

CHARLOTTE COUNTY COMPREHENSIVE PLAN WORK SESSION

MARCH 22, 2022

6:00 P.M.

CHARLOTTE COUNTY ADMINISTRATION OFFICE

Convene

Review of DRAFT Citizen Surveys

Discussion of Distribution Methods

Review of DRAFT Section I of Plan

Schedule Next Meeting Date

Adjourn

**Charlotte County
Comprehensive Plan Opinion Questionnaire**

The Charlotte County Planning Commission is currently in the process of updating the County's Comprehensive Plan. The Planning Commission is seeking input regarding short- and long- term goals for community development within the County. Your input is needed and will remain confidential. You ***do not*** need to state your name. Your completed questionnaire can be dropped off in a drop box (if one is provided), returned to the Charlotte County Administration Office, or mailed to the Commonwealth Regional Council, P.O. Box P, Farmville, VA 23901. A copy of the survey can also be e-mailed to TFortune@virginiashheartland.org. Please return your completed questionnaire no later than May 31, 2022.

1. Do you:

Live in Charlotte County Own a business in Charlotte County
 Work in Charlotte County Own property in Charlotte County

2. Please select your age group.

Under 18 18 to 34 35 to 49 50 to 64 65 or over

3. How many years have you lived in Charlotte County?

Under 5 years 5 to 10 years 11 to 20 years Over 20 years

4. If applicable, where did you live before you moved to Charlotte County?

5. How many individuals live in your household?

1 2-4 5-6 7-8 9+

6. What kind of housing do you live in?

Single Family Dwelling Apartment Duplex Mobile Home

Other (Explain) _____

7. Do you rent or own?

Rent Own Other (Explain) _____

8. What are the **three (3) best things** about living in Charlotte County?

1. _____

2. _____

3. _____

9. Are you employed?

Full-Time Part-Time Retired Not Employed Student

If employed, where is the location of your employment?

_____ County, City or Town _____ State

If not employed, are you actively looking for employment?

Yes No

10. What percentage of your weekly retail spending is done in Charlotte County?

1-25% 26-50% 51-75% 76-100%

11. What should the County's priorities be for improving quality of life. Rank in order from **1 (most important) to 8 (least important)**.

- Health Care/Hospitals/Urgent Care
- Commercial Development (more retail)
- Law Enforcement
- Town-County communication
- Reliable Broadband
- Parks and Recreation
- Fire and Rescue
- County-state/federal communication

Other (be specific): _____

12. What road improvements would you like to see in the County? Please be specific.

13. Does the County need to add trails or pedestrian/bike paths? Yes No

If yes, where? Please be specific. _____

14. What types of residential development does Charlotte need in the future?

- None
- Single family
- Apartments/condos
- Duplexes/townhouses
- Housing for senior/elderly
- Affordable housing for young professionals/workers

Other (please specify): _____

15. What types of commercial development does Charlotte need in the future?

- None
- Boutique shops (arts, unique items)
- Retail (clothes, gifts, etc.)
- Restaurants
- Fast food
- Health care and Social Assistance
- Grocery store
- Physicians/dentists
- Specialty shops (coffee, ice cream, yogurt)
- Repair shops (lawn mower, small engine)
- Professional services (accountants, attorneys, surveyors, etc.)
- Other (please specify): _____

16. What types of industrial development does Charlotte need in the future?

- None
- Manufacturing – wood products
- Manufacturing – train, rail car
- Manufacturing – packaging supplies
- Utility-scale Solar
- Call center/business process outsourcing
- Distribution center
- Food and beverage processing center
- Data Center
- Other (please specify): _____

17. Please rate Charlotte County on each of the following community aspects **by circling your response**:

A. Law Enforcement	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
B. Fire Protection	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
C. Rescue Services	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
D. Local Government Representation	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
E. Trash Collection/Disposal	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
F. Playgrounds/Parks/Recreation	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
G. Preservation of Historic Structures/Areas	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
H. Tourism	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
O. Medical Facilities and Services	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
P. Affordable Housing Options	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Q. Overall Services provided by the County	EXCELLENT	GOOD	FAIR	POOR	NO OPINION

18. Name three (3) changes you would like to see in Charlotte County to make it a more livable and enjoyable place for you:

1) _____

2) _____

3) _____

19. With respect to the future growth and development of the County, how important to you are the following issues? (circle the number that corresponds to the level of importance to each listed)

	Very Important	Moderately Important	Important	Minimally Important	Unimportant	No Opinion
Improving employment opportunities	5	4	3	2	1	0
Keeping taxes affordable	5	4	3	2	1	0
Working in the community in which you live	5	4	3	2	1	0
Encouraging business growth	5	4	3	2	1	0
Promoting the County as a tourist destination	5	4	3	2	1	0
Improving housing availability/affordability	5	4	3	2	1	0
Providing more public playgrounds/parks	5	4	3	2	1	0
Providing public safety	5	4	3	2	1	0
Preserving historic sites and structures	5	4	3	2	1	0
Protecting scenic views and vistas	5	4	3	2	1	0
Implementing a County wide recycling program	5	4	3	2	1	0
Addressing vacant/blighted structures	5	4	3	2	1	0
The availability of more retail choices, including grocery stores	5	4	3	2	1	0
The availability of more services, including medical facilities	5	4	3	2	1	0
Broadband	5	4	3	2	1	0
Cell phone service	5	4	3	2	1	0

20. What would likely cause you to leave Charlotte County? (Choose Up to 3)

- | | |
|---|--|
| <input type="checkbox"/> Lack of recreational opportunities | <input type="checkbox"/> Lack of job opportunities |
| <input type="checkbox"/> Lack of broadband/internet/cell service | <input type="checkbox"/> Tax rates |
| <input type="checkbox"/> Inadequate public services (incl. emer. services) | <input type="checkbox"/> inadequate access to medical care |
| <input type="checkbox"/> Lack of educational opportunities | <input type="checkbox"/> Moving closer to family |
| <input type="checkbox"/> Lack of businesses (retail, grocery, etc.) to support my needs | |

Other (specify): _____

21. How do you view Rescue Squad response times in the County?

- Excellent Good Adequate Fair Poor

22. How do you feel that solar development should be restricted in Charlotte County?

- | | |
|---|--|
| <input type="checkbox"/> Restrict where it can be located | <input type="checkbox"/> Restrict how much land can be used for solar |
| <input type="checkbox"/> Restrict both | <input type="checkbox"/> Limited or no restrictions <input type="checkbox"/> Unsure/no opinion |

Other (please specify): _____

23. How do you feel about current tax rates in Charlotte County?

- Too high Adequate Too low Unsure Depends on who the tax is affecting

Thank you for taking the time to complete this survey!

DRAFT Charlotte County Comprehensive Plan, 2022 - 2027

I. Introduction

A. Purpose and Legal Basis for a Comprehensive Plan

Every community faces challenges when it comes to planning for the future and managing change. While the physical manifestations of change vary from time to time and place to place, one certainty in life is that change – whether we like it or not – does occur and things will not remain the same. Although Charlotte County is not yet facing significant development pressures, it still faces unique challenges, including a growing Amish community and the existence of the Virginia’s Heartland Regional Industrial Park just outside the Town of Keysville among others.

To help address growth and change, the Code of Virginia mandates that jurisdictions prepare and regularly revise a Comprehensive Plan to guide the physical development of their communities. The Code of Virginia, Section 15.2-2223, requires that local governments develop, review, and update their Comprehensive Plan. A Comprehensive Plan is a document used for community assessment, identifying current concerns, forecasting future needs, developing policies, and implementing problem solving strategies. A Comprehensive Plan is developed by the Planning Commission and adopted by the governing body. Furthermore, Section 15.2-2223 of the Code requires localities to review and update their Comprehensive Plans every five (5) years at a minimum.

Title 15.2-2223

Comprehensive Plan to be prepared and adopted; scope and purpose.

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. 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.

Section 15.2-2223 further states that the Comprehensive Plan shall be general in nature in that it shall:

- Designate the general or approximate location, character, and extent of features shown on the plan, including where existing lands or facilities are proposed to be extended, removed or changed;
- Show the long-range recommendations for the general development of the territory and may include such items as the designation of areas for different kinds of public and private land use, a system of transportation facilities, a system of community service facilities, historical areas, and areas for the implementation of groundwater protection measures.

In Virginia, the local Comprehensive Plan is a guide for the governing body to follow in making both long-range and day-to-day decisions regarding all aspects of community development. The governing body can

DRAFT Charlotte County Comprehensive Plan, 2022 - 2027

exercise discretion in how strictly it interprets and follows the plan. However, the Code provides that the construction, extension or change in use of streets or other public facilities be subject to review and approval by the Planning Commission as to whether the general location, character and extent of the proposed facility is in substantial accord with the adopted Comprehensive Plan. The Plan, therefore, has great control over the construction of public facilities and utilities, as well as private land uses.

A Comprehensive Plan is an important document to a local government as it serves as a tool for community preservation and development. This Plan reflects the interests of public and private stakeholders with the assurance that the community's needs are identified and met accordingly. As a community's character evolves, the Comprehensive Plan adapts through the compilation of corresponding citizen input and assessments accompanied with other data sources.

B. Developing a New Comprehensive Plan for Charlotte County

The County's existing Comprehensive Plan was last amended in November 2006 and is in need of a comprehensive update to bring the Plan up to-date. In August 2021, Charlotte County contracted with the Commonwealth Regional Council (CRC) for assistance in updating the County's Comprehensive Plan. The process for updating the Plan took 18 months. This included regular meetings between CRC staff and the Charlotte County Planning Commission, to review data and materials and develop/update goals, objectives and strategies. Once completed, the Plan was presented to the public for review and comment and then to the Charlotte County Board of Supervisors for adoption. This Comprehensive Planning Process addressed the major concerns of the County by identifying the fundamental, long-term goals for community development for the next five to 20 years. Furthermore, the Plan serves as a guide for setting policies for public facilities, utilities, and land use which the County will need to implement in order to achieve those goals.

C. Process for Plan Development and Adoption

The CRC assisted the Charlotte County Planning Commission in updating the Plan, gathering public comment, and presenting the Plan to the Board of Supervisors for adoption. The Charlotte County Comprehensive Plan includes seven (7) phases. The phases are as follows:

- Phases I and II: Collecting/updating/analyzing data, including:
 - Population
 - Education
 - Income
 - Commutation Patterns
 - Employment/Unemployment
 - Economic Activity
 - Housing
 - Transportation
 - Community Facilities/Services
 - Historical Sites
 - Natural Resources
- Phase III: Evaluating current land use and updating the County's Future Land Use Map.

DRAFT Charlotte County Comprehensive Plan, 2022 - 2027

- Phase IV: Identifying/updating issues, and setting goals and prescribing actions.
- Phase V: Executive Summary.
- Phase VI: Public Hearing and recommendation for adoption by the Planning Commission.
- Phase VII: Public Hearing and adoption by the Board of Supervisors.

D. Overview of Methods for Identifying Issues

A range of issues, now and in the future facing Charlotte County, has been identified. Review and analysis of these issues by the public, the Planning Commission and Board of Supervisors provided the basis for establishing the planning goals and policies for this Comprehensive Plan. For a more detailed review of all the input received from the issue identification methods, please refer to the Appendix materials.

The major issues outlined in this Plan were identified through four methods:

1. **Community Meeting:** CRC staff held a community meeting on January 31, 2022 at the Charlotte County Courthouse. *The Charlotte Gazette* and *The Southside Messenger* ran stories about the meeting, and a flyer was developed for distribution to local businesses. Charlotte County also posted a notice for the meeting on its Facebook page. The sign-in sheet showed a total of 35 people in attendance at this meeting. Courthouse security conducted a headcount and counted 45 people in attendance at the meeting. Members of the Planning Commission and Board of Supervisors attended the meeting, and it is believed that many of those individuals did not sign it. The input received from attendees proved useful in developing the survey instrument and updating the Plan.
2. **Citizen Opinion Survey:** CRC staff assisted the Planning Commission with the development and distribution of the survey instrument. Surveys were made available at government offices and businesses throughout the County, and an online survey instrument was made available on the County's web site and Facebook page. Surveys were distributed on [DATE], with a deadline of [DATE] to submit completed surveys. The *Crewe-Burkeville Journal* and the *Blackstone Courier-Record* ran stories about the surveys. A total of [NUMBER] surveys were completed and returned.
3. **Research and Analysis of Available Data:** CRC staff collected and analyzed data on a range of aspects on the County. These elements included land use patterns, environmental features, transportation conditions, population growth trends and capital facility needs. Much of the information is contained in this Plan and has helped to further enhance the understanding of many of the issues identified by local citizens and by other efforts as outlined in this section.
4. **Meetings with the Planning Commission Working Committee:** The Charlotte County Planning Commission worked with CRC staff in the development of this Plan. CRC staff held [NUMBER] meetings with the Planning Commission between November 2021 and July 2022. During these meetings, the Planning Commission reviewed citizen input along with technical information and contributed its own analysis of the issues presented.