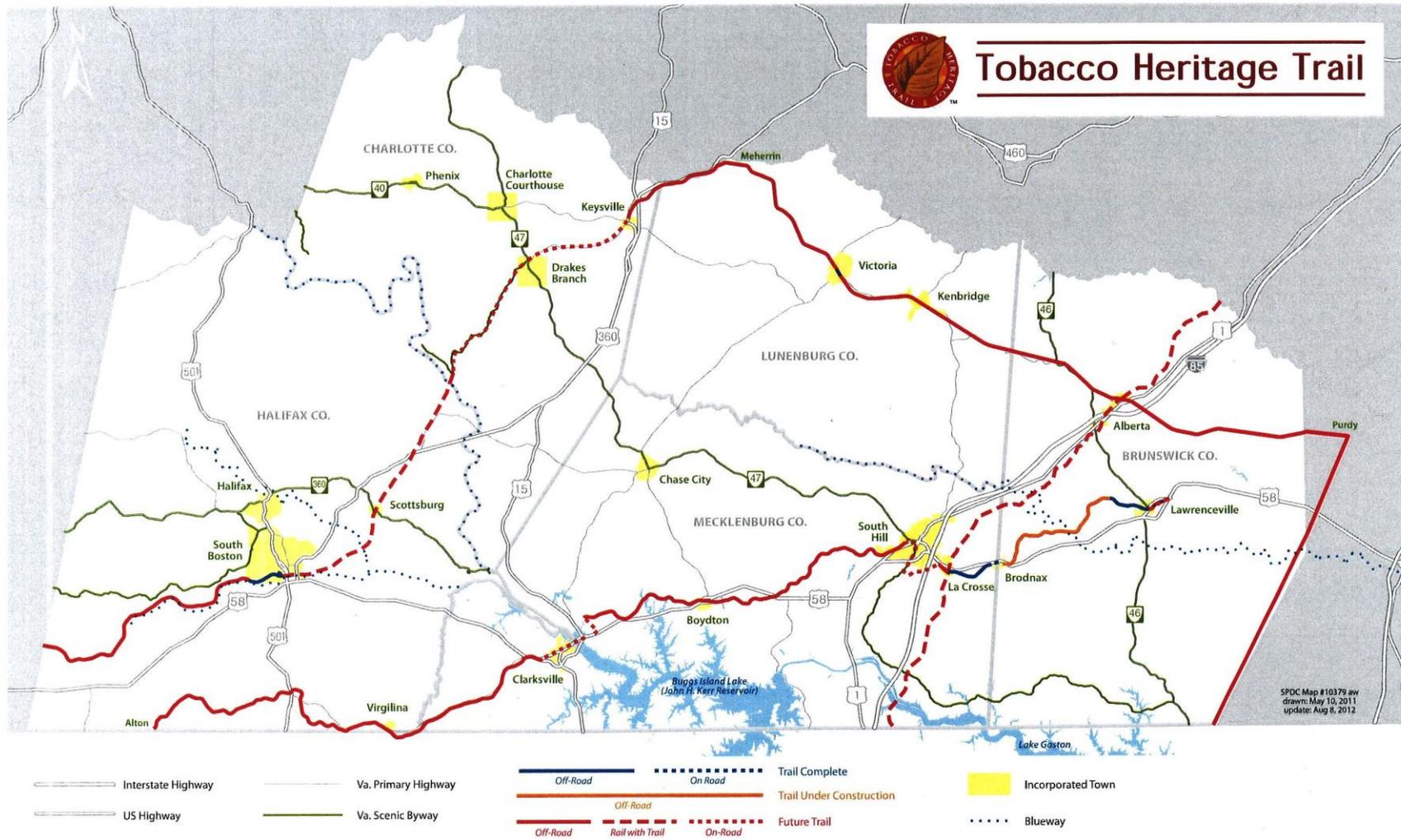


Figure16



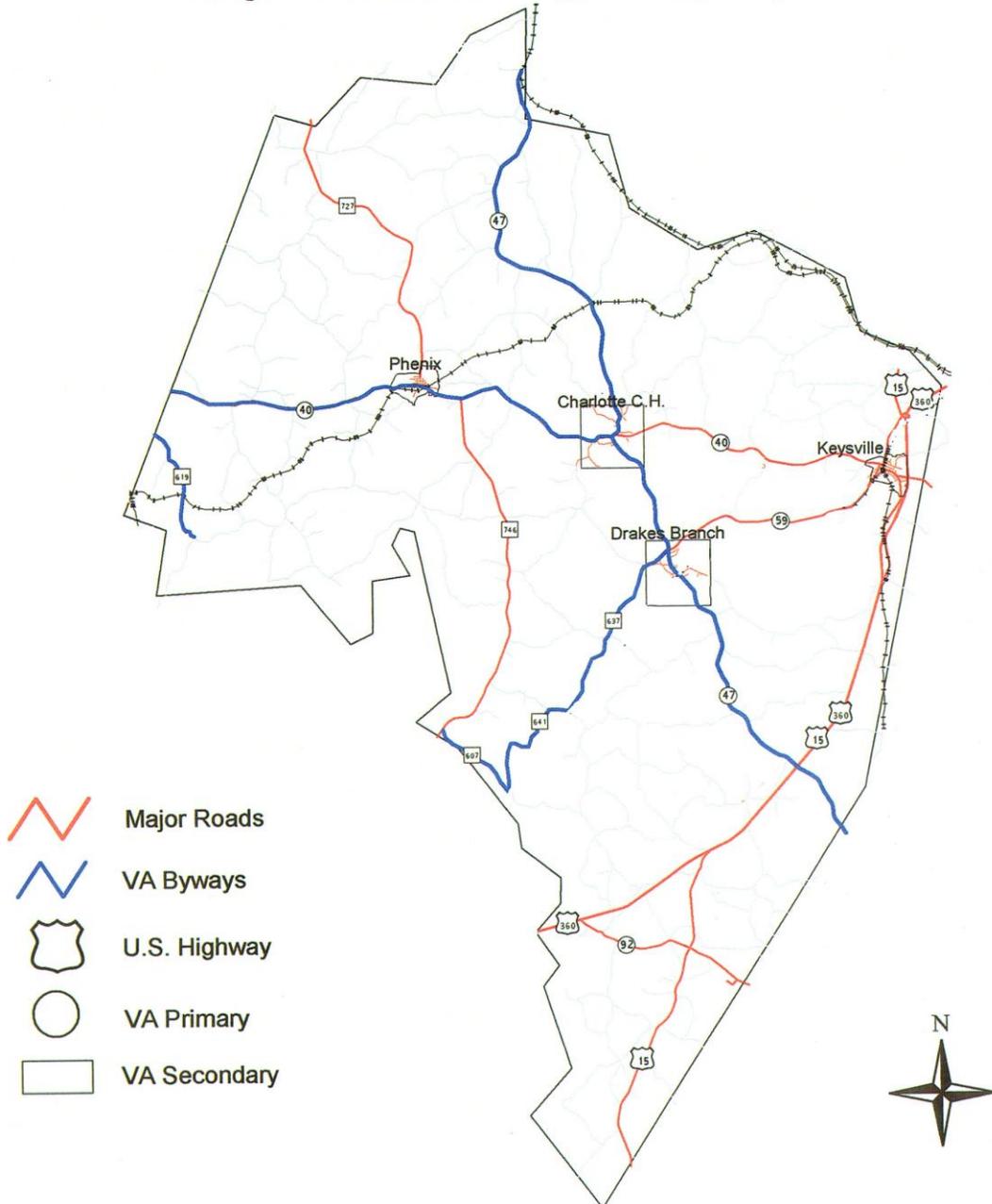
10. Public Facilities

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. No interstate highways are located in Charlotte County and Highway 360 is the county's only four lane highway. All of the primary roads and 80% of the secondary roads are hard surface roads (Virginia Department of Transportation, 2016). 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

Figure 17

**Charlotte County
Major Roads & Virginia Byways**



Prepared by: CRC - 2006

B. Education

- The Charlotte County Public School system consists of one high school, one middle school and three elementary schools. Between 2005 and 2015 the county's student population decreased by 360 students, or 15.6%. However during the ten years prior to that, student population totals had been on the rise (Table 8).

School buildings vary widely in age (Table 9) and facilities maintenance is problematic. In response to maintenance problems, concerns about outdated facilities, and the cost of operating three elementary schools, the Charlotte County School Board hired the engineering consulting firm Dewberry to perform a facilities assessment. This assessment, which was completed at the end of 2014, included a physical assessment/facility appraisal of all three elementary schools; development of options for renovation, additions, consolidation & closure; and the identification of sites for new construction. Based on the findings of this study, the School Board recommended that the Charlotte County Board of Supervisors fund the construction of a new consolidated elementary school to be located in the Town of Charlotte Courthouse near the existing high school and middle school campuses. However, due to the estimated cost of the project (\$24,251,306), the Board of Supervisors requested that the School Board identify another, less costly, solution.

Table 8
Charlotte County School Enrollment By Grade

Grade	1995	2000	2005	2010	2015
Pre-K			86	98	96
K	186	161	166	149	140
1	188	180	159	167	155
2	165	196	140	142	151
3	154	185	154	122	126
4	164	167	170	129	137
5	155	176	173	157	152
6	160	189	183	156	162
7	152	168	187	149	129
8	169	162	169	166	123
9	170	171	203	168	148
10	159	184	203	187	163
11	138	141	156	172	143
12	145	134	152	150	116
Total	2105	2214	2301	2112	1941
Average (K-12)	162	170	170	155	142

Source: Charlotte County Public Schools, 2016

Table 9
Charlotte County Public School Enrollment by School

	Grades	Location	Year Built	Fall 2005 Students	Fall 2010 Students	Fall 2015 Students
<u>Preschool</u>						
Early Learning Center**	Pre-K	Charlotte C.H.	1942	86	98	0
<u>Elementary</u>						
Bacon District	K-5	Wylliesburg	1959	194	172	211
Eureka	K-5	Keysville	1982	481	413	492
Phenix	K-2	Phenix	1959	139	149	254
J. Murray Jeffress *	3-5	Phenix	1952	148	132	0
<u>Middle School</u>						
Central	6-8	Charlotte C.H.	1992	539	471	414
<u>High School</u>						
Randolph-Henry	9-12	Charlotte C.H.	1938	714	677	570
TOTALS				2301	2112	1941

Source: Charlotte County Public Schools

NOTES: * J. Murray Jeffress and Phenix Schools were consolidated in 2011 & JMJ was closed.

**The Early Learning Center closed in 2014 & students were relocated to the elementary schools.

- In 1984 the Code of Virginia was amended to allow for homeschooling. Over the last twenty years the number of children homeschooled in Charlotte County has seen slow, but steady growth. However, the number of students in the County claiming religious exemption from public education based on bona fide religious training or belief saw a much more rapid increase during the same time period, as illustrated in Table 10.

Table 10

Charlotte County Homeschool & Religious Exemption Student Count

	1994-1995*	1999-2000*	2004-2005	2009-2010	2014-2015
HOMESCHOOL					
Grades K-5	Unknown	Unknown	14	18	20
Grades 6-8	Unknown	Unknown	9	13	16
Grades 9-12	Unknown	Unknown	8	6	23
Total	18	20	31	37	59
RELIGIOUS EXEMPTION					
Grades K-5	Unknown	Unknown	11	41	12
Grades 6-8	Unknown	Unknown	16	33	27
Grades 9-12	Unknown	Unknown	20	21	42
Total	4	40	47	95	81
Grand Total	22	60	78	132	140

Source: Virginia Department of Education, 2016

*Data for years prior to 2002 is not broken down by grade

- Southside Virginia Community College, established in 1970, is one of the twenty-three colleges in the Virginia Community College System. SVCC currently offers classes at nine locations in the Southside Virginia area including the Christanna Campus near Alberta, the John H. Daniel Campus near Keysville, and seven satellite locations. Together, these facilities serve ten counties and one city. A total of 7,350 students were enrolled in the 2014-2015 school year (VCCS, 2015). The average student age is twenty-seven, and most students work while attending the college part-time. Besides basic undergraduate courses, SVCC 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 six 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 the section economic development, page 63, 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-one sworn employees (including part-time personnel) and three non-sworn employees. Of the sworn personnel, twenty-one perform road (patrol) duties and court and civil process duties and twenty perform jail 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 currently held in the historic 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. In 2016 the County began construction on a new court facility that will address concerns regarding court security, space needs & poor acoustics in the historic courthouse and will meet the Commonwealth's guidelines for court facilities. The proposed 29,000 square foot court facility will be located on the courthouse square with a connection to the existing Circuit Court Clerk's Office. The building will house two courtrooms as well as the General District Clerk's Office, the Juvenile and Domestic Relations Court Clerk's Office and Court Services. The project is expected to be completed before the end of 2017.
- The Virginia State Police has primary responsibility for enforcement of traffic laws within the county.
- The town of Drakes Branch employs one part-time police officer.

Figure 18

Charlotte County Existing Public Facilities

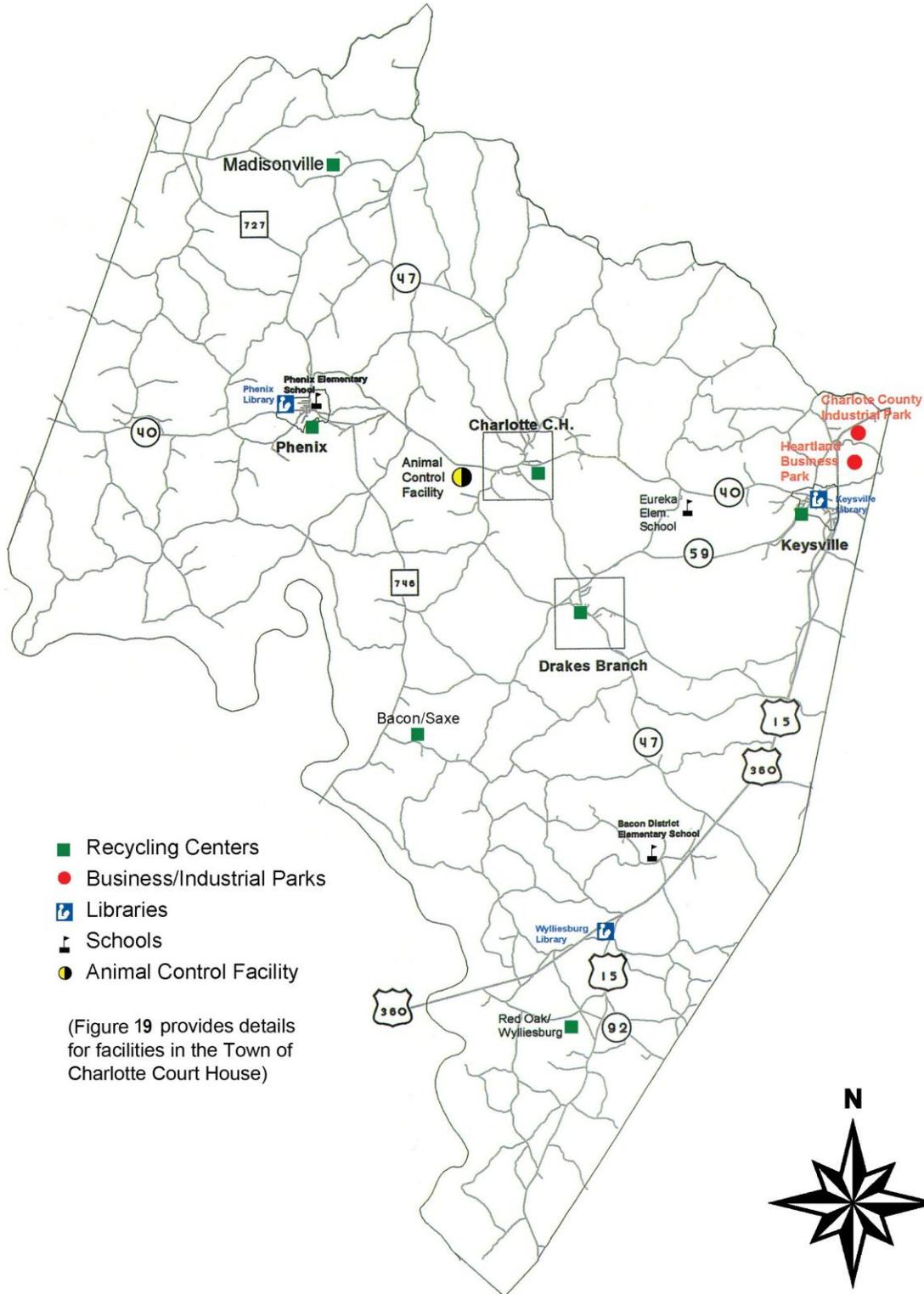
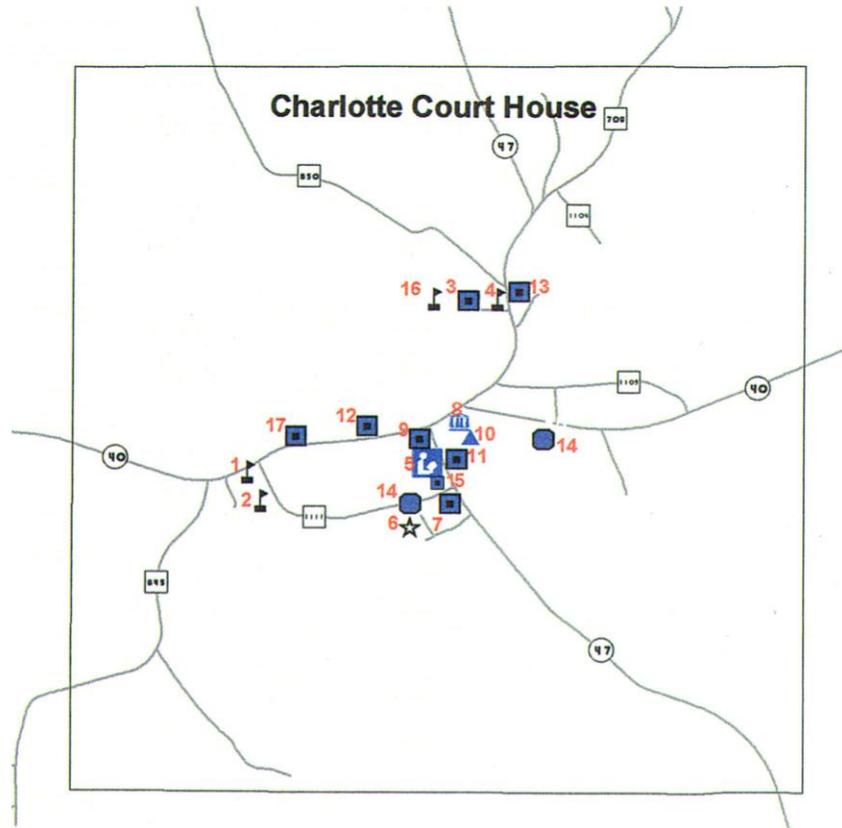


Figure 19

Charlotte County Existing Public Facilities Charlotte Court House Area



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

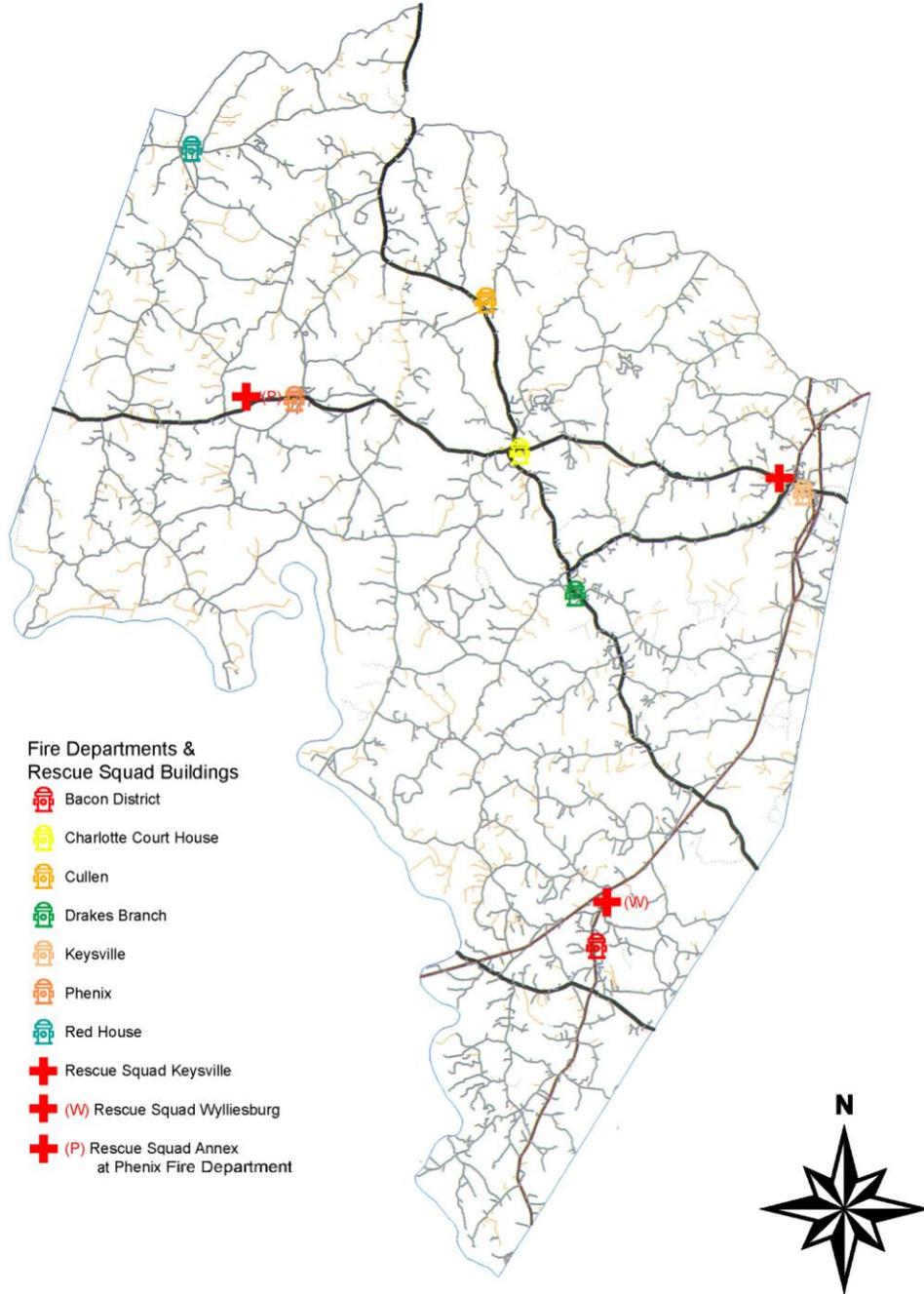


E. *Emergency Services*

- Fire protection is provided by seven volunteer fire departments, located in Wylliesburg (Bacon District Volunteer Fire Department), Charlotte Court House, Cullen, Drakes Branch, Keysville, Phenix, and Red House (Figure 20). Both Charlotte Court House Volunteer Fire Department & Drakes Branch Volunteer Fire Department also operate First Responder units, providing basic life support and advanced life support services as needed. All seven fire departments rely solely upon volunteer firefighters, having no paid personnel. Finding an adequate number of volunteers, particularly during daytime hours, has become a challenge for many departments. Funding sources include donations and grants, as well as some direct funding from the county. 911 and dispatching services are provided by the county as well.
- Emergency Medical Service is provided by the Charlotte County Rescue Squad. The Rescue Squad's main location is on Route 40 in Keysville; they also operate a satellite office in Wylliesburg which serves the southern part of the county and house an ambulance and staff at the Phenix Volunteer Fire Department to better serve the western portion of the county (Figure 20). The Rescue Squad relies on volunteer personnel as well as paid staff to meet current call demands. The growing need for paid personnel has had a significant impact on the Rescue Squad's funding needs. Funding sources include donations, grants, income from "soft billing" for transport services, as well as some direct funding from the county. 911 and dispatching services are provided by the county as well.

Figure 20

Charlotte County Existing Fire & Rescue Facilities



F. *Utilities*

- Water Systems

Municipal water systems are operated by the four towns (Table 11) 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 11
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	130,000	89,600	41,000	251
Drakes Branch	5 wells	300,000	300,000	50,000	267*
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 approximately 50 inactive connections

**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.

- Wastewater 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 wastewater treatment system.

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 Randolph-Henry High School, Central Middle School, the Sheriff’s Department and several other government buildings in Charlotte Court House to the Drakes Branch treatment facility.

The Keysville wastewater treatment system collects and treats wastewater from the town, some county areas immediately adjacent to the town limits, 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 12)

All structures not served by the town wastewater 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.

Table 12
Charlotte County Public Wastewater Systems

Location	Design Capacity (gal/day)	Average Flow (gal/day)	Receiving Stream
Drakes Branch	80,000	41,000	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 direct fiber connections and tower-to-building point-to-point wireless service in the incorporated towns. Dial-up service, wireless internet air cards and satellite

internet are the primary means of internet access in the rural areas of the county. The quality and cost of these services can vary tremendously.

Mid-Atlantic Broadband Cooperative (MBC) has an open-access fiber optic network that follows along major roads in Southside Virginia and connects to the existing MBC fiber network (Figure 21). However, "last mile" connectivity is still a major hurdle. To address unserved and underserved areas in more rural parts of the county, MBC is currently working with Microsoft to install broadband towers in Charlotte and Halifax Counties that will operate across television white space frequencies. This project is designed to provide Charlotte County Public School students free internet access to educational content (described as content students would be permitted to access in the school computer labs) in their homes. MBC has plans for a future expansion of these services that would allow residents in the coverage areas to purchase standard broadband services as well.

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, clothing, 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. Both the Town of Drakes Branch and the Town of Keysville provide collection services for their residents once a week.

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 and Crossroads Community Services Board 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, Richmond and Charlottesville
- Nursing homes and residential care facilities located in Keysville and Charlotte Court House
- Adult day care centers located in Keysville and Charlotte Court House

Figure 21

Mid-Atlantic Broadband Cooperative Route Map



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 13). 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 13
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 14).

Table 14
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 15 lists population census data by age for 1990 through 2010. Table 16 tracks changes in population by age group for this same time period. In addition to illustrating the gradual increase in the population over age 40, Table 16 shows an overall decrease in "young families" and the "school age" population.

Table 15
Population by Age

Age Group	Census 1990	Census 2000	Census 2010
0 to 4 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 16
Population by Age Over Time

	Age at Census 2000	2000 Population	Age at Census 2010	2010 Population	% Change 2000 - 2010
Group 1	0 to 4 years	689	10 to 14 years	873	26.7%
Group 2	5 to 9 years	894	15 to 19 years	893	-.1%
Group 3	10 to 14 years	913	20 to 24 years	656	-28.4%
Group 4	15 to 19 years	830	25 to 29 years	580	-30.1%
Group 5	20 to 24 years	605	30 to 34 years	586	-3.1%
Group 6	25 to 29 years	641	35 to 39 years	669	4.4%
Group 7	30 to 34 years	768	40 to 44 years	766	-.3%
Group 8	35 to 39 years	897	45 to 49 years	979	9.1%
Group 9	40 to 44 years	963	50 to 54 years	1037	7.7%
Group 10	45 to 49 years	867	55 to 59 years	889	2.5%
Group 11	50 to 54 years	795	60 to 64 years	842	5.9%
Group 12	55 to 59 years	773	65 to 69 years	713	-7.8%
Group 13	60 to 64 years	654	70 to 74 years	569	-13.0%
Group 14	65 to 69 years	634	75 to 79 years	461	-27.3%
Group 15	70 to 74 years	524	80 to 84 years	296	-43.5%
Group 16	75 to 79 years	488	85 and over	312	-36.1%

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

Table 17
Population by Age Groups

Age Group	Census 1990	Census 1990 %	Census 2000	Census 2000 %	Census 2010	Census 2010 %
0 to 19 years "School Age"	3,247	27.8%	3,326	26.7%	3,231	25.7%
20 to 39 years "Young Families"	3,128	26.8%	2,911	23.3%	2,491	19.8%
40 to 54 years "Mature Families"	1,973	16.9%	2,625	21.0%	2,782	22.1%
55 to 64 years "Transition/Young Retired"	1,324	11.3%	1,427	11.4%	1,731	13.8%
65 years and over (Total) "Retired/Mature"	2,016	17.2%	2,183	17.5%	2,351	18.7%
Subset 75 years and over "Elderly"	787	6.7%	1,025	8.2%	1,069	8.5%

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

NOTE: Some "Age Groups" include a larger range of ages than others, so groups are not comparable. Also note that the "Retired/Mature" age category contains all individuals over the age of 65 including those that are also counted in the "Elderly" age category.

2. Persons With Disabilities

Table 18 below provides data from the 2010-2014 American Community Survey relating to persons with disabilities. As reflected in the table, the group with the highest percentage of persons with disabilities is the 65 years old and above group.

Table 18
Persons With Disabilities (2014)

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)*	2,475	21.5%	16,325	17.7%
5 to 17 years old	197	9.6%	1,201	8.0%
18 to 64 years old	1,310	18.4%	8,493	14.0%
65 years and older	968	41.2%	6,631	39.4%

Source: U.S. Census Bureau, 2010-2014 American Community Survey Five Year Estimates

NOTE: Insufficient data is available for children under 5 years old

According to the 2014 Assessment of the Disability Services System in Virginia, prepared by the Virginia Board for People with Disabilities (VBPD), "about one in five Virginians have some type of disability, either permanent or temporary." The report emphasizes the need for inclusive communities that provide the services, support and amenities required by individuals with disabilities. Recommendations included in the assessment focus on the following areas of need which the VBPD identified as key elements of inclusive communities:

- Early Intervention programs with front-loaded supports that maximize positive outcomes for disabled infants and toddlers
- A free & appropriate public education for young people with disabilities that enables them to be successful in adulthood
- Employment opportunities and workforce training for individuals with disabilities
- An adequate supply of skilled, quality healthcare, residential, and habilitation providers
- An effective and sustainable Medicaid program that ensures service access, availability, and quality
- Community services and supports that enable individuals with disabilities to be as independent as possible and to be fully integrated in all facets of community life, including assistive technology and related services; independent living and related services; Community Rehabilitation Case Management services; non-Medicaid Waiver personal assistance services; and Omnibus Budget Reconciliation Act services
- Access to affordable, accessible housing options
- Reliable transportation so individuals with disabilities can maintain employment, receive medical and healthcare services, shop, and participate in recreational or civic activities

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 declined throughout the region (as seen in Table A-19 in the Appendix.) In 2014 Charlotte County and Lunenburg County reported only thirteen building permits each for the construction of new single-family dwellings (excluding mobile homes), the lowest number of permits in Planning District #14.

B. 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 (see Table 19.)

Table 19
Households and Housing

Category	1990 Units	1990 %	2000 Units	2000 %	2010 Units	2010 %
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

C. Rental Property

In 2014 rental units accounted for 27.2%, or more than one fourth, of all occupied housing. Median gross rent (which includes the contract rent and the estimated average monthly cost of electricity, gas, water and sewer, and heating fuel) was estimated at \$503 in 2014. Traditionally, those spending more than 30% of their income on housing are considered "housing-cost burdened." (U.S. Census Bureau) In 2014, the U.S. Census Bureau's American Community Survey estimates indicated that more than 50% of Charlotte County's renters were "housing-cost burdened."

D. Plumbing Facilities

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 20, this figure has declined significantly in recent years. In 2010, the U.S. Census Bureau's American Community Survey estimated that 1.2% of occupied homes lacked complete plumbing facilities.

Table 20
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%
2010	53	1.2%

Source: U.S. Census Bureau 1980, 1990 and 2000

U.S. Census Bureau American Community Survey Five Year Estimates, 2010-2014

Economy

(See Appendix for regional data and comparisons.)

1. Income

The income of county residents is a strong indicator of local economic conditions. In 2014 Charlotte County's median household income was \$34,820. This was the lowest of all seven counties in Planning District #14 and 86% less than the state median (Table A-9). The overall percentage of county residents living below the poverty level has been on the decline since 1990, with 16.7% of residents living beneath the poverty level in 2010. (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. While unemployment rates have improved throughout the region over the last five years, they still remain higher than the state average (Table 21).

Table 21
Regional Unemployment Rates
Annual Averages 2010 - 2015 (Highest Rates are Highlighted)

Area	2010	2011	2012	2013	2014	2015
Amelia	8.5%	7.5%	6.5%	5.9%	5.3%	4.4%
Buckingham	10.7%	9.6%	8.5%	7.8%	6.6%	5.8%
Charlotte	10.0%	9.8%	8.7%	7.8%	6.7%	5.7%
Cumberland	8.4%	7.6%	7.1%	6.6%	6.1%	5.3%
Lunenburg	9.5%	8.6%	7.6%	7.1%	6.0%	5.2%
Nottoway	7.6%	7.2%	6.4%	6.0%	5.4%	4.5%
Prince Edward	9.7%	9.0%	8.5%	8.4%	7.8%	6.5%
Virginia	7.1%	6.6%	6.0%	5.7%	5.2%	4.4%

Source: Virginia Labor Market Information, Bureau of Labor Statistics 2016

Table 22
Regional Labor Force, June 2016

County	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
Amelia	6,355	6,100	255	4.0%
Buckingham	6,382	6,058	324	5.1%
Charlotte	5,218	4,940	278	5.3%
Cumberland	4,583	4,371	212	4.6%
Lunenburg	5,379	5,145	234	4.4%
Nottoway	7,158	6,883	275	3.8.1%
Prince Edward	9,857	9,239	618	6.3%
Planning District #14	44,932	42,736	2,196	4.9%
Virginia	4,249,400	4,081,702	167,968	4.0%

Source: Bureau of Labor Statistics, 2016

The type of employment is also indicative of the shift away from the traditional sectors. Table 23 shows employment by industry group in the second quarter of 2015. 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, transportation and warehousing, retail trade and public administration.

Table 23
Charlotte County Employment by Industry Group, Second Quarter 2015

<u>Industry Group</u>	<u>Establishments</u>	<u>Employees</u>
Education Services	4	525-675*
Manufacturing	15	442
Health Care & Social Assistance	76	349
Transportation and Warehousing	35	265
Retail Trade	32	234
Public Administration	15	201
Agriculture, Forestry, Fishing & Hunting	27	128
Accommodation and Food Services	9	100
Construction	15	77
Wholesale Trade	9	64
Other Services (except Public Admin)	19	58
Finance and Insurance	11	40
Professional, Scientific & Technical Services	10	38
Admin, Support, Waste Mgmt, Remediation	6	37
Arts, Entertainment, and Recreation	3	16
Real Estate and Rental and Leasing	8	13
Management of Companies and Enterprises	1	Confidential
Mining	1	Confidential
Information	2	Confidential

Source: Labor Market Statistics, Virginia Employment Commission, 2015; 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.*

As shown in Table 24, the number of Charlotte County employers grew steadily between 2005 and 2015 (19.3%). However, over the same time period, the number of employees dropped slightly (4.8%). A significant decline in employment occurred between 2005 and 2010, during the recession. However, during the years following the recession, 2005-2010, employment figures grew 6.6%, bringing the number of employees close to pre-recession levels.

Table 24
Charlotte County Industry Growth 2005-2015

Industry Group	Establishments			Employees		
	2005	2010	2015	2005	2010	2015
Education Services*	6	6	4	598	525-675	525-675
Manufacturing	16	15	15	568	388	442
Health Care & Social Assistance	15	48	76	230	343	349
Transportation & Warehousing	24	31	35	252	246	265
Retail Trade	36	31	32	272	222	234
Public Administration	15	16	15	224	205	201
Agriculture, Forestry, Fishing, Hunting	26	21	27	120	139	128
Accommodation & Food Services	8	7	9	91	78	100
Construction	32	23	15	171	44	77
Wholesale Trade	8	11	9	51	75	64
Other Services (except Public Admin)	20	27	19	43	65	58
Finance & Insurance	9	9	11	49	37	40
Professional, Scientific & Technical Services	13	14	10	42	40	38
Admin Support, Waste Management, Remediation	4	5	6	22	22	37
Arts, Entertainment, Recreation	3	3	3	19	12	16
Real Estate, Rental, Leasing	8	6	8	13	10	13
Totals	243	267	290	2167	1926	2062

Source: Labor Market Statistics, Virginia Employment Commission, 2015; Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Table 25 lists the county's 50 largest employers in the fourth quarter of 2015. The top three employers are in the education and local government sectors. There is only one employer, Charlotte County Public Schools, with 250 or more employees.

Table 25
Charlotte County's 50 Largest Employers, Fourth Quarter 2015

Rank	Company Name	NAICS Code	Ownership	Number of Employees
1	Charlotte County Public Schools	611	Local Gov.	250 to 499
2	Southside Virginia Community College	611	State Gov.	100 to 249
3	County of Charlotte	921	Local Gov.	100 to 249
4	Genesis Products Inc.	337	Private	50 to 99
5	Morgan Lumber Company, Inc.	321	Private	50 to 99
6	W&L Mail Service	484	Private	50 to 99
7	Snowshoe LTC Group (The Wayland)	623	Private	50 to 99
8	United Parcel Service, Inc.	492	Private	50 to 99
9	Cardinal Homes	321	Private	50 to 99
10	Food Lion	445	Private	50 to 99
11	Bridgeway of the Treasury	623	Private	20 to 49
12	Ontario Hardwood Company	321	Private	20 to 49
13	Tucker Timber Products	321	Private	20 to 49
14	Browns Forest Products	321	Private	20 to 49
15	SGSBTL, LLC	711	Private	20 to 49
16	Care Advantage	621	Private	20 to 49
17	Central Virginia Health Services, Inc.	621	Private	20 to 49
18	Crossroads Services Board	621	Private	20 to 49
19	Postal Service	491	Fed Gov.	20 to 49
20	Sheldon's Motel & Restaurant	721	Private	20 to 49
21	The Bank of Charlotte County	522	Private	20 to 49
22	BB & D Products LLC	113	Private	20 to 49
23	Curtis Tharpe Trucking	423	Private	20 to 49
24	Red Oak Excavating	238	Private	20 to 49
25	VDOT	237	State Gov.	20 to 49
26	Blue Ridge Railcar Repair LLC	336	Private	20 to 49
27	Siteline Cabinetry	337	Private	20 to 49
28	Spaulding Equipment South	423	Private	20 to 49
29	Burger King	722	Private	20 to 49
30	Keysville Sav U Time	447	Private	20 to 49

Rank	Company Name	NAICS Code	Ownership	Number of Employees
31	Stanley Land & Lumber	321	Private	20 to 49
32	Charlotte County Volunteer Rescue Squad	321	Private	20 to 49
33	Tri-County Ford	441	Private	20 to 49
34	NCI Processing Inc.	541	Private	10 to 19
35	Dolgencorp LLC	452	Private	10 to 19
36	Keysville Express & Auto Repair	445	Private	10 to 19
37	Tasty Baking Oxford, Inc.	311	Private	10 to 19
38	Mosley Medical Taxi Transport	485	Private	10 to 19
39	R&V Mill	113	Private	10 to 19
40	Headwaters Plant Services, Inc	562	Private	10 to 19
41	McGuire Lumber & Supply	484	Private	10 to 19
42	Corban Veterinarian Services	541	Private	10 to 19
43	Devin Logging	113	Private	10 to 19
44	R.S. Brown & Sons Timber	321	Private	10 to 19
45	Tucker Sawmill Company	321	Private	10 to 19
46	Chase City Tastee Freez	722	Private	10 to 19
47	DER LLC	484	Private	10 to 19
48	DLT Trucking	484	Private	10 to 19
49	Jeffress Funeral Home Inc.	812	Private	10 to 19
50	Keysville Subway LLC	722	Private	10 to 19

Source: Virginia Employment Commission, 2015

3. Agriculture

Agriculture generates approximately \$52 billion annually in total sales for the state of Virginia. Together, agriculture and forestry are the state's number one industry, having a total economic impact of \$70 billion and providing more than 400,000 jobs (Virginia Department of Agriculture and Consumer Services, 2015).

Agriculture is the foundation of Charlotte County's economy, culture, and land use. The USDA's 2012 Census of Agriculture reported that 149,355 acres in Charlotte County is farmland, a 19% increase from figures reported in 2007. Included in this figure is a significant amount of woodlands. In addition to the increase in acreage between 2007 and 2012, the number of farms also increased almost 6% while sales of agricultural products increased by over \$2,000,000, or 11.8%, during the same time period. (Table 26) Part of this increase can be attributed to the growing Amish community in the northern part of the county.

Table 26
Charlotte County Agriculture Summary

	1992	1997	2002	2007	2012
Number of Farms	451	578	535	489	518
Farm Land (acres)	112,944	141,578	133,719	125,531	149,355
Average Size per Farm (acres)	250	244	250	257	288
Harvested Cropland (acres)	19,138	20,211	19,827	24,334	30,013
Farm Receipts	\$14,561,000	\$16,640,000	\$15,805,000	\$19,386,000	\$21,678,000
Receipts–Crops	\$8,697,000	\$9,479,000	\$6,585,000	\$6,668,000	\$11,104,000
Receipts–Livestock	\$5,864,000	\$7,039,000	\$9,220,000	\$12,719,000	\$10,574,000
Hired Farm Workers				391	643
Farm Labor Payroll				\$1,487,000	\$2,543,000

Source: 2012 Census of Agriculture - USDA

As seen in Table 27, Charlotte County has a diverse agricultural economy. Principal agricultural enterprises currently include beef, tobacco, dairy, forages, soybeans, small grains, timber, feeder pigs, poultry, ornamentals, vegetables, wine grapes, and equine. Since markets can change frequently and drastically in response to supply and demand, maintaining farm profitability requires farmers to diversify, seek out new opportunities and regularly evaluate, research and revise their product mix. Between 2002 and 2012 soybean acreage increased by 5,959 acres, or 342% (Table 27). Large increases also occurred for corn and wheat acreages. During that same time period, tobacco acreage declined by 773 acres, or 51%. Declines also occurred in hay acreage and the number of dairy cattle. While both vegetable and orchard acreage experienced large increases percentage-wise between 2002 and 2012, their acreage is still small when compared to other crops. However, local enterprises including the Amish run Southside Produce Auction which opened in 2012 and the Charlotte County Farmers Market at Drakes Branch, which opened in the spring of 2016, are providing new markets for produce sales while also helping to meet the local and regional demand for fresh produce.

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.

Table 27
Charlotte County Select Farm Activities

Crop	Acres 2002	Acres 2007	Acres 2012	Change from 2002-2012
Corn (for grain)	1,142	1,877	2,043	+901 Acres
Corn (for silage)	1,189	1,027	873	+316 Acres
Soybeans	1,410	1,790	7,639	+5959 Acres
Tobacco	1,511	976	738	-773 Acres
Wheat	1,271	1,885	2,776	+1505 Acres
Hay (all types)	19,570	16,794	16,077	-3493 Acres
Vegetables	33	307	195	+162 Acres
Orchards	5	28	104	+99 Acres
Livestock	2002 Inventory	2007 Inventory	2012 Inventory	Change 2007-2012
Beef Cattle	8,585	8,507	8,716	+131 Animals
Dairy Cattle	1,303	1,329	909	-394 Animals
Horses & Ponies	534	709	527	-7 Animals

Source: 2002, 2007 & 2012 Census of Agriculture - USDA

4. Forestry

Forestry and wood products is the second major element of Charlotte County's economy. Forestry contributes \$17 billion annually to Virginia's economy (Virginia Department of Forestry, 2015.) In 2014, Charlotte County had the second largest timber harvest in the state in terms of harvest value (over \$17 million) and volume (27.5 million cubic feet). As seen in Table 28, while timber harvest volumes in 2014 did not vary much from 2010 volumes, values were significantly higher. Figure 22 illustrates timber harvest revenues in Charlotte County in recent years.

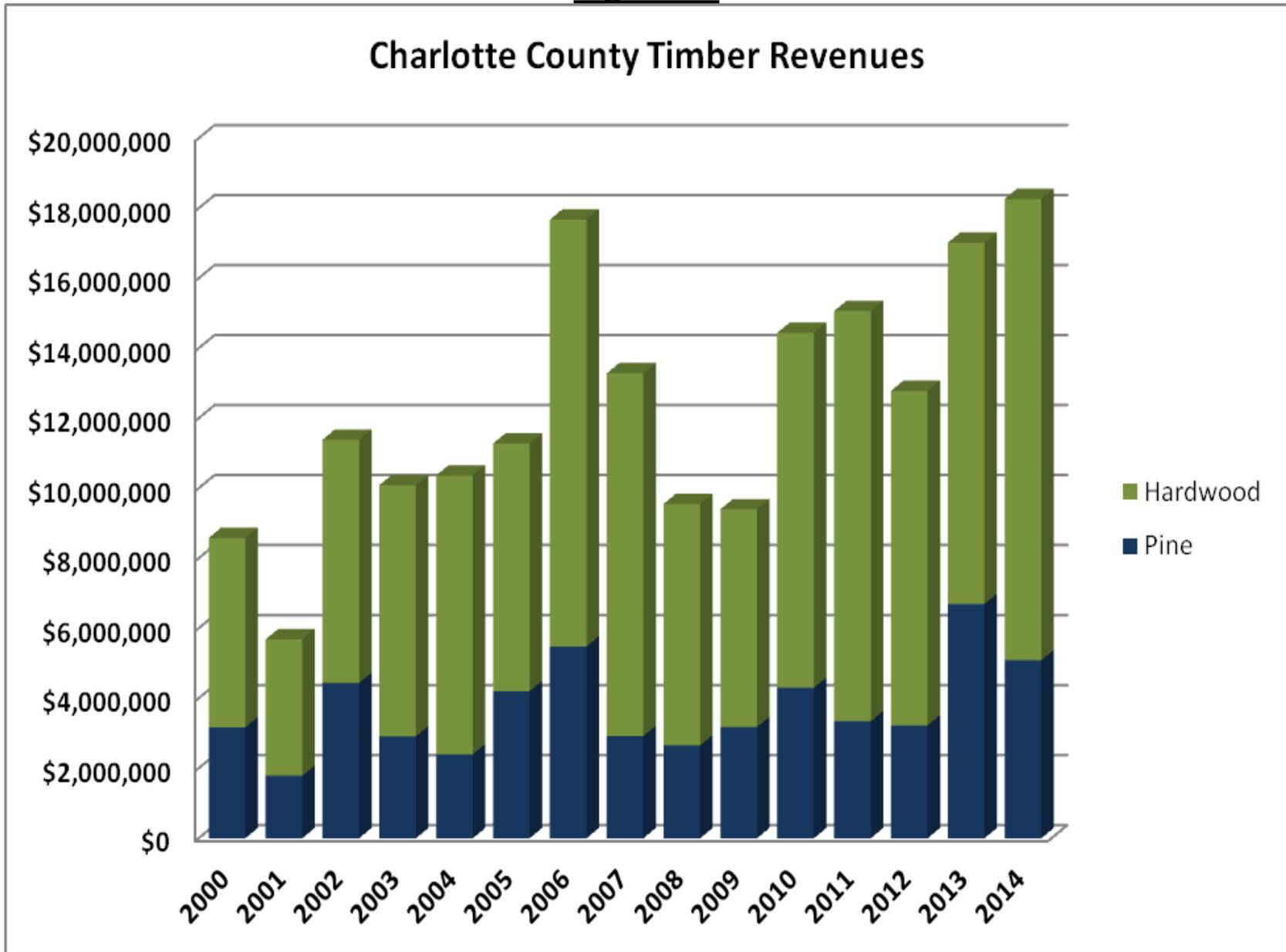
Table 28
Charlotte County Timber Harvest Volume & Values

	<u>Pine Volume*</u>	<u>Hardwood Volume*</u>	<u>Total Volume</u>	<u>Pine Value</u>	<u>Hardwood Value</u>	<u>Total Value</u>
<u>2010</u>	18,952	61,028	79,980	\$4,300,352	\$10,142,578	\$14,442, 930
<u>2011</u>	9,015	60,688	69,703	\$3,340,760	\$11,724,177	\$15,064,937
<u>2012</u>	7,292	56,548	63,840	\$3,222,702	\$9,560,469	\$12,783,171
<u>2013</u>	23,120	69,172	92,292	\$6,691,067	\$10,325,367	\$17,016,434
<u>2014</u>	17,838	61,828	79,666	\$5,086,612	\$13,180,239	\$18,266,851
<u>Change from 2010 to 2014</u>	-5.89%	1.31%	-.39%	18.28%	29.95%	26.48%

Source: Virginia Department of Forestry, 2011

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

Figure 22



5. Commercial and Industrial

A. *Commercial and Industrial Sectors*

The third major element of Charlotte County's economy is the commercial and industrial sector. As shown in Table 23 (Page 55), manufacturing, with fifteen establishments, ranks second to education in the number of employees and is a key industry group in the county. The manufacturing facilities currently operating in the county tend to be small-scale operations (employing from twenty to ninety-nine workers) and are predominately wood product manufacturers. According to the U.S. Census Bureau's 2012 Economic Census, manufacturing brought \$74,806,000 in sales (an 18.6% decrease from the 2007 Economic Census) and a \$13,314,000 payroll (a 32.6% decrease from 2007 figures) to Charlotte County.

Retail trade plays a significant role in the local economy (Table 29) and helps establish the character of the community. Most retail businesses located in the county are small, locally owned businesses or franchises although there are some chain stores. Over the past eight years the number of retail establishments and retail sales figures for Charlotte County have fluctuated, with an overall decline in both establishments and sales. However, retail remains an important industry group, ranking fifth among all industry groups in terms of employment.

Table 29
Retail Activity in Charlotte County

	2006	2008	2010	2012	2014	Change
Number of Establishments*	271	242	231	237	243	-10.3%
Taxable Retail Sales (in millions)	\$50.237	\$45.372	\$44.660	\$46.043	\$48.459	-3.5%
Taxable Retail Sales/Capita**	\$3,932	\$3,605	\$3,548	\$3,666	\$3,833	-2.5%

Source: *Weldon Cooper Center, 2015; Virginia Department of Taxation, 2015*

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.

The accommodation and food services sector, also known as “hospitality” or “tourism,” ranks eighth in the number of employees (Table 23, Page 55). Hospitality/tourism has experienced a slight decrease in employment over the last eight years; however, customer expenditures, payroll and tax receipts from tourism are on the rise (Table 30). Future growth of the hospitality/tourism industry is largely dependent upon new entrepreneurial enterprises and further development of agritourism in Charlotte County. (See Agriculture section on page 58.) Other features such as historic sites, scenic locations, recreational and outdoor activities, and driving tours, all of which are present in Charlotte County, will continue to contribute to the growth of tourism as well.

Table 30
Hospitality Industry Activity in Charlotte County

	2006	2008	2010	2012	2014	Change
Total Customer Expenditures* (in millions)	\$11.420	\$11.923	\$11.851	\$12.697	\$13.157	15.2%
Employment	143	139	135	133	135	-5.6%
Payroll (in millions)	\$2.425	\$2.412	\$2.431	\$2.470	\$2.610	7.6%
State Tax Receipts	\$515,247	\$513,988	\$529,687	\$538,504	\$548,072	6.4%
Local Tax Receipts	\$312,694	\$328,031	\$321,642	\$324,618	\$335,113	7.2%

Source: Virginia Tourism Corporation

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

B. Economic Development

Attracting new businesses and expanding existing ones in order to provide local job opportunities is a major focus of the Charlotte County Board of Supervisors. According to the American Community Survey's five year estimates, in 2014 more than 49% of Charlotte County's employed residents travelled outside of the county to work and 12% of employed residents had a commute of an hour or more.

Meeting the infrastructure and staffing needs of new businesses are two of the biggest challenges in attracting new business enterprises to rural localities. All aspects of modern business, commerce, and industry are now dependent on information technology, which requires high-speed ("broadband") access to the internet. In addition to technology needs, larger industrial and manufacturing businesses are often seeking locations with large water & sewer capacities, access to natural gas, commercial airports in close proximity, local support businesses that can provide needed raw materials, supplies and services, available facilities that suit their use or that can be easily modified to do so and a surrounding community that provides quality of life for employees. As jobs become more and more specialized, demographics, educational attainment, a skilled labor force and available training opportunities play a more substantial role in determining where businesses establish new locations. In order to better meet the needs of potential employers, many localities including Charlotte County now take a more regional approach to economic development. In 2012 Charlotte County joined Brunswick, Greenville, Lunenburg, Nottoway, Mecklenburg, and the City of Emporia in the Trans Tech Alliance, which was later renamed the Virginia's Growth Alliance (VGA). VGA is a regional marketing alliance established to facilitate investment attraction and economic development opportunities in Southside Virginia. VGA has since expanded to include the counties of Amelia, Buckingham, Cumberland, and Prince Edward.

Charlotte County has two business/industrial parks which are located adjacent to U.S. Route 360 near Keysville in a Virginia Enterprise Zone. Both offer water and sewer services provided by the Town of Keysville. The Charlotte County Industrial Park has nineteen available acres and The Virginia's Heartland Business Park has approximately 400 available acres. 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.

Significant development has occurred in the Charlotte County Industrial Park and Heartland Regional Business Park in the last five years. In 2013 Patriot Rail purchased the former Alderman Railcar facility in the Charlotte County Industrial Park and reopened it under the name Blue Ridge Railcar Repair LLC. Blue Ridge Railcar announced an expansion in 2014 that would create an additional 37 jobs. A major setback occurred at the Blue Ridge Railcar facility in January 2016 when a fire destroyed the paint room; however, the company has announced its intentions to rebuild the facility and resume operations. In 2014 Ontario Hardwood also expanded their facility in the County Industrial Park with the addition of another dry kiln. In 2015 Corsi Cabinetry opened their Sitrine Cabinetry manufacturing facility in the former Care Rehab building located in the County Industrial Park with plans to hire 110 employees. Also in 2015, Campbell Trucking constructed a facility in the County Industrial Park and Tigercat Forest Products announced plans to open a logging equipment dealership in the Heartland Business Park.

In addition to the two business parks, there are two other industrial sites in Charlotte County with the potential to house major manufacturing operations or other enterprises. The former Shaw building is a 72,000+ square foot building located on almost fifteen acres in the Town of Keysville. The building is owned by the Charlotte County Industrial Development Authority (IDA). The IDA is currently looking at options to upgrade the facility to improve its marketability. The second site, a large undeveloped site zoned General Industrial, is located on the southern side of Drakes Branch; some of the property is located in the Town of Drakes Branch while the rest is in the county.

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
 - Small, inconsistent fluctuations in "School Age" (Ages 0-19) population
 - The number of young families (Ages 20-39) is on the decline
 - Slow, but steady population growth in all age categories above age 40
 - Town populations fluctuating inconsistently
- Agriculture
 - Remains a significant part of the county's economy, culture and way of life
 - Increasing variety of crops being grown
 - Increase in number and economic significance of rural enterprises and farm-based businesses
- Forestry
 - Harvest volume fluctuates from year to year, but continues to be one of the highest in the state
 - Harvest value is increasing
 - Forest products manufacturing sector remains strong
- General Economy
 - Declining unemployment rate that is still significantly higher than the state average
 - Almost half of employed county residents working outside of the county
 - Median household income remains the lowest among the counties in Planning District #14
 - Emphasis on growing existing businesses and attracting a number of smaller, diversified companies in industrial/business parks
- Manufacturing
 - Number of manufacturing businesses remains steady, but number of people employed by those businesses has declined
 - Growth in manufacturing businesses focused on wood products
- Retail
 - Significant decline in the number of retail establishments since 2006
 - Remains a small, but important segment of the local economy and a valuable community asset
- Education
 - Public schools are experiencing a slow overall decrease in student numbers
 - 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

- The number of families either homeschooling or claiming religious exemption from public school education is small, but growing
- Public Facilities and Services
 - Public facilities are limited and aging; services are minimal
 - The need to upgrade facilities to meet changing requirements and modern needs is a significant stress and will continue to be so
 - Finding ways to repurpose vacant buildings is a challenge, but the county has done so previously with success
 - 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
 - Recent upgrades to Town water systems have improved capacity, but additional upgrades are still needed to some systems
 - On-going maintenance of water supply systems has been problematic
 - 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
- 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 is on the decline while the number of vacant housing has increased in recent years
- Historic, Scenic, and Outdoor Recreational Sites
 - General maintenance and upkeep has become an issue for some sites, particularly those located in areas with few residents and low traffic counts
 - Many of the organizations that oversee these sites do not have adequate resources to maintain and market them
 - Virginia's Retreat is the county's primary means of marketing local tourist attractions

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 growth 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**
Maintaining farm income will continue to be a major challenge. In response to that challenge, farmers will continue to look for new agricultural opportunities and will rely increasingly on farm-based businesses and rural enterprises.
- **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 use of facilities, and innovative planning will be necessary to meet requirements with limited funding. Maintaining vacant buildings and finding new uses and/or tenants will also be a challenge. A decreasing school population will impact the per pupil cost of elementary and secondary education. 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 as well as agricultural based tourism. Therefore, preservation and promotion of these assets will be essential to the future of hospitality/tourism income.

CHAPTER 3

ISSUES, GOALS, AND STRATEGIES

Introduction

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

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

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

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

During the 2011 and 2016 comprehensive plan reviews, the Planning Commission used the updated data and figures in Chapter 2 and the Appendix to reevaluate the associated trends and implications. The issues, goals, and strategies (Chapter 3) were then amended to reflect newly identified trends and implications. Finally, the Planning Commission reassessed the action list, bringing the recommended actions in line with the goals and strategies.

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

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

Issue	Goals	Strategies
<p>Preservation of economically viable agriculture and forestry industries in Charlotte County</p>	<p>Preserve the productive agriculture and forest land and facilities in Charlotte County</p> <p>Preserve economically viable agriculture and forestry enterprises in Charlotte County</p>	<p>Continue to promote public support for agriculture and forestry, including awareness of and tolerance for the normal side-effects of agricultural activity, through school programs and community education</p> <p>Ensure that water quality and use plans protect agriculture and forestry lands and provide water for new types of crops in the future</p> <p>Ensure that county land use policies protect existing agriculture and forestry activities, and will encourage the orderly and responsible growth of animal and plant industries</p> <p>Include rural enterprises and farm-based businesses in economic development efforts</p> <p>Participate in private, state, and federal programs to protect and enhance agriculture and forestry land, production, and interests</p> <p>Aid agricultural and forestry enterprises in identifying grant opportunities that will increase productivity and create new opportunities</p> <p>Encourage and participate in the development of crops and agricultural activities that will help ensure the future success of local farms</p>

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

Issue	Goals	Strategies
<p>Need for more quality jobs in economically viable businesses (including agriculture & forestry)</p>	<p>Expand employment opportunities in both new and existing county businesses</p>	<p>Maintain strong long and short term planning and coordination efforts</p> <p>Provide and support the development of the infrastructure necessary to support economic growth and development</p> <p>Maintain a strong integrated development, marketing, and incentive program for new and existing businesses</p> <p>Maintain a continuing workforce education and training program, including assistance to persons with disabilities</p> <p>Include tourism, rural enterprises, farm-based businesses, and small businesses in the economic development effort</p> <p>Work with other localities to encourage economic development and new enterprises in the region that will provide new opportunities for Charlotte County citizens</p>

<p>Quality of life in Charlotte County</p>	<p>Protect and improve the quality of life in Charlotte County</p>	<p>Include quality of life cost-benefit evaluations in the planning process</p> <p>Recognize and protect the rights of adjacent property owners</p> <p>Promote appropriate land and natural resource use throughout the county</p> <p>Promote the development and retention of retail establishments and service industries in the towns and surrounding areas</p> <p>Encourage the establishment of economically viable rural businesses in order to help preserve rural land and quality of life.</p> <p>Preserve and protect the county's unique natural & historic resources</p>
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CHARLOTTE COUNTY COMPREHENSIVE PLAN
ECONOMIC DEVELOPMENT AND ENERGY - ISSUES, GOALS, AND STRATEGIES

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

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

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

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

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

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

Issue	Goals	Strategies
Emergency services	Effective and efficient emergency services for all county areas	Coordinate analysis, planning, purchasing, and operations Maintain an Emergency Operations Plan Provide sufficient funding Aid emergency service organizations in identifying grant opportunities Assist in volunteer recruitment efforts Ensure adequate, dependable emergency communication coverage is available throughout the County Utilize grants to enhance services
	Mitigation of potential future problems	Participate in preparedness planning Train sufficient number of personnel Maintain a Hazard Mitigation Plan Utilize grants to enhance services and address potential problems

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

Issue	Goals	Strategies
Law Enforcement	Effective and efficient law enforcement service for all county citizens	Participate in local, regional, state, and national planning Expand operational capabilities Continue jail operations Provide sufficient funding Provide for and train a sufficient number of personnel Ensure adequate, dependable emergency communication coverage is available throughout the County Utilize grants to enhance services
	Mitigation of potential future problem	Participate in preparedness planning Train sufficient number of personnel Utilize grants to enhance services and address potential problems

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

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

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

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

CHAPTER 4

LAND USE PLAN

Purpose

The Land Use Plan establishes the broad outline for managing future land use in Charlotte County. The plan designates specific areas of the county for various types of use and development and then establishes land use and development policies for each area. The Land Use Plan is the primary means of accomplishing the Comprehensive Plan's overall goal "...to allow suitable economic and physical development while retaining the County's natural assets and quality of life" (Figure 3 on Page 6). The guidelines, policies and maps included in the plan are carefully aligned with the vision, goals and strategies outlined in the Comprehensive Plan. This ensures that the plan promotes a rational, systematic strategy for future land development.

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

Background and Philosophy

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

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

The term "development" encompasses the following:

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

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

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

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

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

Guiding Principles

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

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

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

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

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

Implementation

The Land Use Plan will be implemented by the Future Land Use Map (Figure 23), recommended land use and development policies, recommended specific actions (Chapter 6), the County Zoning Ordinance, the County Subdivision Ordinance, other county ordinances, and by specific planning activities with local, regional, state, and national governmental and private organizations. In particular, the Master Plan for the John H. Kerr Dam and Reservoir, administered by the U.S. Army Corps of Engineers, should be consulted.

Future Land Use

The land use and development purposes and policies for the areas shown in Figure 23 are described below. These areas, as depicted, are not meant to correlate to specific parcels nor are they intended to identify zoning districts.

1. Towns

- Purpose: To identify the boundaries of the four incorporated towns located in the County
- Policy: Support the policies of the town and coordinate planning efforts with the towns to help them accomplish their community development goals

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

3. Significant Watersheds:
 - Purpose: To delineate the watersheds of lakes, rivers, and streams that are used or will be used for municipal water supply, or have a significant role in the local environment (See Figure 24 and Figure 25 for detailed maps of the Keysville Lake and Drakes Branch Lake watersheds.)
 - Policy: Protect these areas from detrimental and polluting activities

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

5. Industrial Development Areas
 - Purpose: To allow and encourage industrial development in areas where needed infrastructure is most readily available
 - Policy: Encourage industrial development in these areas by providing the appropriate and necessary infrastructure and services

6. Growth Corridors
 - Purpose: To manage development along major road corridors in order to protect the capacity of the road to carry traffic, the safety of motorists, and the overall appearance of the corridor (Mixed use development along designated growth corridors in Charlotte County is expected to occur relatively slowly over a long period of time and would consist of residential and light commercial uses as well as agricultural and forestry uses.)
 - Policy: Plan for and guide development in these areas by ensuring the zoning and subdivision ordinance allow for expansion of infrastructure, promotes off road development, and provides for adequate buffer zones for commercial uses and work closely with VDOT on commercial development that occurs along growth corridors to minimize the impact on traffic

7. Parks and Recreation

- Purpose: To identify those areas in the County currently local, state, federal or non-profit organizations have designated for residential use (These assets may enhance local quality of life and can also serve as a source of tourist revenue.)
- Policy: Guide development in order to protect parks and recreational areas from potentially harmful impacts and consider further development of needed infrastructure to enhance facilities

8. Agriculture, Forestry & Rural Uses:

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

Figure 23
Future Land Use Map

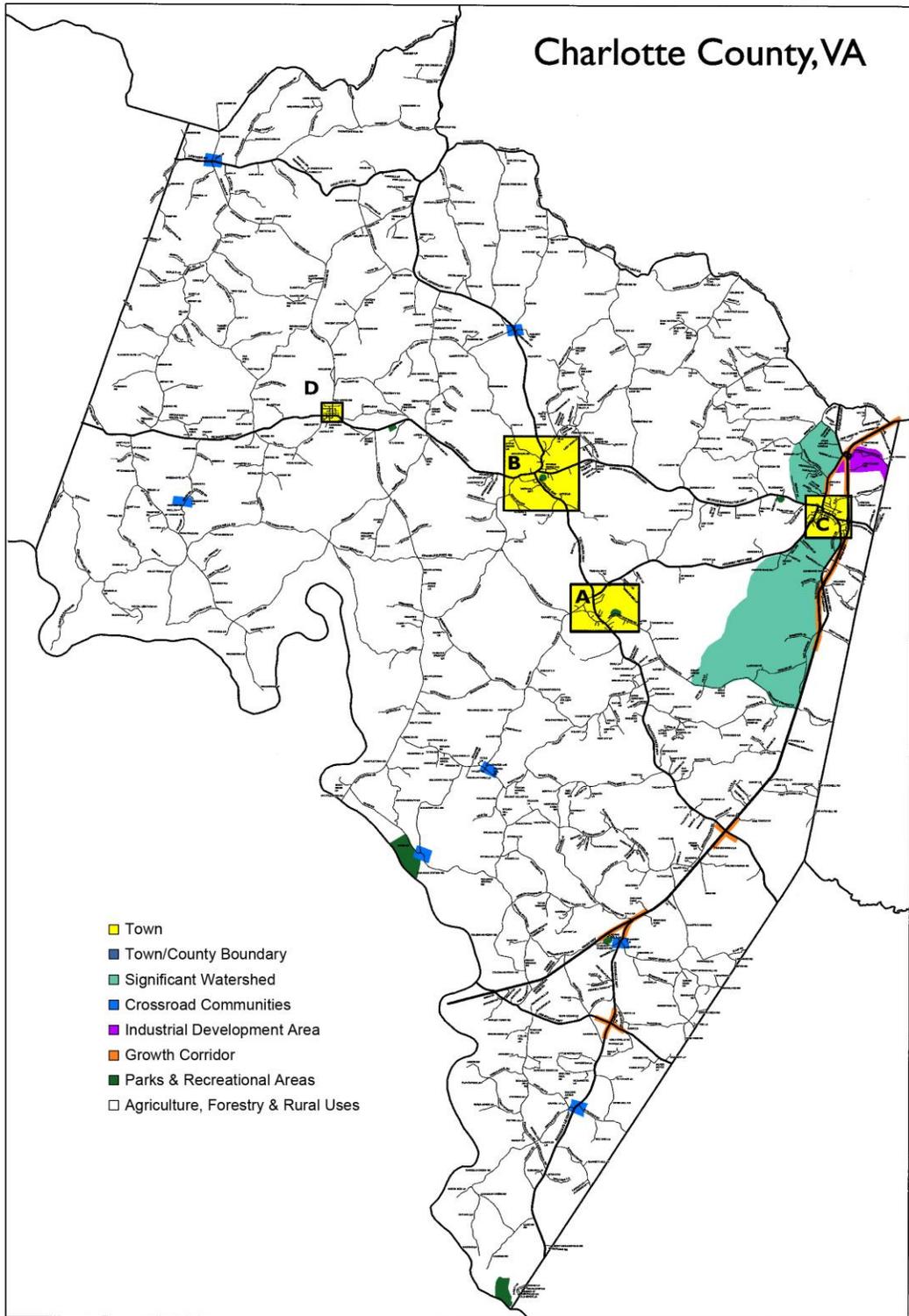


Figure 24 Keysville Lake Watershed Map

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



Water Sources

- Water Sources
- Selected Water Source

Land Use Activities (L-#)

- Farm, Pasture, or Drain Fields
- Best Management Practices (B-#)

Potential Sources of Contamination (P-#)

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

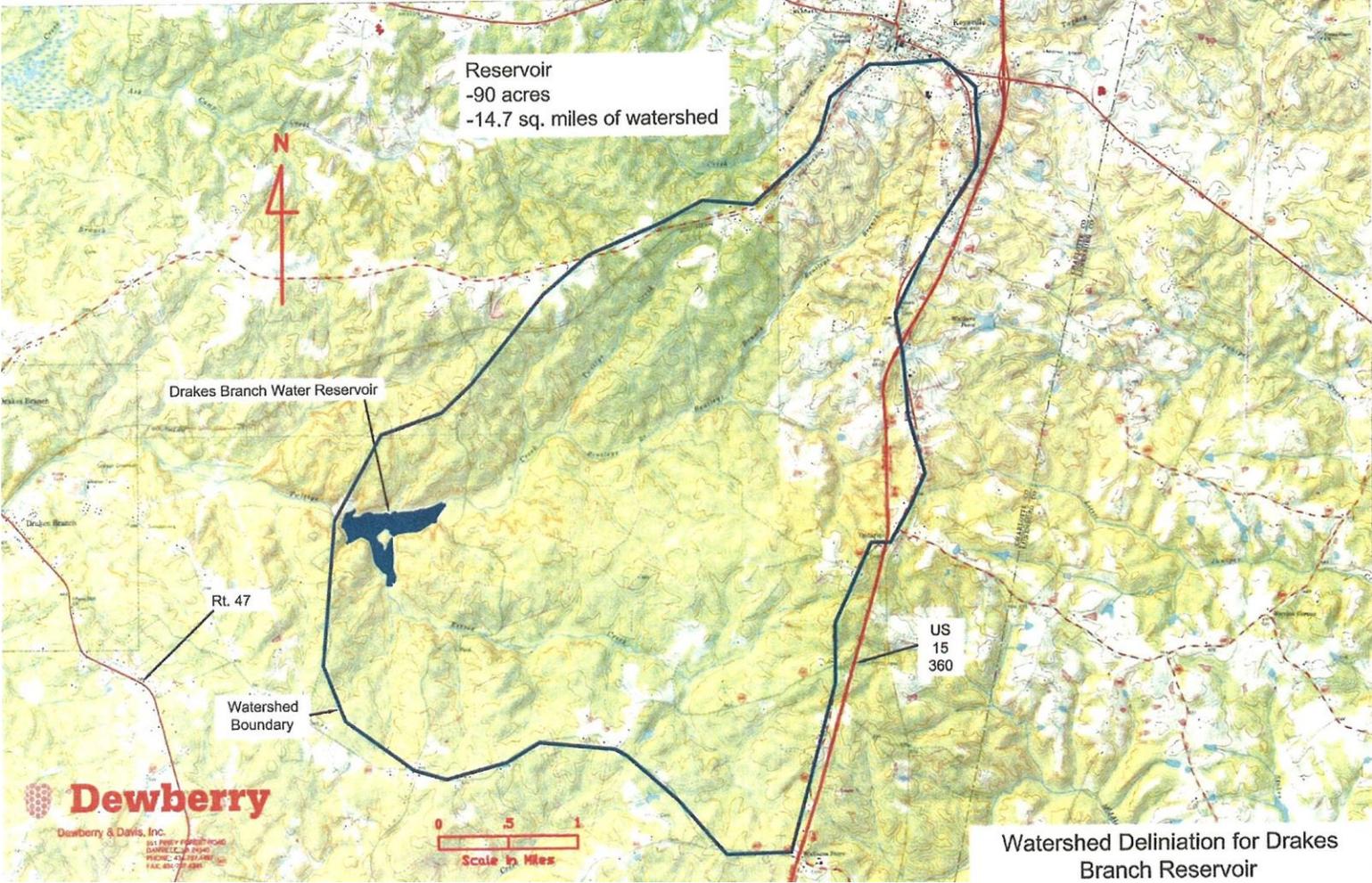
- Airports
- Industrial Sites
- Superfund Sites
- Golf Courses
- Boat Ramps
- Hazardous and RCRA Sites
- Hospitals
- Tine Piles
- Marinas

VDH VIRGINIA DEPARTMENT OF HEALTH
 Protecting You and Your Environment

Division of Drinking Water

1000 0 2000 Feet
 Print Date: May 2002

Figure 25
Drakes Branch Lake Watershed Map



CHAPTER 5

PUBLIC FACILITIES PLAN

Introduction

This chapter presents on-going, planned, anticipated, or potential changes to public facilities in Charlotte County during the next five to ten years. Figure 26 shows planned or anticipated changes to non-transportation facilities. Planned or anticipated changes to transportation resources are identified in Figure 27.

Schools

In 2005 the Charlotte County Public Schools Division Facilities Committee with the assistance of Dominion Seven Architects, evaluated the condition of the county's public school facilities. A report was produced outlining issues related to location, exteriors, interior layout and spaces, building code concerns, and utilities at each school. While some of these issues were addressed, no major changes occurred. Then, in 2011, the School Board decided to consolidate J. Murray Jeffress Elementary School and Phenix Elementary in response to decreasing enrollment countywide. This resulted in the closure of JMJ in the fall of 2011 and the expansion of the Phenix campus. (Five mobile units were installed at Phenix Elementary to provide needed classroom space and associated facilities.)

The School Board then hired engineering consulting firm Dewberry to assess the county's three remaining elementary schools. Dewberry's facility assessment was completed at the end of 2014. This assessment included a physical assessment of the three schools; development of options for renovation, additions, consolidation & closure; and the identification of sites for new construction. Based on the findings of this study, the School Board recommended building a new consolidated elementary school in the Town of Charlotte Courthouse near the existing high school and middle school campuses. However, due to the estimated cost of the project (\$24,251,306), the Board of Supervisors requested that the School Board identify another, less costly, solution. While that solution has not been determined, it is clear that whether the elementary schools are consolidated into a new facility or the existing community schools are repaired, the cost of addressing students' and teachers' needs in the future will be a significant challenge for county citizens.

Law Enforcement

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

Fire Protection

Changes to fire department facilities, equipment, personnel, and operations are within the scope of the individual fire departments and the Charlotte County Fire and Rescue Association. Three of the seven fire departments have relatively new facilities. In addition, Charlotte Court House Volunteer Fire Department is beginning construction on a new facility that will be located on David Bruce Avenue in the Town of Charlotte Court House.

Emergency Medical Service

Changes to the rescue squad facilities, equipment, personnel and operations are within the scope of The Charlotte Rescue Squad. The Charlotte County Rescue Squad currently operates three offices in the county; their main office in Keysville, a satellite office in the southern portion of the county in Wylliesburg, and another satellite office located in the Phenix Volunteer Fire Department in the western portion part of the county. No additional changes or expansions are planned at this time.

Emergency Services Communication Towers

The County's emergency services communication system consists of a system of repeaters located on privately owned telecommunication towers and other structures. There is a need to expand this system to provide better coverage in some of the more rural areas of the county. The County is currently exploring the possibility of working with other localities to establish a network of towers that will enhance emergency services' communications across the region.

Library

No major changes to the existing library buildings are planned.

Other County Facilities

A. Courthouse

In 2016 the County began construction on a new 29,000 square foot court facility that will house two courtrooms as well as the General District Clerk's Office, the Juvenile and Domestic Relations Court Clerk's Office and Court Services. This new facility will address concerns regarding court security, space needs & poor acoustics in the historic courthouse and will meet the Commonwealth's guidelines for court facilities. The new courthouse will be located on the courthouse square with a connection to the existing Circuit Court Clerk's Office. The project is expected to be completed by the end of 2017.

B. David Bruce Building

In 2009, the local Health Department relocated to a newly renovated county owned building on David Bruce Avenue. Their former location was renovated by the county and renamed the "David Bruce Building." The Charlotte County Chamber of Commerce had since occupied the building. In 2016 the Virtual Virginia, a program operated by the Virginia Department of Education which offers on-line courses to public school students, also opened an office in the facility.

C. Museums

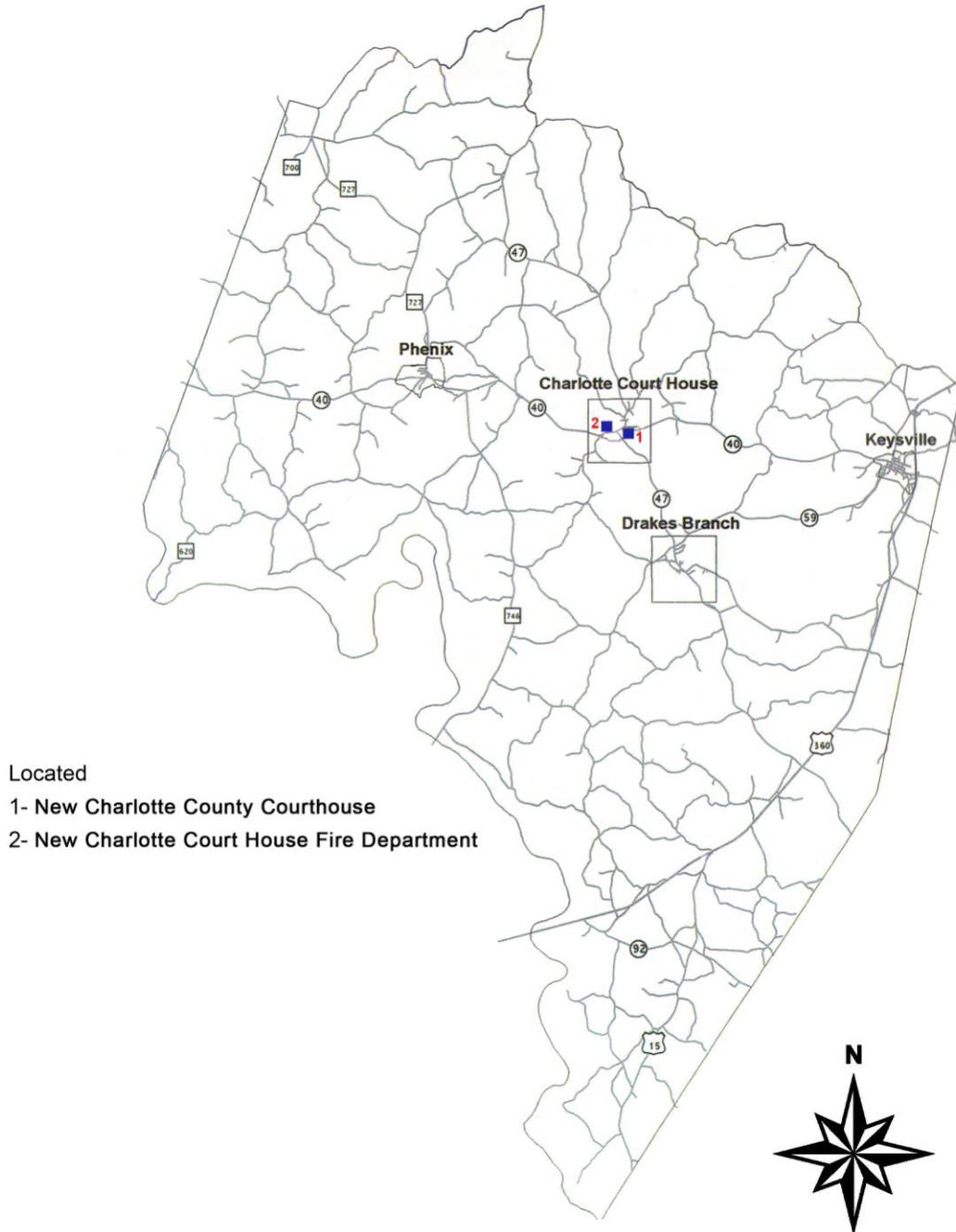
Both the Central High Museum and the Charlotte County Museum are located in county owned facilities that have been repurposed after being vacant for some time. The Central High Museum moved from the former Central High School building to the former agriculture/shop building on the old Central High School campus in 2016, allowing a tenant to lease the former Central High main building for the county's Headstart program. The Charlotte County Museum is housed in the former county jail on the historic courthouse square.

Commerce/Industrial Parks

The need to make changes to the Charlotte County Industrial Park or the Heartland Business Park may emerge at any time, as a result of the unpredictable nature of economic development activities. Plans to improve road access are outlined in the transportation section on the following page.

Figure 26

Charlotte County Public Facilities Planning



Transportation

Transportation planning for Charlotte County is almost exclusively focused on the state road system administered by the Virginia Department of Transportation (VDOT). Overall planning is contained in the VDOT Six Year Plan for Charlotte County, which lists approved maintenance and construction projects. Primary funding for transportation projects comes from VDOT's Smart Scale project funding process and VDOT Rural Rustic Road funding. The Rural Rustic Road Program was established in 2003 to expedite paving of unpaved roads already within the state secondary system that carry at least 50 but no more than 1,500 vehicles per day. The goal of the program is to pave these low traffic volume roads using the footprint of the unpaved road with little impact on the surrounding trees, vegetation, and side slopes.

The county has compiled the following list of road projects for which either implementation or commencement of formal planning is desired within the next five years:

1. Construct a new access to Route 360 (opposite existing access) for Virginia's Heartland Business Park. (Awarded VDOT HB2 funding in 2016)
2. Reconstruct Four Locust Highway from its intersection with Route 15 to the Keysville town limits using traffic calming and water runoff control techniques (to protect Keysville Town Lake watershed).
3. Rebuild the intersections of Four Locust Highway and Route 15, and Routes 15 and 360 to enhance traffic flow and safety.
4. Construct a truck route/bypass around the Town of Charlotte Court House.
5. Rebuild Route 40 in the vicinity of the Louse Creek Bridge to improve safety.
6. Rebuild the intersection of Routes 40 and 667 to improve safety.
7. Widen and improve Route 641 from Randolph Station to Mulberry Hill Plantation
8. 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.
9. Install a stoplight at the intersection at Route 47 and Highway 360 at Crafton's Gate to improve safety and reduce driver confusion. (Awarded VDOT HB2 funding in 2016)
10. Redesign intersection of Route 47 (Thomas Jefferson Highway) and Route 660 (Taro Road) at Cullen

Figure 27 is the Transportation Planning Map, which shows the areas and extent of the above-listed road projects. Figure 28 is the preliminary cost estimates currently available for the above projects from the Virginia Department of Transportation.

Figure 27

Charlotte County Transportation Planning

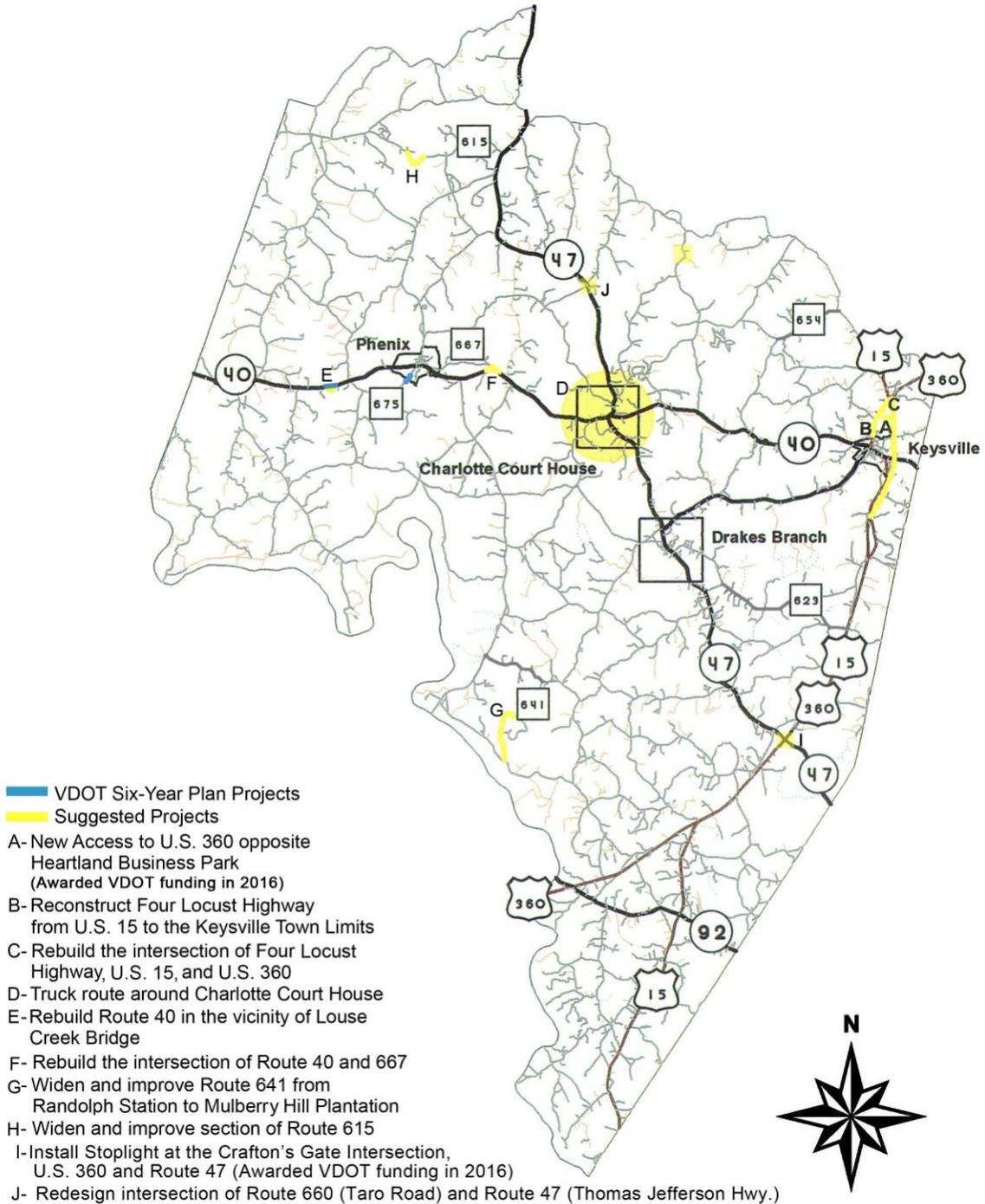


Figure 28

Transportation Project Estimates

The information below was provided by the Virginia Department of Transportation's Lynchburg District Office as part of the 2015 HB2 and 2016 Smart Scale funding application process and the Crafton's Gate Road Safety Assessment. Cost estimates are only provided by VDOT when feasible and are not be available for all projects recommended as part of the transportation plan.

1. Construct an additional direct access to U.S. 360 opposite the existing Virginia Heartland Business Park entrance (Item A on the Transportation Planning Map, Awarded VDOT Funding in 2016) - Project Budget is \$789,187
2. Rebuild the intersection of Four Locust Highway, U.S. 15 and U.S. 360 to improve visibility and safety (Item C on the Transportation Planning Map, Submitted Application for VDOT Funding in September, 2016) - VDOT's proposed solution for this intersection is a roundabout - Estimated Budget is \$7,514,634
3. Install a stoplight at the Crafton's Gate intersection, U.S. 360 and U.S. 47, to reduce potential for driver error and improve safety (Item I on the Transportation Planning Map, Awarded VDOT Funding in 2016) - Estimated Budget is \$100,000 to \$150,000

Water Supply

A regional water supply study evaluating existing facilities, water sources, current usage, and projected future usage in the county and the four incorporated towns and a drought response and contingency plan was adopted by the County in November of 2011. In accordance with DEQ requirements, the regional water supply plan is currently being reviewed and updated.

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

Table 31 below is based on figures from the 2008 Water Supply Plan and provides an estimate of future water demand according to estimated population growth. The future water demand figures in Table 31 are based on average use for domestic, institutional, commercial, and industrial establishments and do not include estimates for agricultural use. The Charlotte County Water Supply Plan estimates that agricultural water use was approximately 2.1 million gallons per day in 2002 (based on livestock and crop figures from the 2002 Census of Agriculture.) Future agricultural water use will depend upon numerous factors including the types of crops being grown, the number and kinds of livestock being raised, the amount of farmland in use, and general farming practices.

The lower population estimate for each decade in Table 31 is based on a .4% annual population increase while the upper estimate is based on annual growth rates ranging from .5% to 2.5%. However, between 2000 and 2010 Charlotte County's annual growth rate was only .9% (U.S. Census Bureau).

Table 31
Estimated Future Total Water Demand*

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

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

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

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

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

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

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

Table 32 below presents possible sources for future water supply identified in the *Charlotte County Water Supply Plan, July 2008*.

Table 32
Possible Sources for Future Water Supply

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

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

Upgrades to the town water systems are the responsibility of the individual towns. To increase their water supplies and storage capacities and to improve the efficiency of existing system components, all of the towns have completed water improvement projects in recent years. Due to the substantial cost involved with system upgrades, many of the towns have sought grant funding from various federal and state agencies to help with the cost of these upgrades and improvements. In addition, several towns approved rate increases.

The Town of Drakes Branch completed a water improvement project in 2014 that included replacing water lines and the installation of a new 300,000 gallon water tank. The Town of Phenix completed the installation of a third well located on the east side of town in 2010. Keysville has plans to construct a new waterline loop to strengthen service to the Heartland Business Park and the County Industrial Park. In addition, Keysville will be replacing the majority of their retail meters and will be upgrading their wastewater treatment equipment to reduce the amount of potable water used at the facility.

Sewage Disposal

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

1. The force main sewer line that connects Charlotte Court House to the Drakes Branch water treatment plant currently serves the Sheriff's Department, jail, additional government offices, Randolph-Henry High School and Central Middle School. If the system was expanded, an expansion of the Drakes Branch sewage treatment facility might be required.
2. Specific development and general growth in the greater Keysville area may require extension and expansion of sewer service outside the town limits, particularly in the following corridors: Business Route 15 N/360E, Route 360, and Business Route 15 S/360 W. Additional expansions of the town's sewage treatment facility may be required to serve new areas. Close cooperation between the County and the Town of Keysville will be required for planning, funding, and implementation.

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

Solid Waste Disposal

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

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

Recreation

The Department of Conservation and Recreation's (DCR's) 2013 Outdoor Plan provides an overview of outdoor recreation across the state as well as recommendations for expanding recreational opportunities in each region. Recommendations for Charlotte County and the Planning District #14 region include the following:

- Additional restorations and upgrades at Staunton River Battlefield Park and Mulberry Hill (These upgrades are included in DCR's master plan for the Staunton River Battlefield Park. However, a timeframe for the work is not included in the master plan.)
- The enhancement of existing driving trails and cross marketing the Wilson-Kautz Raid Civil War Trail & the Civil Rights in Education Heritage Trail ®
- Working with the Department of Historic Resources to perform archaeological surveys and assess archaeological resources and
- Creating additional access to local waterways including the Staunton River.

The table below, which was taken from DCR's Outdoor Plan, shows how spending on parks and recreations varies widely in the region. To expand recreational opportunities in the region, DCR recommends localities look at the following options:

- Establishing a Parks and Recreation Department if they do not already have one
- Committing additional resources to parks and recreation
- Looking into converting old school sites and other unused public land into parks
- Exploring the reclamation of abandoned landfills for parks.

Table 33
Per Capita Spending on Parks & Recreation

Area	Amount Spent Per Person
Amelia	\$19.00
Buckingham	\$10.51
Charlotte	\$1.61
Cumberland	\$8.80
Lunenburg	\$0.00
Nottoway	\$0.73
Prince Edward	\$4.20
Virginia	\$62.81
<i>Source: 2013 Department of Conservation & Recreation Outdoor Plan - Virginia Auditor of Public Accounts, "Comparative Report on Local Government Revenues and Expenditures" 2011</i>	

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 23)
2. Public Facilities Planning Map (Figure 26)
3. Transportation Planning Map (Figure 27)
4. Subdivision Ordinance
5. Zoning Ordinance and Zoning District Maps
6. 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 individuals, groups, and/or organizations suggested to be the primary entity to initiate the action 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. 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)
9. 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)
10. Utilize U.S. Economic Development Administration forecasts in developing economic development strategies and actions. (County Administrator)
11. Establish a source of small business development funds in the county. (Board of Supervisors, IDA)
12. Concentrate new business development in the Keysville area into the existing Charlotte County Industrial Park and Virginia's Heartland Regional Business Park. (Planning Commission, County Administrator, Town Council, IDA)
13. Nominate the downtown areas of Keysville and Drakes Branch for historic district designation. (Town Councils)
14. Nominate appropriate areas in all incorporated towns and other village areas for participation in the Virginia Main Street Program. (Town Councils, Board of Supervisors)
15. Identify historic assets that could become destinations within a regional trail network. (County Administrator)
16. Support and participate in the Department of Historic Resources Survey and Cost Share Program. (Board of Supervisors)

17. Continue to support and participate in the Virginia's Retreat tourism consortium activities. (County Administrator, Board of Supervisors)
18. Establish a Charlotte County tourism, marketing, and visitor service organization. (Board of Supervisors)
19. Establish a county welcome or visitors' center. (Board of Supervisors, Chamber of Commerce, Charlotte County Public Schools)
20. Continue to develop and market existing and potential county trails (driving, walking, horse, boating, bicycle. etc.). (County Administrator, Board of Supervisors)
21. Place information markers or signs on landmarks and significant buildings. (County Administrator in partnership with private organizations)
22. Continue to develop partnerships between local businesses and education institutions. (County Administrator, Public Schools Division, SVCC, Charlotte County Chamber of Commerce)
23. Build landscaped county "entrances" at the county boundaries on major highways. (County Administrator)
24. Investigate and consider the use of alternate energy sources for county owned buildings and vehicles. (County Administrator)
25. Perform energy audits on all buildings owned by the county and the school board. (County Administrator, Board of Supervisors, School Board)
26. Assist organizations with educating business owners and the public about energy conservation and technical assistance programs. (County Administrator)
27. Pursue financial grants to assist in weatherizing buildings owned by the county. (County Administrator)
28. Encourage and assist in the development of alternative energy production. (Board of Supervisors, Planning Commission)
29. Expand and improve broadband service and access. (County Administrator, Board of Supervisors)
30. Support the placement of future fiber optic cable in existing highway and railroad right-of-ways. (Board of Supervisors, Planning Commission, VDOT)
31. 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, RECREATION, 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:
 - 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
3. Update the county zoning map to clearly identify the boundaries of each zoning district. (Planning Commission, Board of Supervisors)
4. Consider the adoption of a floodplain ordinance similar to the Department of Conservation and Recreation's model ordinance. (Planning Commission, Board of Supervisors, Southside Soil and Water Conservation District)
5. Adopt a junk vehicle/public nuisance 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 Senior Resources, Habitat for Humanity and other organizations in the effort to identify and improve substandard housing and housing for the elderly, low-income families, and persons with disabilities (Housing Conservation-Weatherization Program, Indoor Plumbing Program, housing development organizations, etc.). (County Administrator, Board of Supervisors, Department of Social Services)

CHARLOTTE COUNTY COMPREHENSIVE PLAN

PUBLIC FACILITIES AND TRANSPORTATION **RECOMMENDED ACTIONS**

1. When facility changes are being considered, plan and develop cost-effective public facilities, considering future needs and operational costs. (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. Expand and improve the county's emergency services communication system, both in capability and interoperability. (Board of Supervisors)
4. Participate in and support VDOT's Secondary road six-year planning process. (Board of Supervisors, Planning Commission)
5. Identify projects that are eligible for VDOT Smart Scale funding (formerly HB2) and submit solid project applications during the open application period. (VDOT, County Administrator, Board of Supervisors)
6. Construct an additional direct access to Route 360 opposite the existing Virginia Heartland Business Park access. (VDOT - Awarded VDOT HB2 funding in 2016)
7. Install a stoplight at the Crafton's Gate intersection, U.S. 360 and Route 47 to reduce confusion and improve safety. (Awarded VDOT HB2 funding in 2016)
8. Rebuild the intersections of Four Locust Highway and Route 15, and Routes 15 and 360, to enhance traffic flow and improve safety. (VDOT)
9. Rebuild Business Route 360 (Four Locust Highway) to handle increased traffic volume, using traffic calming and water runoff control techniques. (VDOT)
10. Rebuild the intersection of Routes 40 and 667 to improve safety. (VDOT)
11. Widen and improve Route 641 from Randolph Station to Mulberry Hill Road to accommodate traffic to Staunton River Battlefield State Park. (VDOT)
12. Construct a bypass around the Town of Charlotte Court House to reduce congestion. (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. Redesign intersection of Routes 660, Taro Road, and Route 47, Thomas Jefferson Hwy. to improve visibility and safety.
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. Work with local citizen groups that are focused on establishing community parks and recreational facilities in the county. (Board of Supervisors, Planning Commission, 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. Restrict intensive development in the Keysville Town Lake and Drakes Branch Lake watersheds, particularly development which would establish point sources of water pollution. (Planning Commission, County Administrator)
28. Strictly enforce all rules and regulations controlling soil erosion and sedimentation in all 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)

APPENDIX
REGIONAL DATA

TABLE A-1
Population by County - 1960 through 2010

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

Source: U.S. Census Bureau, 2011

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

TABLE A-2
Recent Population Change 2000-2010

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

Source: U.S. Census Bureau, 2011

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

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

Source: U.S. Census Bureau, 2011

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

TABLE A-4
Recent Town Population Change
2000 - 2010

TOWN	2000	2010	% CHANGE
Blackstone	3,675	3,621	- 1.5%
Burkeville	489	432	- 11.7%
Charlotte Court House	463*	543	17.3%
Crewe	2,378	2,326	-2.2%
Dillwyn	529*	447	-15.5%
Drakes Branch	504	530	5.2%
Farmville	6,845	8,216	20.0%
Kenbridge	1,253	1,257	.3%
Keysville	817	832	1.8%
Pamplin City	199	219	10.1%
Phenix	200	226	13.0%
Victoria	1,821	1,725	- 5.3%
<i>Source: U.S. Census Bureau, 2010</i>			
* Corrected			

TABLE A-5
Percent of High School Graduates
Persons 25 Years of Age and Over
2010 & 2014

LOCALITY	2010	2014
Amelia	78.0%	79.7%
Buckingham	61.6%	73.0%
Charlotte	71.6%	77.0%
Cumberland	72.5%	76.8%
Lunenburg	71.5%	72.8%
Nottoway	72.8%	75.9%
Prince Edward	81.2%	79.1%
Planning District #14	72.4%	76.3%
Virginia	86.1%	87.9%
<i>Source: American Community Survey 2010-2014 Five Year Estimates</i>		

TABLE A-6
Education Data - On-time Graduation Rates & Dropout Rates
Graduating Class of 2010 & 2014

AREA	STUDENTS IN CLASS OF 2010	CLASS OF 2010 ON-TIME GRADUATION RATE (**)	CLASS OF 2010 DROPOUT RATE (*)	STUDENTS IN CLASS OF 2014	CLASS OF 2014 ON-TIME GRADUATION RATE (**)	DIVISION 2014 DROPOUT RATE (*)
Amelia	114	86.0%	8.8%	131	93.9%	5.3%
Buckingham	204	83.8%	9.8%	149	92.6%	6.0%
Charlotte	189	90.5%	2.6%	167	90.4%	3.0%
Cumberland	120	86.7%	5.0%	114	91.2%	4.4%
Lunenburg	136	69.9%	20.6%	110	88.2%	7.3%
Nottoway	176	81.8%	11.4%	179	87.7%	6.1%
Prince Edward	233	75.5%	17.6%	171	84.2%	8.8%
Virginia	97,714	85.7%	7.8%	94,765	89.9%	5.4%

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

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

Source: Virginia Dept. of Education, 2015

TABLE A-7
Median Earnings for Workers
2010 and 2014

AREA	2010	2014	INCOME INCREASE 2010-2014
Amelia	\$30,388	\$32,598	7.3%
Buckingham	\$27,222	\$25,897	-.13%
Charlotte	\$23,797	\$22,854	-4.0%
Cumberland	\$25,137	\$27,902	11.0%
Lunenburg	\$24,799	\$26,029	5.0%
Nottoway	\$27,228	\$25,481	-6.4%
Prince Edward	\$14,640	\$14,667	.1%
Virginia	\$33,027	\$34,987	5.9%

Source: U.S. Census Bureau American Community Survey Five-Year Estimates

TABLE A-8
Median Family Income
2000, 2010 and 2014

AREA	2000		2010		2014		INCOME INCREASE 2000-2014
	FAMILIES	INCOME	FAMILIES	INCOME	FAMILIES	INCOME	
Amelia	3,180	\$47,157	3,429	\$58,029	3,522	\$66,519	41.1%
Buckingham	3,742	\$37,465	3,338	\$43,589	4,107	\$51,165	36.6%
Charlotte	3,449	\$34,830	3,150	\$48,266	3,239	\$40,885	17.4%
Cumberland	2,482	\$37,965	2,655	\$50,007	2,739	\$53,609	41.2%
Lunenburg	3,419	\$34,302	3,002	\$41,968	3,165	\$44,189	28.8%
Nottoway	3,953	\$39,625	3,958	\$44,559	3,686	\$54,032	36.4%
Prince Edward	4,306	\$38,509	4,551	\$49,824	4,911	\$51,662	34.2%
Virginia	1,859,983	\$54,169	2,000,061	\$73,514	2,047,106	\$77,939	43.9%

Source: U.S. Census Bureau American Community Survey Five-Year Estimates

TABLE A-9
Median Household Income
2000, 2010 and 2014

AREA	2000		2010		2014		INCOME INCREASE 2000-2014
	HOUSEHOLDS	INCOME	HOUSEHOLDS	INCOME	HOUSEHOLDS	INCOME	
Amelia	4,240	\$40,252	4,901	\$50,135	4,761	\$55,870	38.8%
Buckingham	5,312	\$29,882	4,859	\$34,720	5,802	\$38,484	28.8%
Charlotte	4,954	\$28,929	4,415	\$34,881	4,691	\$34,820	20.6%
Cumberland	3,512	\$31,816	3,969	\$40,143	4,038	\$41,484	30.4%
Lunenburg	4,996	\$27,899	4,515	\$37,424	4,634	\$37,881	35.8%
Nottoway	5,670	\$30,866	5,607	\$37,344	5,640	\$35,911	16.3%
Prince Edward	6,564	\$31,301	7,314	\$36,191	7,604	\$37,238	19.0%
Virginia	2,700,335	\$46,677	2,974,481	\$61,406	3,041,710	\$64,792	38.8%

Source: U.S. Census Bureau American Community Survey Five-Year Estimates

TABLE A-10
Persons Below Poverty Level
1990 - 2010

AREA	1990		2000		2010	
	PERSONS	PERCENT	PERSONS	PERCENT	PERSONS	PERCENT
Amelia	941	10.8%	948	8.4%	1,272	10.1%
Buckingham	2,293	19.5%	2,671	20.0%	3,148	24.7%
Charlotte	2,243	19.4%	2,228	18.1%	2,058	16.7%
Cumberland	1,228	15.8%	1,360	15.1%	1,433	14.4%
Lunenburg	2,163	19.1%	2,377	20.0%	2,537	22.4%
Nottoway	2,396	17.7%	2,819	20.1%	2,512	16.8%
Prince Edward	3,056	21.7%	3,013	18.9%	3,591	19.7%
Planning District #14	14,320	17.7%	15,416	17.2%	16,551	18.0%
Virginia	611,611	10.2%	656,641	9.6%	779,895	10.1%

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

2009 Data - American Community Survey 2005-2009 Five Year Estimates

TABLE A-11
Unemployment Rates Annual Averages
2010 – 2015

AREA	2010	2011	2012	2013	2014	2015
Amelia	8.5%	7.5%	6.5%	5.9%	5.3%	4.4%
Buckingham	10.7%	9.6%	8.5%	7.8%	6.6%	5.8%
Charlotte	10.0%	9.8%	8.7%	7.8%	6.7%	5.7%
Cumberland	8.4%	7.6%	7.1%	6.6%	6.1%	5.3%
Lunenburg	9.5%	8.6%	7.6%	7.1%	6.0%	5.2%
Nottoway	7.6%	7.2%	6.4%	6.0%	5.4%	4.5%
Prince Edward	9.7%	9.0%	8.5%	8.4%	7.8%	6.5%
Virginia	7.1%	6.6%	6.0%	5.7%	5.2%	4.4%

Source: Virginia Employment Commission Community Profiles, 2016

TABLE A-12
June 2016
Employment Statistics

AREA	CIVILIAN LABOR FORCE	NUMBER UNEMPLOYED	UNEMPLOYMENT RATE
Amelia	6,355	255	4.0%
Buckingham	6,382	324	5.1%
Charlotte	5,218	278	5.3%
Cumberland	4,583	212	4.6%
Lunenburg	5,379	234	4.4%
Nottoway	7,158	275	3.8.1%
Prince Edward	9,857	618	6.3%
Planning District #14	44,932	2,196	4.9%
Virginia	4,249,400	167,968	4.0%

Source: US Bureau of Labor Statistics, 2016

**TABLE A-13
TAXABLE RETAIL SALES
2011-2015**

AREA	2011	2012	2013	2014	2015	% CHANGE 2011-2015
Amelia	\$53,128,656	\$54,572,981	\$55,344,538	\$56,557,075	\$61,389,169	15.5%
Buckingham	\$47,783,264	\$47,303,247	\$50,645,609	\$52,603,836	\$55,434,369	16.0%
Charlotte	\$46,830,186	\$46,042,672	\$48,157,832	\$48,458,926	\$50,781,693	8.4%
Cumberland	\$28,252,664	\$27,762,247	\$27,481,101	\$29,239,940	\$32,060,125	13.5%
Lunenburg	\$37,407,291	\$34,837,778	\$36,168,142	\$41,720,672	\$38,493,332	2.9%
Nottoway	\$110,340,344	\$117,275,099	\$118,932,861	\$121,468,434	\$125,684,763	13.9%
Prince Edward	\$276,599,533	\$281,028,199	\$282,706,549	\$277,401,178	\$289,134,328	4.5%
Planning District #14	\$600,341,938	\$608,822,223	\$619,436,632	\$627,450,061	\$652,977,779	8.8%
Virginia	\$89,070,341,371	\$93,335,660,137	\$94,597,893,918	\$96,243,826,673	\$100,219,956,703	12.5%

Source: Weldon Cooper Center for Public Service, University of Virginia, 2016 / Virginia Department of Taxation, 2016.

**TABLE A-14
TAXABLE RETAIL SALES PER CAPITA
2011-2015**

AREA	2011	2012	2013	2014	2015	% CHANGE 2011-2015
Amelia	\$4,137	\$4,290	\$4,337	\$4,410	\$4,756	15.0%
Buckingham	\$2,787	\$2,735	\$2,947	\$3,067	\$3,263	17.1%
Charlotte	\$3,727	\$3,666	\$3,853	\$3,833	\$4,078	9.4%
Cumberland	\$2,797	\$2,737	\$2,696	\$2,883	\$3,210	14.8%
Lunenburg	\$2,885	\$2,697	\$2,833	\$3,295	\$3,096	7.3%
Nottoway	\$6,937	\$7,397	\$7,444	\$7,543	\$7,729	11.4%
Prince Edward	\$11,761	\$12,020	\$12,146	\$11,924	\$12,235	4.0%
Virginia	\$11,001	\$11,402	\$11,452	\$11,559	\$11,955	8.7%

Source: Weldon Cooper Center for Public Service, University of Virginia, 2016

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

The above figures are based on corresponding year taxable sales figures reported to the VA Department of Taxation and estimated population figures published by the Weldon Cooper Center.

TABLE A-15
NUMBER OF BUSINESSES REPORTING TAXABLE SALES
2011 – 2015

AREA	2011	2012	2013	2014	2015	% CHANGE 2011 - 2015
Amelia	232	228	249	267	271	16.8%
Buckingham	219	210	213	245	248	13.2%
Charlotte	244	237	241	243	265	8.6%
Cumberland	129	131	134	139	166	28.7%
Lunenburg	187	183	185	195	198	5.9%
Nottoway	306	294	302	312	329	7.5%
Prince Edward	453	451	435	462	474	4.6%
Planning District #14	1,770	1,734	1,759	1,863	1,951	10.2%
Virginia	104,100	104,516	104,929	103,501	103,137	-9.3%

Source: Weldon Cooper Center for Public Service, University of Virginia, 2016 / Virginia Department of Taxation, 2016

TABLE A-16
MAJOR EMPLOYERS FOR FOURTH QUARTER, 2015
PLANNING DISTRICT #14

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

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

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

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Buckingham County School Board	250-499
922	Commonwealth of VA - Buckingham Correctional Center	250-499
922	Commonwealth of VA - Dillwyn Correctional Center	250-499
212	Kyanite Mining Corp	100-249
921	County of Buckingham	100-249
621	Central VA Health Service Inc.	100-249
623	Heritage Hall	50-99
621	Home Health	50-99
237	Commonwealth of VA-Dept of Transportation	50-99
445	Food Lion	50-99
722	McDonalds	50-99
238	M3 Marshall Contracting	50-99
623	The Discovery School of Virginia	50-99

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

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Charlotte County School Board	250-499
611	Commonwealth of VA-Southside VA Comm. College	100-249
921	County of Charlotte	100-249
337	Genesis Products Inc.	50-99
321	Morgan Lumber Company, Inc.	50-99
337	W&L Mail Service, Inc.	50-99
623	Snowshoe LTC Group (Wayland Nursing & Rehabilitation)	50-99
488	UPS - United Parcel Service	50-99
321	Cardinal Homes	50-99
445	Food Lion	50-99

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

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

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

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Lunenburg County Public Schools	250-499
326	Virginia Marble Manufacturing Inc.	250-499
922	Commonwealth of VA-Lunenburg Correctional Center	250-499
424	S&M Brands Incorporated	50-99
921	County of Lunenburg	50-99
551	Benchmark Community Bank	50-99

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

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Nottoway County Public School Board	500-999
623	Virginia Center for Behavioral Rehabilitation	500-999
922	Commonwealth of VA-Nottoway Correctional Center	250-499
622	Commonwealth of VA-Piedmont Geriatric Hospital	250-499
928	U.S. Department of Defense	250-499
928	U.S Department of Military Affairs	100-249
623	Heritage Hall	100- 249
452	Wal-Mart Associates, Inc.	100-249
922	County of Nottoway	100-249
921	Town of Blackstone	50-99
326	Reiss Corporation	50-99
621	Home Recovery	50-99
551	Southside Electric Cooperative, Inc.	100-249
321	Arbortech Forest Products	50-99
623	Hickory Hill Retirement Company	50-99
611	Lunenburg Nottoway Educational Foundation	50-99
522	Citizens Bank & Trust Co.	50-99

112	Brickland Hatchery	50-99
722	Hardees	50-99
722	McDonalds	50-99
624	Piedmont Senior Services	50-99
722	The Boxcar Southern Bistro	50-99

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

<u>NAICS Code</u>	<u>Legal/Trade Name</u>	<u>Employment Size</u>
611	Commonwealth of VA-Longwood University	500-999
622	Centra Health	500-999
611	Prince Edward County Public Schools	250-499
611	Hampden-Sydney College	250-499
452	Wal -Mart Associates Inc.	250-499
623	Holly Manor Nursing Home	100-249
621	Crossroads Services Board, Farmville	100-249
493	Immigration Centers of America	100-249
921	Town of Farmville-Dept. of Public Works	100-249
722	Aramark Campus LLC	100-249
922	Piedmont Regional Jail	100-249
444	Lowes Home Centers, Inc.	100-249
921	County of Prince Edward	100-249
611	Fuqua School	100-249
624	Helton House, Inc.	100-249
621	P A B Inc.	50-99
621	Home Recovery of VA Inc-Home Recovery	50-99
624	Southside Training Employment Program	50-99
623	Trinity Mission	50-99

561	TJS Safety Training	50-99
561	Healthcare Services Group	50-99
442	Green Front Furniture Store	50-99
722	Charley's Waterfront Cafe Inc.	50-99
722	McDonalds	50-99
445	Food Lion	50-99
441	Haley Chevrolet Oldsmobile, Inc.	50-99
484	J.R. Tharpe Truck Company	50-99
624	YMCA	50-99
722	Ruby Tuesdays	50-99

SOURCE: VIRGINIA EMPLOYMENT COMMISSION, QUARTERLY CENSUS OF EMPLOYMENT AND WAGES

**TABLE A-17
Housing Units
2000 - 2010**

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

Source: U.S. Census Bureau - 2011

TABLE A-18
Occupied Housing Units
1990 - 2010

LOCALITY	1990	2000	2010
Amelia County:			
Single-Family	2,359	3,382	4,224
Multiple-Family	48	121	137
Mobile Homes	682	1,094	928
Other	42	12	0
Buckingham County:			
Single-Family	3,053	4,193	4,258
Multiple-Family	155	255	294
Mobile Homes	1,080	1,775	1,897
Other	53	67	0
Charlotte County:			
Single-Family	3,300	4,123	4,447
Multiple-Family	81	209	259
Mobile Homes	873	1,372	1,516
Other	58	30	0
Cumberland County:			
Single-Family	2,225	3,092	4,258
Multiple-Family	57	175	284
Mobile Homes	495	786	1,897
Other	36	32	0
Lunenburg County:			
Single-Family	3,411	4,355	4,530
Multiple-Family	111	170	131
Mobile Homes	843	1,211	1,246
Other	58	0	0
Nottoway County:			
Single-Family	4,120	4,888	5,218
Multiple-Family	347	484	365
Mobile Homes	719	989	1,035
Other	58	12	0
Prince Edward County:			
Single-Family	3,856	4,945	6,174
Multiple-Family	505	916	1,400
Mobile Homes	951	1,629	1,642
Other	61	37	18

*Source: U.S. Census Bureau, 1990 and 2000;
American Community Survey 2010-2014 Five Year Estimates*

TABLE A-19
Annual Building Permits for New Residential Dwellings*
(Excluding mobile homes)
2010-2014

AREA	2010	2011	2012	2013	2014	AVERAGE 2010-2014
Amelia	44	22	25	37	40	34
Buckingham	31	34	33	46	34	36
Charlotte	24	34	18	21	13	22
Cumberland	20	19	18	20	16	19
Lunenburg	22	15	18	21	13	18
Nottoway	57	22	27	26	27	32
Prince Edward	74	70	31	41	46	52
Planning District #14	272	216	152	212	189	208

Source: Weldon Cooper Center for Public Service, University of Virginia, 2016

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

TABLE A-20
Local Tax Rates (Unit Levy Per \$100 Assessed Value)
July 1, 2015 – June 30, 2016

AREA	REAL ESTATE	PERSONAL PROPERTY	MACHINERY & TOOLS	MERCHANTS CAPITAL	MEALS TAX
Amelia County	\$.51	\$ 4.20	\$ 1.00	N/A	N/A
Buckingham County	\$.50	\$ 4.05	\$ 2.90	\$ 1.00	N/A
Town of Dillwyn	\$.0465	\$.28	\$.28	N/A	-
Charlotte County	\$.53	\$ 3.75	\$3.00	\$ 3.20	N/A
Town of Charlotte Court House	*\$.09	\$ 1.00	\$ 1.00	\$ 1.00	5%
Town of Drakes Branch	\$.27	\$.37	\$.37	\$ 1.10	-
Town of Keysville	*\$.16	\$.60	\$.60	N/A	6%
Town of Phenix	\$.055	\$.167	N/A	N/A	-
Cumberland County	\$.78	\$ 4.50	\$ 3.75	N/A	N/A
Lunenburg County	\$.38	\$ 3.60	\$ 1.80	\$ 1.20	N/A
Town of Kenbridge	\$.41	\$ 1.41	N/A	N/A	-
Town of Victoria	\$.18	\$.98	\$.75	N/A	4%
Prince Edward County	\$.49	\$ 4.50	N/A	\$.70	N/A
Town of Farmville	\$.12	** \$ 1.50	N/A	N/A	7%

Source: Individual localities and associated websites

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