

Town of Charlotte Court House, Virginia Comprehensive Plan



Prepared by the Town of Charlotte Court House Planning Commission
2017

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Acknowledgements

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I. Purpose

In Virginia, every governing body with zoning must adopt a comprehensive plan to provide direction for the physical development of land within its jurisdiction. The plan is used as a guide for public investment and decisions, as well as to provide the legal foundation for important land-management tools like zoning and subdivision ordinances. The Planning Commission is responsible for developing the comprehensive plan and reviewing it every five years for any necessary amendments. Once endorsed by the Planning Commission, the plan is then recommended to the governing body (in this case the Charlotte Court House Town Council) for adoption.

The Comprehensive Plan fulfills the requirements of § 15.2-2223 of the Code of Virginia, which states "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. 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."

As the first Comprehensive Plan for Charlotte Court House, this document provides a unique opportunity for the Town to formally set forth its goals and aspirations for the future, including the protection of historic buildings, which face threats from heavy truck traffic and a changing economic environment, while also seeking opportunities for positive change based on the Town's people, and the strength of its geographic, cultural and natural resources.

A Comprehensive Plan was approved by the Town of Charlotte Court House's Planning Commission on August 14, 2017 and the final draft was adopted by the Town Council on August 21, 2017.

II. Goals

The Town has identified 12 goals in this Comprehensive Plan. Each goal is explored in further detail in the Comprehensive Plan Elements section of this report with policy recommendations. In the creation of this plan, a theme of interconnection emerged. A community is formed by connections and relationships; no one element exists in isolation. These connections lead to growth and new ideas that would not have come to fruition otherwise. Similarly, the goals of this plan are all interwoven. Policies and actions require looking at the big picture while having a particular topic area in mind. The goals have been grouped into four primary topic areas to highlight their interdependence.

Preservation is the first topic area, and perhaps the linchpin for Charlotte Court House. So much of the Town's identity comes from the Historic Court House complex and the surrounding core of historic buildings. Preservation and protection of the historic core balanced with appropriate infill are the top priorities for a healthy and vibrant community.

1.0 Historic Preservation and Revitalization Goals



1.1 Historic Resources:

Historic Resources: Preserve the integrity of the Town's significant historic structures, landscapes, and streetscapes.

1.2 Housing: Improve and expand the Town's housing stock in a manner that improves public safety, increases the tax base, and meets the needs of current and future residents.

1.3 Infill Development: Add new buildings and uses to enhance the economic and social vitality of Town, while preserving the historic scale and character.

1.4 Land Use: Maintain a pattern of compatible land uses by amending the zoning ordinance so

as to better implement the goals and policies of the Comprehensive Plan; adopt a subdivision ordinance.

To ensure the preservation of Charlotte Court House, upgrades to infrastructure are necessary. Infrastructure supports the connection and flow of a community on a variety of levels—pedestrian connections, public utilities, natural resources, etc. In this case, a major goal is to improve transportation in the region and the impact of traffic on the historic core.

2.0 Infrastructure Goals

2.1 Natural Green Infrastructure: Protect the functions of the local natural environmental resources such as air, water, flora, and fauna, so as to protect the health, safety and economy of the Town, and the enjoyment of citizens.

2.2 Designed Green Infrastructure Goal: Achieve a functional and esthetically pleasing network of human-scaled public and private green spaces throughout Town, including pathways, courtyards, greens, squares and pocket parks, for the benefit of citizens and visitors.

2.3 Transportation and Traffic Goals:

Transportation: Achieve a transportation network that promotes safe and efficient circulation of motor vehicles, bicycles, and pedestrians, in a manner that also supports the other goals of the Comprehensive Plan.

Traffic: Protect the fragile and significant historic buildings in the center of Town from the physical impact of heavy truck traffic.

2.4 Streetscapes and Gateways Goal: Enhance the beauty, safety, and functionality of the streets and sidewalks for all modes of travel.

2.5 Water and Sewer Goal: Provide public sewer and water service to every residence and business in Town.

2.6 Broadband Internet Service Goal: Achieve affordable, high-speed, broadband internet service accessibility to every address in Town.

3.0 Economic Development Goal

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Expand the local economy by adding compatible businesses that take advantage of local resources and employ local residents, attract new residents and visitors, and expand the tax base.

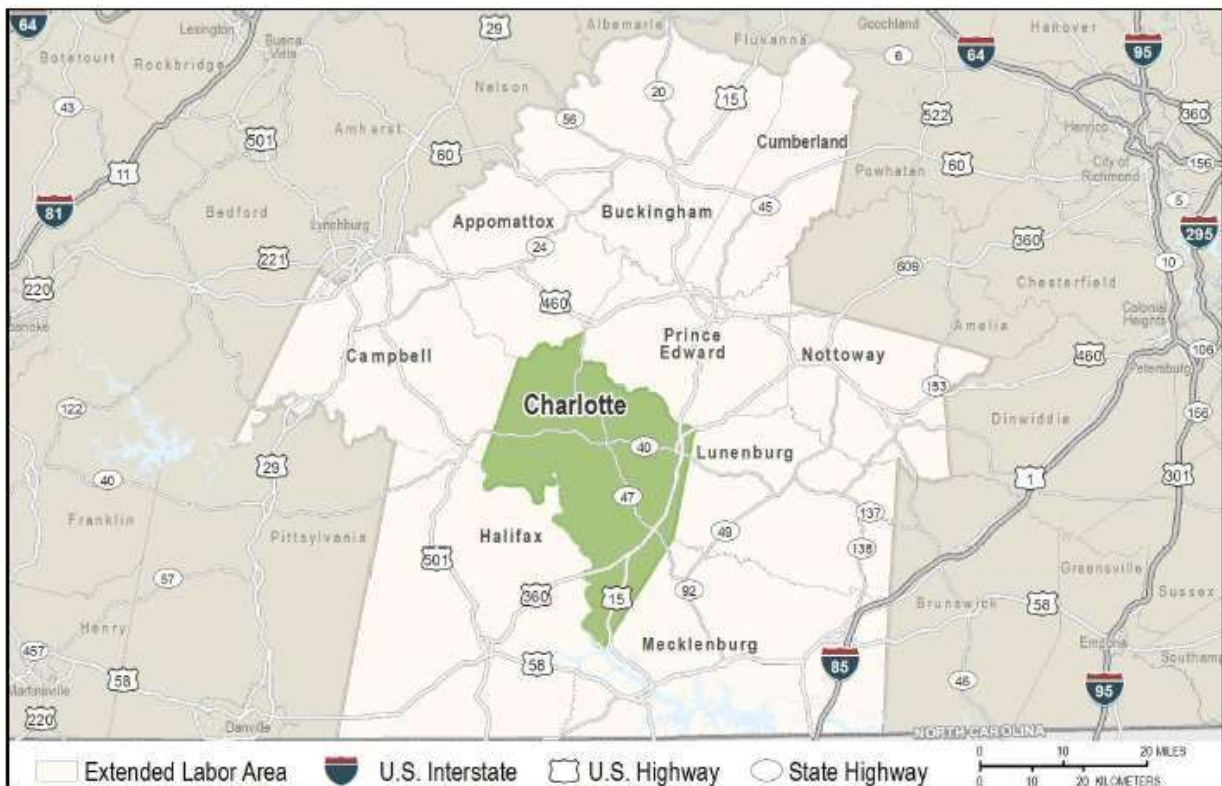
4.0 Partnerships and Collaboration Goals

Work collaboratively with Charlotte County to address issues of mutual concern and to accomplish shared goals and objectives. Work collaboratively with state agencies, adjacent towns, the regional commission, and private businesses and groups to identify shared goals, projects and programs that can be better achieved through combined efforts and shared resources.

Finally, the success of the Comprehensive Plan will depend on the Town's ability to come together as a community and find creative solutions to achieve each goal. Charlotte Court House on its own has access to finite resources, and a number of the goals listed will require reaching out to other localities, agencies and companies to collaborate with the Town in recognition of the Town's place within the region and history of the Commonwealth.

III. Regional Context

Located in the Central-Southside Region of Virginia, the Town of Charlotte Court House is the county seat of Charlotte County. The town was originally created by the House of Burgesses in 1759. The most prominent building within the town is the Courthouse, an 1823 building designed by Thomas Jefferson. With much of its nineteenth century architecture intact, Charlotte Courthouse is currently considered one of the best preserved courthouse towns in Virginia.



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Charlotte Court House is approximately 80 miles southwest of the state capitol, Richmond, and 48 miles southeast of Lynchburg, Virginia. Charlotte County is predominately rural with a population estimated to be 12,762. The town is a centralized point of convergence within the County for transportation, schools, court facilities, local government, health care, commerce and culture. Charlotte Court House has a land area of 3.96 square miles, and a population density of 135 people per square mile for a total population of approximately 537.

In comparison, Charlotte 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. The terrain ranges from gently rolling to hilly, steep, and broken. General elevations are 350 to 450 feet, and no elevation is greater than 750 feet above sea level.¹

Charlotte Court House is a small, historic town located in a rural, agricultural community, in a very rural part of the state. It has some features that compare favorably to the communities around it (such as relatively low unemployment rates and housing costs), while other features compare less favorably (such as household income levels). Below are comparisons of how Charlotte Court House stands in relation to the statewide average of Virginia for various features:

- Median household income below state average.
- Median house value below state average.
- Unemployed percentage below state average.
- Black race population percentage above state average.
- Median age below state average.
- Foreign-born population percentage below state average.
- House age above state average.



¹ Charlotte County Source Water Protection Plan 2011

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Below are various indicators of the proximity of the Town of Charlotte Court House to regional population centers:

- The nearest city with a population of 50,000 or more is Lynchburg, VA (38 miles, pop. 65,269).
- The nearest city with a population 200,000 or more is Raleigh, NC (85 miles, pop. 276,093).
- Nearest city with a population 1,000,000 or more is Philadelphia, PA (277 miles, pop. 1,517,550).²

With a location in the Southside region of Virginia, the town and its surrounding communities in the County have a relatively mild climate compared to many other parts of Virginia, which facilitates an agricultural economy, and also is inviting to tourists and retirees. The table that follows summarizes major climate features.

Charlotte County Climate Statistics

Criteria	Data
Average Annual Rainfall	40.4 inches
Average Annual Snowfall	14.6 inches
Average Annual Temperature	56.5° F
January Average Temperature	36° F
July Average Temperature	76° F

IV. Community Planning Process



A Comprehensive Plan is a community plan, and therefore, public participation is an important element towards creating a successful plan that encompasses the overall vision and goals for Charlotte Court House. This plan was developed with citizen involvement through a series of public meetings, design workshops and a community tour during 2014.

² Analysis provided by <http://www.city-data.com/city/Charlotte-Court-House-Virginia.html#ixzz35BmkbMND>

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The Planning Process began with an initial meeting with Town leaders to discuss the general elements of a Comprehensive Plan and the benefits of creating such a plan. A Steering Committee was formed to include the entire Planning Commission. This meeting was also a time to gather initial feedback regarding community issues and goals. A period of research and general information gathering followed this meeting.

At the Community Visioning Session of the Comprehensive Plan process, meeting attendees expressed a strong interest in preserving the historic core of Town. Most focused specifically on the preservation of the Court House and the old elementary school building. There was a clear consensus that preservation of the historic charm of Charlotte Court House is a top priority, but it must be balanced with some change to maintain the viability and affordability for those who live in the Town.

The Community Visioning Session also included a walking tour of the Town in which the group discussed and analyzed the physical development patterns of the Town. A unique product of this meeting is a Vision Map for Charlotte Court House meant to represent the community goals and priorities in an illustrative format.

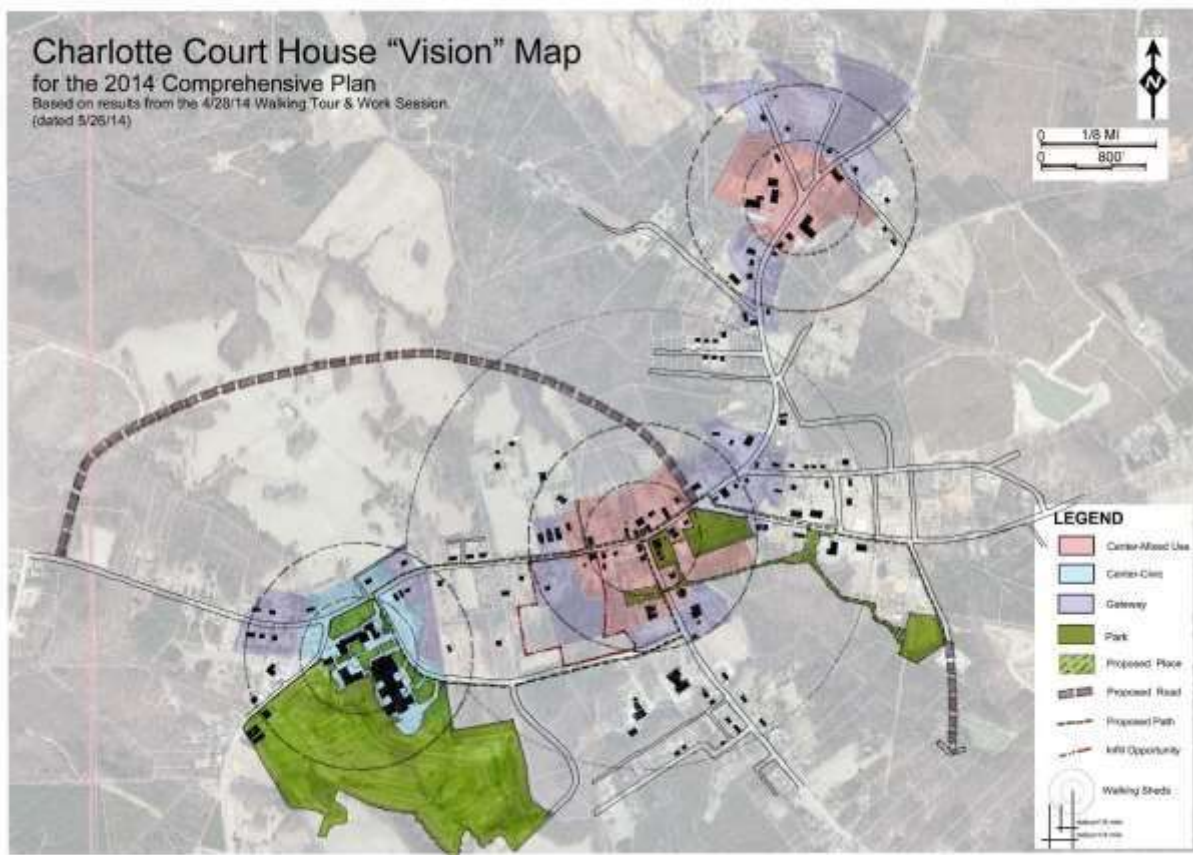
Public Comments included:

- Vision Map should reflect what you want, not just what is there
- Zoning-- Don't make essence of Town illegal
- Do you need/want intensive industrial? Not in most cases
- Agriculture – how intense? What type?
- No design guidelines, making its historic district vulnerable to challenge
- Zoning Map – use lines of convenience vs. distance (easier to interpret)
- Districts sometimes mapped by parcel, not as a larger "district" or area
- Permitted Heights are very high in some districts
- No building taller than Court House – potential standard
- Simplify minimum lot size for each district – use just one number
- Team will prepare draft; zoning committee (PC?) will react
- Frontage of some lots was reduced when VDOT widened roads
- Historic overlay needs standards and procedures
- Parking to side or rear of building
- Streetscape to include lighting standards; signs
- Lodging regulations – to support tourism, Inns like the old days, about 10 rooms or so; B&Bs – mixed viewpoints – the big issue is EVENTS
- No subdivision ordinance – but it's required by state – team will prepare a draft
- Sign, for sale, etc., place in R-O-W all over Town
- Changing zoning – i.e., industrial to business – how best to prevent 70 foot building?
- Ag zone is too permissive – ["we like being able to have our chickens, but don't want poultry farms per se"]
- "They won't let us access the fiber line through town!"

The consultant team created an initial report that encompassed all of the findings to date. The Town is also reviewing and updating their Zoning Ordinance concurrently with the Comprehensive Plan process which allows implementation tools to directly reflect and coordinate with the goals of the Comprehensive Plan. Plan Research and Zoning Annotations were reviewed during a public meeting for additional guidance and refinement.

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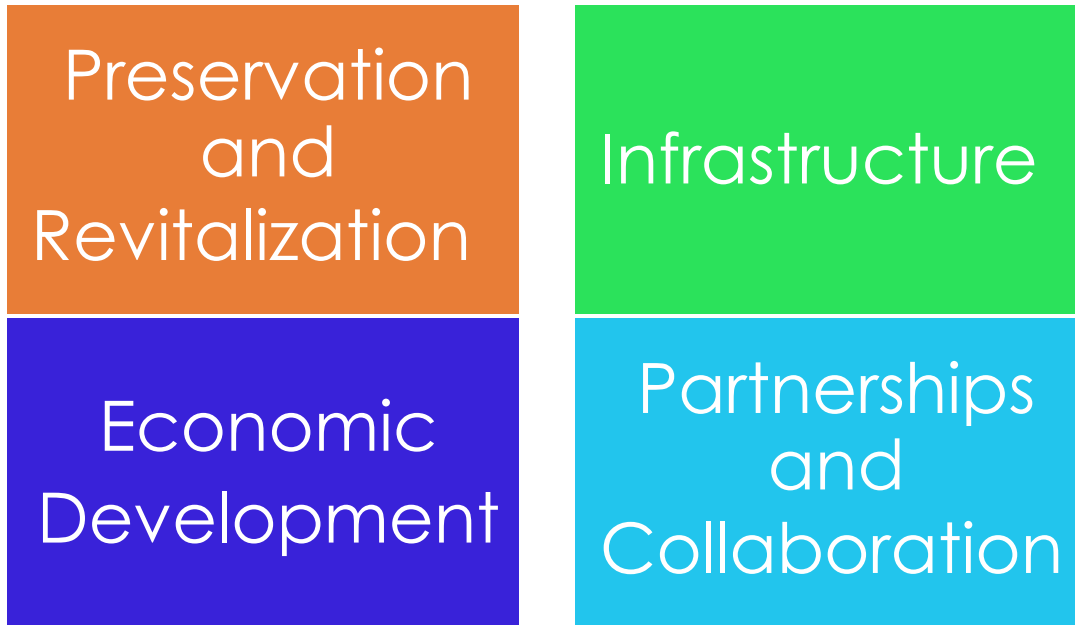
The next step in the process was creating a draft version of the plan for Steering Committee and public review. Other rounds of public input were incorporated to ensure the plan was cohesive with community desires and expectations. During the process documents were made available to the public for review and comment. The final round of public input was help during the public hearing process for plan approval.



The vision map gives an overall perspective on the historic core as the primary focal point of the town. This area is shown as a mixed use district, an area for both preservation and revitalization. Specific opportunities for infill are outlined in red towards the edge of this node. The Randolph Henry School is another node of activity, bringing students from all over the county into Charlotte Court House. The confluence of Thomas Jefferson Highway and Abilene Road is another area of potential revitalization and mixed use development. Each of the nodes are important gateways to the Town. One proposed truck route idea is mapped, while more ideas are represented in

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the Future Land Use and Transportation Plan. Existing and proposed green spaces and pedestrian paths are also highlighted.

V. Comprehensive Plan Elements



1.0 Historic Preservation and Revitalization

The culture and history of Charlotte Court House are foundational to the community's identity and future success. While many areas of Virginia have grown and changed, demolishing much of their historic resources, the core of Charlotte Court House has remained intact and authentic. The downtown historic district has largely been preserved due the dedication and commitment of local residents to an area that many families have called home for generations. This type of continuity is a rarity in today's world of constant motion and change. These special attributes contribute greatly to the town's quality of life and to its social and economic fabric. During the planning process, community members ranked the historic district as the most important assets to be protected for the future well-being of the town and the region. Thus, the comprehensive plan focuses on preservation as an overarching goal that is connected to every other element of the plan.



1.1. Historic Resources

Charlotte Court House is the quintessential Virginia Courthouse Town. Originally founded in 1759 by the House of Burgesses, Charlotte Court House became the County Seat in 1764. Although no buildings from the 18th century remain, the courthouse district is a cohesive grouping of buildings from the 19th and early 20th century.

There are 15 individual sites within Charlotte County that are listed on the National Register of Historic Places. Of those, one

third of the historic sites are within the Town of Charlotte Court House. The present Charlotte County Courthouse was built by John Perciville in 1822-23 from plans drawn by Thomas Jefferson for the 1822 Buckingham County courthouse. This was the first temple form used for a court building in Virginia. According to the Historic Registry, it is Early Republic, Late Victorian in style. The Charlotte County courthouse inspired several other court structures in the piedmont area.³

What makes the Town truly unique is not just the courthouse, but the surrounding context. The immediately surrounding historic district contains a nice variety of buildings—a ca. 1820 Tavern, small brick commercial structures, wood frame homes and two multi-acre estates. The Court House square and historic district is considered one of Virginia's best preserved government complexes, and the courthouse itself is noted to be one of the least altered in the State. The courthouse is an individually designated building, and it clearly links in this region of the state to the history of growth and governance throughout the Commonwealth, a theme that should be explored in greater detail.

Additionally, on March 1799 Patrick Henry and John Randolph, debated the question of States rights in Charlotte Court House. Henry believed the state did not have the right to oppose oppressive Federal laws. Randolph, on the other hand, believed states retained the right to oppose oppressive Federal laws. [This very question was the central issue for the Civil War 100 years later and is still being decided by the courts.] This was Henry's last speech and Randolph's first. Henry died three months later.⁴

The following map shows the full extent of the Charlotte Court House National Historic District. Within the Court House Square area, the traditional pattern of development is buildings on small

³ <http://www.virginiacourthouses.com/Charlotte/Charlotte.htm> is the only online citation found linking Jefferson to Charlotte Court House.

⁴ <http://www.virginiacourthouses.com/Charlotte/Charlotte.htm>

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rectangular lots situated close to the road. Closer to the Randolph Henry School, buildings are on larger lots and often are set back further from the road. This graphic is also a good representation of the amount of undeveloped land within the Town.

The Town has created a walking tour that covers buildings in the immediate vicinity of the Court House. This resource is available on the Town website, and the idea could be expanded to cover other historic sites within the Town and Charlotte County. Many other historic and heritage trails cross through Charlotte County, such as the Civil Rights in Education Heritage Trail, the Virginia Civil War Trail and the Tobacco Heritage Trail. The Town has an opportunity to cross market historic resources within these existing sites of regional and national significance. A larger audience of visitors could be attracted to this region if the historic narrative is intentionally woven into these larger events and trends.

Map Source: Virginia Department of Historic Resources

Thomas Jefferson Architectural Trail: It is only recently that the Courthouse was confirmed to have been designed by Thomas Jefferson. This information provides an opportunity for both economic development through tourism and access to funding for preservation. With the popularity of heritage trails in Virginia, Charlotte Court House might join forces with the State and other localities for the creation of a Thomas Jefferson Architectural Trail. Currently, this information is well-known in the community but unknown to just about everyone else. Over half a million tourists visit Monticello each year,⁵ and many others visit Poplar Forest, Jefferson's retreat near Lynchburg. Thus, the linkage of these two sites to Thomas Jefferson and Charlotte Court House would bring enthusiasts to the Town.

As a Town rich with historic resources, it is important to consider the long term protection of these assets. Threats to historic buildings and properties can come from very obvious actions such as new development in a historic district or redevelopment of historic sites. One change can permanently alter the character of the whole Town.

⁵ Monticello's Economic Impact on the Charlottesville Albemarle Area, Weldon Cooper, 2001. This report is from 2001 and focuses on the broader economic impact of Monticello.

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Other threats, such as demolition by neglect, can be less obvious because they occur over an extended period of time, but the result may be the same. The most important tool for controlling demolition by neglect is a carefully drafted provision in the local preservation ordinance requiring affirmative maintenance and ensuring that the local commission is equipped with adequate remedies and enforcement authority. By amending the zoning ordinance, the Town can increase its effectiveness in the appropriate maintenance of properties, both historic and not. (National Trust for Historic Preservation)

While several sites are listed in the National Historic Register, this designation doesn't provide any direct protection. Local policies should be implemented to serve this purpose. Charlotte Court House has mapped the local historic district, but the Town should also adopt Design Guidelines that are clear and consistent



to help to establish what is permissible and harmonious within the historic, providing guidance for change and protection within the district.

Historic Preservation and Revitalization Goal:

Preserve the integrity of the Town's significant historic structures, landscapes, and streetscapes.

Historic Preservation and Revitalization Policy:

Encourage the preservation and revitalization of significant historic resources by adopting design guidelines and demolition by neglect provisions for the Town's historic district, promoting the benefits of preservation, and facilitating the adaptive reuse of historic structures to provide an economic underpinning for their preservation.

Encourage regional partners to join with the Town to enhance tourism resources, including coordinated efforts such as heritage trails. A priority effort should be the development of the Thomas Jefferson Architectural Trail which will include a strong focus on the historic core area of Charlotte Court House.

1.2. Infill Development

The Courthouse facilities are the central activity node of the Town, and the community desire is to concentrate on the protection of this area with limited and carefully considered new development. With the Town measuring 3.96 square miles, there are many opportunities for infill projects and redevelopment of existing buildings. This section of the Plan focuses on areas that might be appropriate for future infill and how that development can enhance the positive elements of each area. In a historic town such as this, new development should be geared towards opportunities for the Town and enhancing the physical form and infrastructure of the streetscape.

Per the vision map, activity nodes were identified, each having a distinct character. County Schools create the western node and entry to the Town. Any development or improvements in this area should be directly related and beneficial to the students and schools. On the eastern edge of town, a mixed use district is shown in the vicinity of Central High School and Moses Hall, the historic African American school and business district.

This eastern node is an area of cultural and historical significance with the potential for major revitalization. In this node, historic resources exist that have yet to be formally recognized or studied indepth. Virginia is home to the Civil Rights in Education Heritage Trail, a commemorative trail of 41 sites throughout Southside Virginia detailing the courageous activism in this area.



"Virginia has led the nation in many ways, particularly in education. The birthplace of the free public education system our country now enjoys has its roots right here in Southside Virginia. It was here, along the sleepy back roads of a few rural counties, that today's African Americans, Native Americans and women developed the right to an education that equaled that of white males."⁶

The Charlotte Courthouse Library, established in 1937 and one of the first lending libraries for African Americans in the country, is a current stop along the Heritage Trail. Virginia Retreat has plans to add twelve new sites to the trail, with one of those sites being Central High School. Central High School was built in 1938, concurrently with Randolph Henry High School.

The Town should consider adapting portions of the School as a heritage and community center with interpretive information about the Civil Rights movement and African American heritage in this area. At a time when many parts of the state were vehemently opposing integration, Charlotte Court House had intentionally created an excellent public education for African Americans and willingly integrated its school system. This is an interesting and important story to be told.

⁶ Civil Rights in Education Heritage Trail

<http://www.virginia.org/Listings/HistoricSites/CivilRightsinEducationHeritageTrail/>



Charlotte Court House was also home to the national headquarters for the Grand United Order of Moses Society, organized in 1904 as an insurance society and social organization to benefit the black race during reconstruction. Annual meetings drew delegates and new initiates from all over the country, creating independence and prosperity for newly freed citizens. The Moses Hall complex of buildings are in this area of town, known as the African American business district. In 1951, the Moses Society also established a nursing home for African Americans on the property.⁷

The school is now used as a Head Start center and many of the surrounding buildings are either vacant, losing tenants or underutilized. New commercial and community development could be focused in this area to invigorate an area that has historically been mixed use. This area can create an active synergy with the mixed use area surrounding the Courthouse, while not having the added constraints of design within a historic district.

Within the Historic Core of Town, there are also infill opportunities. During the Visioning Workshop for this Comprehensive Plan, community members explored redevelopment possibilities for several parcels on the edge of the core. Possibilities include a new street to create a shorter downtown block while opening the potential for new retail and residential within an easy walk to the Courthouse and other Town amenities.

Infill Goal:

Add new buildings and uses to enhance the economic and social vitality of Town, while preserving the historic scale and character.

Infill Policy:

Encourage new construction and adaptive reuse of existing buildings, particularly in the historic African American Business District, while ensuring that such construction is compatible with historic structures and streetscapes, and sensitively defines traditional open space areas.

⁷ Historic Architectural Survey of Charlotte County, Virginia, Hill Studio, P.C.

1.3. Population and Housing

Demographics

The population of the Town of Charlotte Court House was 539 in 1970, and has gradually decreased each decade since. The Census estimated the Town's at population at 564 in 1999, which appears to be the best estimate of the population for that period. (There are discrepancies in the reported census data for the year 2000, as noted in the footnote to table in the appendix).

Similarly, the populations in the Towns of Drakes Branch and Phenix have shown decreases in population over the past 30 years. The Town of Keysville's population increased from 704 in 1980 to 817 in 2000, but has remained essentially stable during the past decade.

The Town's population is younger than the county and state average, and has a poverty rate similar to the County's and slightly higher than the state average.

The population of the Town is expected to be essentially stable during the coming years, although it is difficult to predict because a single event - such as the location of a new industry - could dramatically change the trend. Thus, for planning purposes, it is reasonable to assume only minor changes in the local population, either a slight decline or a slight increase during the next two decades.

Housing Characteristics

The Town's housing stock is significantly more affordable than many other areas of the state, but it is also generally older. In the past 5 years, there has been minimal residential development within the Town. During that period, 15 permits were processed with a majority being building permits for decks on existing homes. One new home was constructed and two mobile homes were installed.

Currently, there is not a strong demand for new housing in the local area. According to local sources, there is minimal to no vacancy of residential units in Town (despite the census data on housing tenure shown in the appendix). Therefore, if a new industry located in the area, or if Charlotte Court House became a popular area for retirement-aged people, additional housing would be necessary. Thus, it would be prudent for the Town to plan for potential additions to the housing stock in case such market pressures arise.

As noted in the section on infrastructure, one key hindrance to new development is the lack of a town-wide public sewer system. By providing all properties with an opportunity to connect to a public sewer system, the Town could have more commercial opportunities as well as infill development to enhance the Central Business District.

Although housing affordability in the Town is generally good, it is still an issue of some concern. About two-thirds of the housing stock in Charlotte Court House is owner-occupied and this housing stock has relatively good levels of affordability compared to the County and the rest of Virginia. However, one-third of the housing is rental and the affordability level of this housing is relatively low, as shown in the table below.

Comparative Housing Affordability

	Virginia	Charlotte County	Charlotte Court House
Median Housing Value	\$249,700	\$98,900	\$105,400

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Percent of Rental Units Affordable	50%	52%	37%
Percent of Owner-Occupied Units Affordable	72%	76%	74%

Sources:

- U. S. Census Bureau, Selected Housing Characteristics, 2008-2012 ACS 5-year Estimates (Table DP04)
- Herd Planning & Design (added total of all occupied units paying gross rent or owner costs of less than 30% of household income from data in Table DP04)

One of the key issues identified by citizens during the planning process was the problem of abandoned and substandard housing units, which constitute both a public safety issue as well as a property value issue. Other issues included the support for compatible mixed use development in the core of Town, with residential zones surrounding the core, as well as the desire to maintain a generally rural character in the outlying areas of Town.

Housing Goal:

Improve and expand the Town's housing stock in a manner that improves public safety, increases the tax base, and meets the needs of current and future residents.

Housing Policies:

1. Encourage a variety of compatible infill residential development, including single family and small multi-family buildings, accessory dwellings on single family lots, and mixed-use development on appropriate sites within the Town. New housing supply should include units that add to the supply of affordable rental housing for local residents.
2. Encourage the rehabilitation, maintenance or demolition of substandard housing stock.



Housing Plan:

The Code of Virginia requires that the local comprehensive plan designate areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing "sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated."

The Town's plan for housing, as embodied in this comprehensive plan, is to implement the following policies and strategies:

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- Amend the zoning ordinance to provide one or more zoning districts that will facilitate an enlargement of the supply of affordable rental housing such as:
 - permit the development of accessory dwelling units in conjunction with single-family dwellings, and
 - permit the development of residential dwelling units on the upper stories of commercial structures.
- Amend the zoning map, either on the Town's own motion and/or upon application of an appropriate rezoning request, to designate areas zoned for districts suitable for affordable rental units.
- Encourage the establishment of a private Community Development Corporation (CDC) to fund land acquisition and development of mixed-income residential infill projects.

1.4. Land Use

Existing Land Use

The land use component of the plan is closely connected to the other elements of the plan, particularly infrastructure and preservation, because infrastructure supports land use and development activity and preservation of historic resources provides the foundation for the Town's desired land use pattern.

The Town's existing land use pattern clearly reflects its historic roots as an important county seat and economic center within rural, Southside Virginia. It has a strong, human scale historic core area containing a mix of commercial, civic, and residential uses, surrounded by adjacent residential neighborhoods, all enclosed by a low density, residential/agricultural environment. This pattern provides an excellent framework for the Town to preserve its historic, "rural village" character while also allowing significant infill development to occur, if and when the market demand emerges.

Land use patterns are determined mainly by a combination of market demand, land owner desires, infrastructure capacity, and land development regulations (zoning and subdivision ordinances).

Future Land Use place

The two major methods for the Town to achieve its planning and land use goals are to provide the appropriate infrastructure and development regulations. Pursuit of those two key implementation efforts are critical for the Town to achieve its desired future.

Some recommendations thus far include:

Desired Parking Patterns—Citizens and Town Officials have expressed a desire to have commercial parking located to the side or rear of buildings to preserve the historic character of Charlotte Court House.

Landscape, Lighting and Signage—Added requirements for site plans will ensure that new development will be more consistent with desirable existing development. Elements such as landscaping, underground placement of wires, lighting and signage can serve to unify and beauty a business district while protecting dark skies.

Comprehensive Plan - Town of Charlotte Court House, Virginia

Mixed Use Zoning—In certain areas in the core of Town, mixed use zoning is recommended to allow for a variety of uses in coordination with the existing land use patterns. A move towards consolidated districts will provide a level of consistency on what is allowed in a given area vs. parcel by parcel.

Accessory Dwelling Units—As discussed in the Housing Plan, Charlotte Court House should seek to provide more affordable rental units. One strategy to increase rental units while reducing the potential impacts, is to provide accessory dwelling units (ADU) on existing commercial and residential properties. Small and incremental change is less taxing on public infrastructure and private septic. ADUs respond to a growing trend of multi-generational households, and create the potential for homeowners to have additional income.

Rural Residential Agricultural Zoning—The Town of Charlotte Court House quickly disperses from rural village to rural agricultural land. The updated zoning ordinance will seek to clarify residential zones and residential agricultural zones while excluding intensive agriculture within the Town limits.

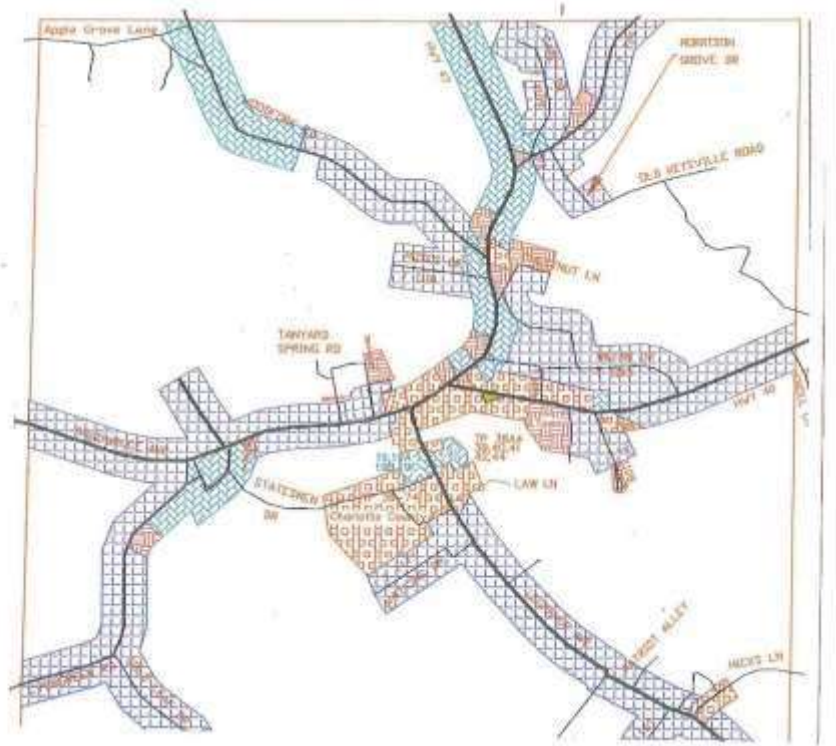
Subdivision Ordinance-- The Town of Charlotte Court House will also establish a Subdivision Ordinance to encourage harmony of new development with existing patterns. Other topics such as desired parking patterns and landscaping will be addressed.

Eliminate Industrial Zoning—The industrial zoning district, as it currently exists, is out of character with the Town in terms of uses height and massing allowed. This district should be changed or eliminated to prevent development that is damaging to the Town.

Updates to the Zoning Map--Although several zoning districts are established in the code, the current map shows zoning that reflects current land uses rather than actual zones. During the update to the Zoning Process, revised districts and mapping will be discussed.

Town of Charlotte Court House

- R-1 Limited Residential
- R-2 General Residential
- B-1 Light Business
- B-2 General Business
- M-1 Industrial
- A-1 Agricultural



Land Use Categories

Rural Residential:

Encourages the preservation of agricultural lands and low intensity agricultural activities that are compatible with low density residential uses within Town boundaries. Low density, large lot, or clustered residential development is allowed, as well as agricultural uses such as conventional crop cultivation and low-intensity livestock grazing. The Rural Residential Land Use designation will promote the protection of area water supply and the conservation of natural and scenic resources.

Low Density Residential:

Recognizes the existence of previously established low density residential districts, provides incentives for clustering of development, and provides for new low density residential development in the community.

Village Center:

Encourages a mix of residential, commercial and civic uses that create a village atmosphere while promoting quality of life and pedestrian activity. A variety of housing types and compact, pedestrian-oriented development are permitted. Creative design is encouraged for infill projects which are compatible with the character of existing lots and buildings.

Commercial:

Provides flexibility and variety of development for retail, service, and civic uses with light industrial and residential uses as secondary uses. The intent of this land use is to create a development form and character that will promote the economic and social vitality and serve as the commercial hub of Charlotte Court House and promote a pedestrian-friendly environment.

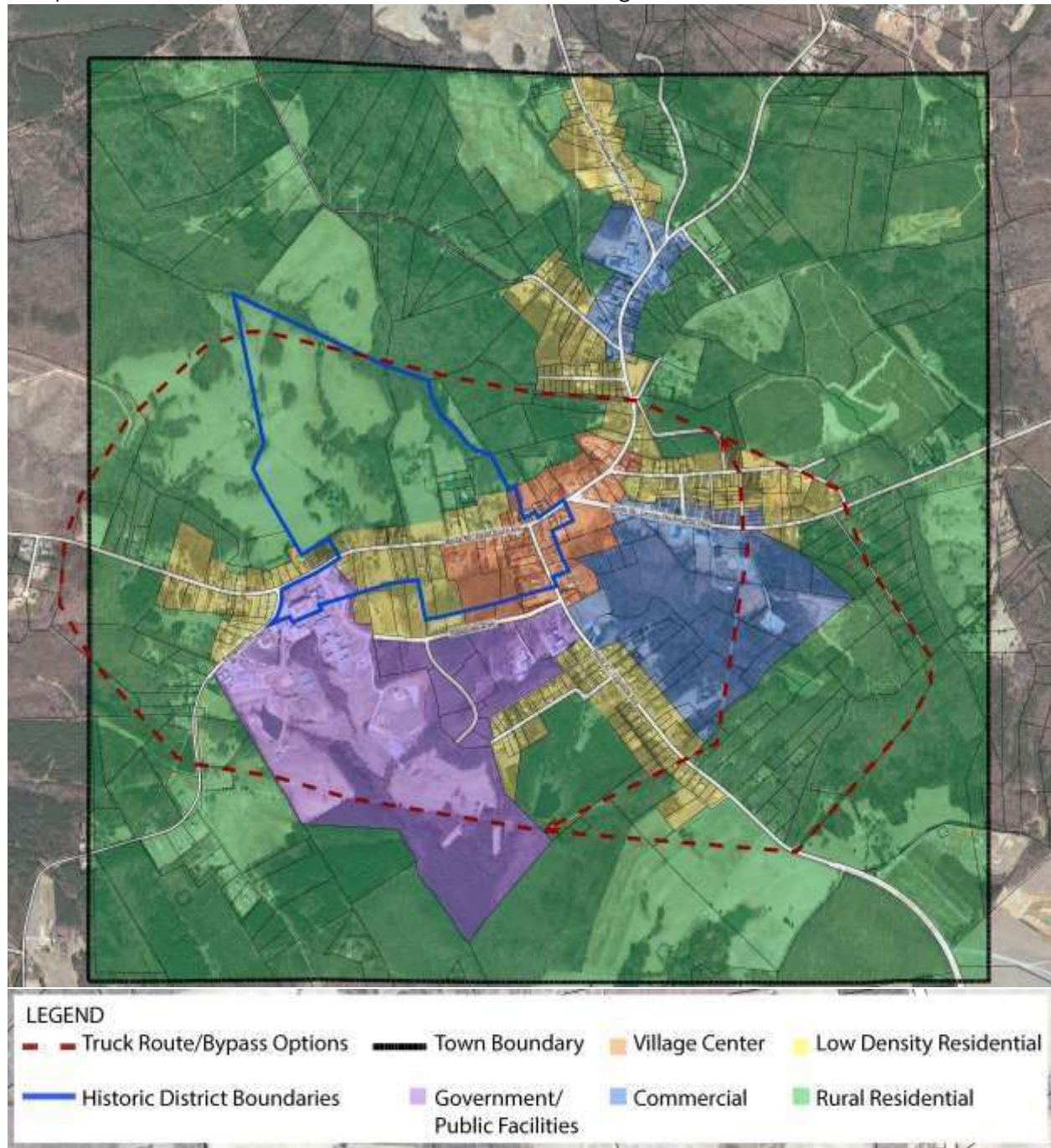
Land Use Goal:

Maintain a pattern of compatible land uses that reflect the Town's historic pattern, by amending the zoning ordinance so as to better implement the goals and policies of the Comprehensive Plan; adopt a subdivision ordinance.

Land Use Policy:

Use the goals and policies of the Comprehensive Plan to provide guidance in amending the zoning ordinance and writing the subdivision ordinance, and as a guide for all future Town decisions regarding land use and infrastructure changes to achieve a traditional, human-scaled, mixed-use environment in the historic core area, surrounded by low density residential uses and small-scale, non-intensive agricultural activities.

Future Land Use and Transportation Map



2.0 Infrastructure and Public Facilities

Infrastructure is the term typically used when referring to the linear structures that support the physical activities of the community, including sewer and water pipes (and treatment plants); highways, streets, trails, and sidewalks; power lines, power generating plants, and substations; and other such public structures. These are a subset of public facilities in general, which also include the buildings that support the various services provided to the community, such as administrative offices, fire and rescue stations, etc. This plan addresses each infrastructure component separately from the other public facilities and services because they such a critical foundational element to the future growth and vitality of the Town.

Infrastructure consists of two major components: natural and manmade.

Comprehensive Plan - Town of Charlotte Court House, Virginia

The natural infrastructure component is often referred to as “green infrastructure” and includes two basic kinds of resources:

- Natural - These elements remain largely in their natural state and thus perform “work” that would otherwise have to be performed by expensive manmade systems and structures, such as clean air, vegetation that filters pollutants from surface water run-off, and topographical formations (ponds and swales) that collect and retain stormwater to mitigate flooding; and
- Designed - These elements have been designed or re-shaped in part by humans and thus overlap in character and function with purely manmade infrastructure. These include a range of community amenities such as passive parks, trails, and the like.

The manmade infrastructure component includes:

- Streets, sidewalks and bikeways to facilitate the movement of people and vehicles;
- Water and wastewater treatment systems to allow town-scale development intensity by providing safe drinking water and sewage disposal;
- Communications and energy systems such as electric power and telecommunications facilities such as cables, wires, towers, etc.; and
- Those “hybrids” of natural and manmade infrastructure such as the visually defined green spaces like courtyards, greens, and squares that define the visual and functional character of the streetscapes and spaces between buildings, to create a comfortable and pleasing human environment.

The quality and completeness of both kinds of infrastructure elements are fundamental to the overall quality of life in the Town. The natural environmental systems perform free work for the population, thereby lessening the demand on manmade infrastructure; while the manmade components provide convenience and efficiency (transportation); public health, land development and revitalization (water and sewer systems); and a desirable visual character that reflects the historic nature of the Town (buildings and adjacent green spaces).

2.1. Natural Green Infrastructure

The major natural resources that provide infrastructure “services” to the Town include:

Topography and Hydrology

Charlotte County is a moderately high plateau, dissected by numerous streams that create surface relief that ranges from undulating and rolling to hilly and steep. The average elevation ranges from 350 to 450 feet above sea level.

The area in and around Charlotte Court House is drained by several small tributary creeks including Birds Branch to the east of town, Wards Fork Creek and Roaches Branch to the west, and Bush Ford Branch to the south. These creeks feed the Roanoke Creek which in turns flows to the Roanoke (Staunton) River.

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. Based upon these flood hazard maps, the Town of Charlotte Court House has a relatively low risk of flooding.

Geology

The hills and ridges of the County are granitic, while the valleys are intermixed with metamorphic rocks, with bands of hard gneiss, quartz and mica schist. Sand, granite, mica, and copper have been mined commercially in the County. Charlotte County is underlain by igneous and metamorphic rocks. Groundwater is present in lower part of the unconsolidated zone and in fractures and thin weathered zones in the bedrock. Most wells are relatively shallow and thus do not have large yields, but some of the deeper wells (more than 200 feet) have produced yields above 25 gallons per minute. The entrance to BMC Quarry owned by Salem Stone Corp is at the southern edge of Town on Route 47. While the quarry is not within the Town limits it is in close proximity to Town wells.

Soils

Cecil soils are the predominate soil within the Town of Charlotte, and these are generally well-drained soils and thus suitable for on-site drainfields, and therefore do not generally present problems for providing such facilities for normal uses such as residential.

Groundwater and Water Supply

Charlotte County prepared a water resource protection plan in 2011 which includes guidelines for protecting ground water resources and well heads, which are crucial to most County residents, and particularly to the Town of Charlotte Court House. This plan delineates protection areas around existing public water supply wells. Due to the complex nature of the fractured rock in which the groundwater lies, and the irregular topography surrounding the wells, these well head protection areas cannot be precisely drawn. Thus, a 1,000-foot radius shows a primary protection area, representing the direct source of groundwater for the well. A 1-mile radius shows a secondary area that probably sources the well, but to a lesser degree. Due to lack of precision, these areas are only providing general guidance about where the water supply might be influenced from contaminant sources.

Natural Green Infrastructure Goal:

Protect the functions of the local natural environmental resources such as air, water, flora, and fauna, so as to protect the health, safety and economy of the Town, and the enjoyment of citizens.

Natural Green Infrastructure Policy:

The Town will work with State agencies, Charlotte County, and local landowners to implement a variety of voluntary and regulatory methods to protect environmental resources, including the County's Source Water Protection Plan, stormwater management regulations, and Town zoning regulations.

2.2. Designed Green Infrastructure



The primary public space within the Town of Charlotte Court House is the area of Courthouse Square. The governmental complex of buildings is interspersed amongst pathways and landscaped areas. The collection of buildings defines human-scaled outdoor spaces between and around the structures. Sidewalks and structures line the roads, but there are also gathering areas set back from the street. According to residents, this space is rarely used for gathering or lingering for which it was designed.

Increasing noise and impact from truck traffic was identified as a potential factor in this lack of use.

Mature gardens surround the Town Library, providing another public space for gathering or contemplation. This location is sometimes used for special events such as weddings. During a public workshop, community members discussed the potential for a new public space at the corner of David Bruce Avenue and George Washington Highway.

The sidewalk network throughout the Town is probably the most heavily utilized pedestrian public space. Many community members use the loop connecting the Court House to Randolph Henry School and around to LeGrande Avenue for their daily walks and exercise. The popularity of this loop could inform new pedestrian pathways and routes in other areas of Town.

The Town should also consider the promotion of outdoor gathering and dining spaces in general. Given the mild climate in the area and the potential to reroute truck traffic, these spaces could promote a higher quality of life for residents, attract more tourists, and boost the economy by creating places for people to come and spend money.

Designed Green Infrastructure Goal:

Achieve a functional and esthetically pleasing network of human-scaled public and private green spaces throughout Town, including pathways, courtyards, greens, squares and pocket parks, for the benefit of citizens and visitors.

Designed Green Infrastructure Policy:

The Town will work with State agencies, Charlotte County, and local landowners to implement a variety of voluntary and regulatory methods to design, build, expand and enhance the system of designed green spaces throughout Town, especially in and around the historic core area.

2.3 Transportation + Traffic

The Town of Charlotte Court House's transportation network provides the fundamental framework for connection within the community and out to the surrounding region. Located at the intersection of Route 40 and 47, the Town is central to the County and to a larger, regional transportation network. Besides serving regional functions, the transportation system should be designed to foster a safe, livable community. The transportation network promotes movement of people, vehicles and goods; but it should also prioritize and enhance walking and biking

opportunities. A functional transportation network can bring new economic opportunities to the community, and if designed well, increase quality of life.

When considering the transportation network, an important goal is the provision for complete streets. The National Complete Street Coalition describes complete streets as *streets for everyone*, with an emphasis on safe access for *all users*. An extensive sidewalk network extends along many of the primary routes through Town to encourage pedestrian activity.

Charlotte Court House lies at the confluence of two primary routes through the County, Route 40 and Route 47. Commercial operations around Charlotte County heavily depend upon these routes for movement of goods. Because of the existing road network, numerous trucks pass through the middle of Town, and thus the heart of the Court Square Historic District every day. Members of the community and Town Officials have expressed concern over the amount of truck traffic and the negative impact it creates on people and historic buildings. Beyond the standard concern of too much traffic, trucks create excessive noise and are potentially damaging to the historic structures sited close to the roadway. Trucks also have a difficult time negotiating turning movements in Town. With the goal to improve the quality of life within the core of Town and continue to encourage and support economic prosperity in the region, Charlotte Court House has suggested an alternative truck route to provide a road network that is appropriate and convenient for this type of traffic.

Virginia Department of Transportation estimates show an average daily volume of 4,600 vehicles passing through the Town of Charlotte Court House, making this section of road the second most heavily utilized part of the network within the County.^{8 9} Most other roads in Charlotte County have less than half that volume. This data justifies the need to take a closer look at this section of roadway to see what improvements may be necessary. The chart with original data in located in the Appendix.

In a letter to VDOT in 2005, the Town describes the serious problem with truck traffic flowing through the Central Business District. In 11 hours, 534 trucks passed through Charlotte Court House. This traffic has a negative impact on quality of life and a damaging effect to historic buildings located very close to the road. In response, the mayor of Charlotte Court House requested a truck route to bypass Charlotte Court House. Nine years have passed since that letter to VDOT, yet truck traffic is still a major issue. According to local VDOT representatives, they have no open files regarding this request but are willing to discuss potential solutions and the process for achieving this goal. The Town should consider exploring this issue further with VDOT and to create an updated truck count that reflects current conditions.

During a public workshop, community members mapped out conceptual ideas for a truck route that would resolve this ongoing issue (See Vision Map). New connections in the form of streets and pedestrian paths can create more retail opportunities downtown and the chance for pedestrians to have a safe and enjoyable walking experience to places like the ballpark, thereby promoting the economic vitality of the Town.

Key observations during the workshop included:

- Germantown

⁸ Second only to Route 15 near Keysville.

⁹ VDOT 2012 Daily Traffic Volume Estimates for District 19

Comprehensive Plan - Town of Charlotte Court House, Virginia

Road route
could use
existing roads
as a de facto
bypass

- A bypass could take a northern or southern route
- The 40 and 47 connection is a key factor
- The Town Plan should show multiple concepts pending further study and discussion with the County and VDOT



Transportation and Traffic Goals:

Transportation: Achieve a transportation network that promotes safe and efficient circulation of motor vehicles, bicycles, and pedestrians, in a manner that also supports the other goals of the Comprehensive Plan.

Traffic: Protect the fragile and significant historic buildings in the center of Town from the physical impact of heavy truck traffic.

Transportation and Traffic Policies:

Transportation: The Town will work with VDOT, Charlotte County, and local landowners, to improve connectivity of streets, paths and sidewalks throughout Town, with special focus on ensuring the comfort, convenience and safety of pedestrians.

Traffic: The Town will work with VDOT, Charlotte County, and local landowners, to create one or more alternative routes for truck traffic so as to protect the historic buildings in the center of Town. Alternative routes may include existing state highways, as well as the construction of one or more new road linkages that allow trucks to by-pass the center of Town.

Transportation Plan:

The Code of Virginia requires that the local comprehensive plan designate new and expanded transportation facilities that support the planned development of the territory covered by the plan, to include roads, bicycle accommodations, pedestrian accommodations, and other facilities as appropriate.

The proposed future transportation facilities for the Town are included in the Future Land Use Map (Section 1.4). The primary improvement contemplated is a Truck Bypass around the Town.

2.4 Streetscapes

A vast amount of the public space in most towns and cities is found within the street network. Streets serve the purpose to move people and traffic from one area to another, but streets can also be so much more. The appearance of the streetscape can either enhance the experience Charlotte Court House, or it can detract and degrade.

The term “streetscape” primarily includes anything within the public right-of-way—the street itself, trees, landscape, lighting, furniture, artwork, signage, parking, sidewalk and patios. All of these elements form the layers of the streetscape. For example, the size of the street can determine speed of traffic and comfort levels for cyclists and pedestrians. A wide straight road encourages drivers to go quickly. For some roads, this is appropriate. Other roads, such as residential streets or business districts, should encourage slower movement.

As discussed in the transportation element, the Town faces the specific challenges of a major crossroads and heavy truck traffic at its very core. In the past, roads have been widened, in some cases totally eliminating the front setbacks of historic buildings. The push to move cars and large truck quickly along this regional road network is directly at odds to the preservation of the historic district and the creation of a streetscape to harmonize and enhance the district.



During the walking tour of the Town, members of the public and the planning consultant team discussed options to enhance the streetscapes of primary routes in Charlotte Court House. The exercise began by comparing the historic core of town to newer development. Within the core, buildings and trees frame the street. Public parks provide potential gathering spaces. Signage is minimal, and the sidewalk network is complete. Parking is available on street and parking lots are typically tucked behind or beside buildings. Overhead lines are a significant detractor from the historic character of the Town and should be put underground as funds become available.

In comparison, some areas of development do not have street trees or landscaping. Parking lots line the road, signage and lighting are obtrusive and sidewalks aren't provided. This environment is geared towards the function and convenience of the automobile while providing little benefit for the Town or the pedestrian.

Comprehensive Plan - Town of Charlotte Court House, Virginia

With the significant traffic through town, the Town should consider efforts to buffer pedestrians from traffic.

Landscape and trees define the edge of the roadway while provide shade for pedestrians and visual interest throughout the seasons. The addition of street trees can totally transform the character of a street. By creating landscape requirements for commercial and multifamily developments, new developments can blend more seamlessly with the core of town. Lighting and signage also have a major impact on the visual identity of the Town. As a first step, these elements should be regulated carefully within the Zoning Ordinance and design guidelines. Picture below illustrates a streetscape which could be improved by landscaping.



Once regulations are established, the Town might consider creating a coordinated streetscape plans that shows improvements based on the main corridors and allows for phasing in enhancements.

Streetscape Goal:

Enhance the beauty, safety, and functionality of the streets and sidewalks for all modes of travel.

Streetscape Policy:

Improve the streetscape of the major streets in Town by adding street trees, defining on-street parking areas, and relegating off-street parking to the rear of buildings.

2.5 Water and Sewer

Water

The Town of Charlotte Court House community waterworks consists of one spring with 24,000 gallons of reservoir storage, five drilled wells and two elevated steel storage tanks with capacities of 30,000 and 100,000 gallons. There is corrosion control at all sources and disinfection at the Tanyard Spring source. The design capacity for the system is 224 equivalent residential connections or 89,600 gpd.

Comprehensive Plan - Town of Charlotte Court House, Virginia

County facilities such as the Jail, Randolph-Henry High School, and Central Middle School, consume approximately 26% of the Town's water supply.

The total effective source capacity for the Town of Charlotte Court House system is 89,600 gallons per day. The storage capacity for the Charlotte Court House system is 154,000 gallons.

There are approximately six existing homes within the Town's service area that rely on a private well. The majority of these homes are not occupied on a full-time basis, but are used only occasionally. There are no businesses using private wells. New homes and businesses are required to connect to the public water system.

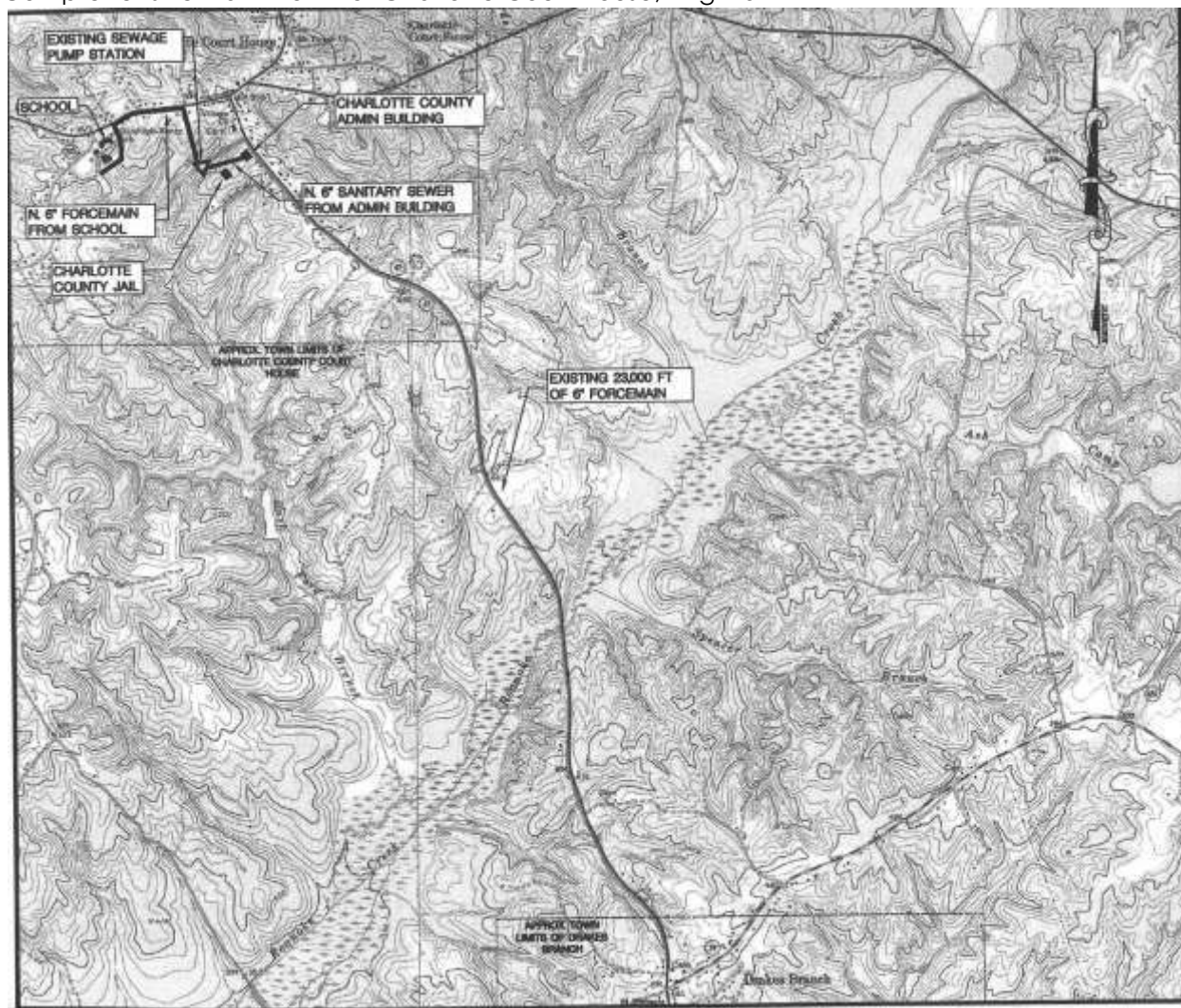


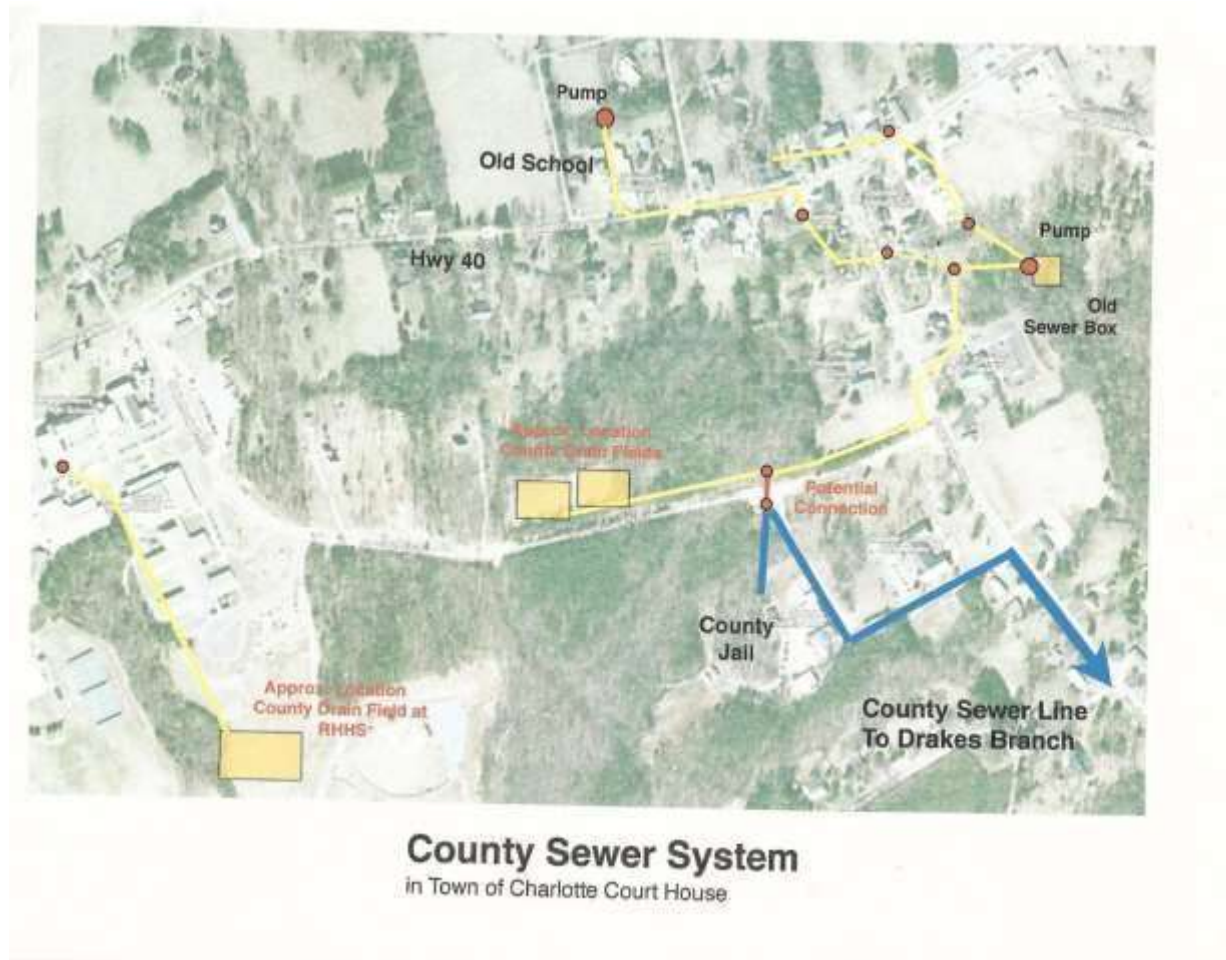
Source: Charlotte County Water Source Protection Plan 2011

Sewer

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 Jail, and several other government buildings in Charlotte Court House to the Drakes Branch water treatment facility.

Map provided by Charlotte County





All structures not served by the town water treatment systems rely on individual septic tanks and drainfields. The feasibility and capacity of the individual systems depends on the drainage rate ("percolation") of the soil on each site, which varies widely throughout the county. Therefore, allowable building density will also vary, since areas with low drainage rates (poor percolation) will require larger areas for each drainfield, and thus larger lot sizes (unless the site has access to the public wastewater system.) According to the local health department, the soils in the Town are generally well-drained for on-site wastewater systems.

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

Location	Design Capacity (gal/day)	Average Flow (gal/day)	Receiving Stream
Drakes Branch	80,000	40,000	Twitty's Creek

Source: Charlotte County Comprehensive Plan

At the 2014 community workshop, key public comments included:

- The Health department requires water connections, and prohibits new wells

Comprehensive Plan - Town of Charlotte Court House, Virginia

- Sewer connections are too expensive for some people, but many sites do not have sufficient land area to upgrade the septic system
- Sewer expansion throughout Town should be done in phases

Service extension could include increasing the number of sewer connections within the core of Town, and thus increase the total flow to the Drakes Branch force main, and/or expanding the treatment capacity of the County's mass drainfields to accommodate the increased flow.

The engineering firm of Dewberry prepared a preliminary engineering report titled "Charlotte Court House Sewer Infrastructure Upgrade" dated September 2016 which indicated there is significant reserve capacity in the force main leading to Drakes Branch and the Drakes Branch sewer plat which, with minimum upgrades (e.g., replacement pumps), could be available to provide sewer services within the Town. The full report is available on the Town's website (www.towncch.com).

Water and Sewer Goal:

Provide public sewer and water service to every residence and business in the [core area of](#) Town.

Water and Sewer Policy:

Work with the County to identify priorities and funding methods for extending sewer service in phases throughout the core area of Town.

2.6 Broadband Internet Service

Broadband connectivity is available in the county government complex in Charlotte Court House, in the public schools, and, to a limited extent, by tower-to-building point-to-point wireless service in the incorporated towns. Satellite service remains the primary means of internet access in the rural areas of the county.

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.¹⁰

Broadband Internet Service Goal: Achieve affordable, high-speed, broadband internet service accessibility to every address in Town.

Broadband Internet Service Policy: The Town will work with the state, county, private service providers, local businesses and residents, to identify funding sources such as the CDBG program for providing affordable access to the fiber backbone line in Town.

2.7 Other Public Facilities

Town Administration

¹⁰ Charlotte County Comprehensive Plan.

Comprehensive Plan - Town of Charlotte Court House, Virginia

The Town's administrative offices are located on George Washington Highway, slightly east of historic courthouse complex. The Town has four employees, including the Town Clerk, as well as two maintenance workers, and the Town water operator.

Emergency Services

Emergency services are coordinated by the County Administrator, which includes organizing the response efforts of emergency service providers and government agencies, as well as providing the public with information, assessing damage, and overseeing procurement of resources.

Fire protection services are provided by the seven volunteer fire departments throughout the in the County, the primary one for the Town being located within Charlotte Court House. The others are in Wylliesburg, Cullen, Drakes Branch, Keysville, Phenix, and Red House. These are volunteer companies, although the county provides assistance in the form of the E-911 system and dispatching services as well as some direct funding.

Emergency medical service is provided to Town citizens by the Charlotte County Volunteer 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.¹¹

Public Schools

Public education is provided by Charlotte County to all of its citizens. The school system consists of one high school, one middle school, and three elementary schools. Central Middle School and Randolph Henry High School are located within the Town of Charlotte Court House, on a consolidated site owned and operated by the County. The County School Board Administrative Offices are located on LeGrande Avenue in the Town in the County Administration Complex. Pre-K through fifth grade students from the Town attend Eureka Elementary, located four miles east of Charlotte Court House. It has an enrollment of 460 students. A Head Start Center is also located in Town.

During this century, the total student population of the school system has fluctuated slightly, with virtually no net change between 1995 and 2010. However, because pre-K education was added around 2005, the average number of students per grade fell from 170 in 2000 to 150 in 2010. The school buildings vary in age from 20 to 75 years.

Library Services

Charlotte County provides library services through four facilities, including the Main Library in Charlotte Court House, as well as branch libraries in Keysville, Phenix and Wylliesburg. The Main Library is open six days per week, while the branches are open between three and five days per week.

Law enforcement

Law enforcement services are provided by the County Sheriff's office, located in the Town of Charlotte Court House, in the County Administration Complex. The County Law Enforcement Building houses the Sheriff's Department, Jail, Magistrate's Office, and Dispatch/E-911 Center. The Virginia State Police has primary responsibility for enforcement of traffic laws within the county.

Health Department

The local branch of the State Health Department is located within the Town on David Bruce Avenue. The department provides a variety of services related to environmental health,

¹¹ Charlotte County Comprehensive Plan

Comprehensive Plan - Town of Charlotte Court House, Virginia
emergency preparedness, disease control, Women, Infants and Children program, and other health programs and outreach.

Parks and Recreation

The Town has no public parks and recreation facilities. However, there are some private facilities such as the Dixie Youth Ballpark.

Other Facilities

In addition to the public facilities cited above, various other County public and private facilities are located in the Town of Charlotte Court House, including the Courthouse, Virginia Extension Office, Human Services Building, Charlotte County Adult Learning Center, Charter Oak Center, and Apex Day Support Services.

3.0 Economic Development

The Southside region, which includes the Town and Charlotte County, has faced significant and continual changes in the economic environment during the past few decades, and the Town has been directly and indirectly affected by these changes. Tobacco acreage has declined significantly, as has textile manufacturing, due to a multitude of national and international factors, although tobacco is still a significant part of the local economy

These declines present a variety of challenges as well as opportunities to the Town and its neighbors in Southside Virginia. Tobacco acreage declined by 30% during the 2004-05 period, but rebounded slightly in the next two years due to increases in fire and flue tobacco, the County's largest segments (despite a large decrease in burley).

More positively, the agriculture and forestry sectors have remained relatively strong in recent years, with an increase in the number of farms and amount of land in farms in the County between 2007 and 2012, and a 12% increase in the total market value of farm products sold.¹² The average size of farms has steadily increased during the past decade, from 250 acres in 2002 to 288 acres in 2012.^{1, 3}

Revenues from timber harvesting have also remained strong with gross revenues from pine and hardwood ranging from \$9,000,000 to \$17,000,000 between 2002 and 2009 compared to a range of \$5,000,000 to \$9,000,000 between 1995 and 2001.¹³ Wood products manufacturing is a significant and growing part of the local economy and represents good future potential for economic growth since it constitutes a "value-added" component of the economy.

As the agriculture sector continues to evolve, opportunities to link it to tourism are opening up as well, particularly in conjunction with the region's historic sites, scenic resources, and outdoor recreational activities. These opportunities are particularly important for the Town, as it is the socio-economic and political center of the community and a focal point for visitors and residents alike.

Overall, growth in population and jobs has been slow in the region, with some areas losing people and jobs, due to some of the larger, macro-economic trends cited above. Yet the region has significant resources with which to strengthen the economy and take advantage of countervailing macro-economic trends related to technology and demographics, including tourism, (including agri-tourism), health care, broadband interconnectivity, and wood products manufacturing. Brief summaries of the potential prospects for these sectors are shown below, with more detail in the Appendix.

Key economic concerns and opportunities identified by citizens include:

- The need for job expansion
- The need to Improve the Town's tax base
- Marketing of the Town's assets
- The desire and opportunity for additional restaurants, which could serve a "boutique" market niche
- The potential for an expanded telework sector, including part-time or partial telework activity
- Keep the Town largely as it is – that is, do not overwhelm the Town with change - while recognizing the need for economic expansion in order to support preservation

¹² USDA Census of Agriculture

¹³ Virginia Department of Forestry, 2011 (as reported in Charlotte County Comprehensive Plan 2011)

Tourism

One major economic opportunity for exploration is tourism and travel. Forty of Virginia's 134 counties and independent cities received over \$100 million in domestic travel expenditures in 2012. Forty-two counties and independent cities in Virginia realized one thousand or more jobs that were directly supported by domestic travelers during 2012. In 2012, domestic travelers spent \$21.2 billion on transportation, lodging, food, amusement and recreation, as well as retail shopping in Virginia. With historic resources, beautiful countryside, hunting and the possibility of agri-tourism, there are many reasons to grow the tourism industry in Charlotte Court House and Charlotte County. Charlotte Court House should encourage more restaurants and dining opportunities for visitors and residents alike, as well as small scale lodging. Outdoor dining could also be successful in the area for a majority of the year. Once tourists are attracted, dining and cultural activities give them a reason to stay and spend money.

The strongest tourism resource of the Town is its collection of historic buildings and outdoor spaces associated with the Jefferson-designed Courthouse. These buildings, and the Courthouse structure in particular, have the potential for serving as the basis for a new infusion of tourists if the Town, County, and related entities throughout Virginia can coordinate their efforts to promote visitation to buildings that were designed or influenced by Thomas Jefferson. This concept of a **"Thomas Jefferson Architectural Trail"** is developed more fully in the implementation section of this Plan.

Telework

The Town of Charlotte Court House has numerous positive aspects that could make it a potential spot for economic investment and new housing opportunities. As previously noted, the Town is located within proximity to both Lynchburg and Richmond. The region also offers a favorable climate and lower than average cost of living. The prime agricultural land within Charlotte County is not just an economic amenity, it is also a visual asset. The walkable nature of the Town combined with the intact historic resources maintain the authenticity of place, linkages to the past and current quality of life. All of these positive qualities could be used to attract new economic activity and residents to the area.

Broadband connectivity is available in the county government complex in Charlotte Court House, in the public schools, and, to a limited extent, by tower-to-building point-to-point wireless service in the incorporated towns. In the rural areas, the use of wireless internet air cards and satellite internet has increased significantly in the last few years.

Several broadband initiatives are underway that will provide increased service options to the towns and broadband access to some outlying areas in the county.

Charlotte Court House is in a position to encourage telecommuters. By providing Broadband throughout the Town, the opportunity would be open for anyone to live here and work from their home office and computer, either on full or part-time basis (one to three days per week). This style of work is increasingly common throughout the Commonwealth. New residents could increase the tax base and open up opportunities for more retail establishments and commercial opportunities, thus bolstering the local economy. New residents also foster the possibility of new local businesses to serve their needs while helping the economy.

Retirement/Assisted Living/Health Care

Every 10 seconds, someone in America turns 65 (this amounts to between 3 and 4 million Baby Boomers a year). Baby Boomers are the force behind the rapid expansion in the number of over-55 communities, senior apartments and skilled nursing facilities. Not only is the population reaching the age of 65 at the rate of about 10,000 a day, but this trend will continue for the next 20 years. This will result in more than double the number of senior citizens in our country by 2050.

About 55 percent of boomers plan to move to a new location when they retire. About half of those will move to an area that is more than a three hour drive from where they live now. They

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will be looking for homes that are smaller and require less maintenance. This has helped to fuel the housing boom in senior communities and housing. The Town of Charlotte Court House could become a popular retirement area for Baby Boomers. This is a good group to attract as they typically improve the local tax base, they do not burden the school system, and they tend to contribute to the community in general through volunteering. It is also important to note that Baby Boomers account for 80 percent of all leisure travel, so finding ways to attract this group on a short or long term basis can have positive impacts on the community.

The number of individuals aged 60 and older is increasing 60% faster than the population overall, so it is important for communities to consider how they might attract retirees. Improving the economic health of a region through investing in retirees could serve to retain young people and families in Charlotte Court House by the creation of new jobs and related services.¹⁴

Trends are beginning to indicate that baby boomers will participate more in phased retirement programs, where they reduce their work schedules, rather than the traditional "cliff" retirement, where they are working one day, retired the next. This trend could support the goal to lay the infrastructure for this group to telecommute in Charlotte Court House. Also important will be planning for new housing types such as assisted living facilities, units geared towards one story living, and retirement homes. This group will also have healthcare needs, so the Town should evaluate what services are currently available and what improvements might be necessary to serve elderly populations as well as families.¹⁵

Agriculture

With a Virginia Cooperative Extension Office on LeGrande Avenue, Charlotte Court House already has a strong partnership with Virginia Tech to promote agricultural education and opportunities in the area. This partnership could be built upon to increase agri-tourism and new agricultural businesses.

Community viability programs are dedicated to strengthening communities and their economic viability by creating innovative programs that allow citizens and local governments to respond to local issues. Our faculty can assess community needs, design a plan of action, and determine the appropriate delivery method suitable for various programs. Such a program should be an ongoing resource for new ideas in planning and economy.

The Virginia Cooperative Extension Office can specifically assist in strengthening the local food system for Charlotte County. From an economic perspective, encouraging the buying and consumption of local foods can have a positive impact on the local economy by recirculating and reinvesting dollars in local independent businesses.

Economic Development Goal:

Expand the local economy by adding compatible businesses that take advantage of local resources and employ local residents, attract new residents and visitors, and expand the tax base.

Economic Development Policy: Encourage the establishment, attraction, and expansion of businesses and jobs that are appropriate for the Town, such as government agencies, institutions, restaurants, boutique lodging, compatible, value-added light industrial uses, and home-based businesses.

¹⁴ www.baby-boomer-retirement.com

¹⁵ SHRM Research, Visions No.2-2005, Exploring the Future of Workplace

4.0 Partnerships and Collaboration

Collaboration is a key to the success of most public and private organizations in today's world. Important partners for the Town to collaborate with include the county, the state, adjacent towns and counties in the region, and private businesses and civic groups. By collaborating, these entities can reach the best strategic decisions, as well as share and leverage limited resources to mutual benefit.

As Charlotte Court House and Charlotte County evolve, each community directly influences the other. For example, an economic development project may influence the overall economy, but increase population and add service needs for public facilities. Likewise, new residential development can affect public facilities (schools, parks, police/fire) and infrastructure (water, sewer, roads).

In comparing the goals of The Town of Charlotte Court House expressed in this plan with the current Charlotte County Comprehensive Plan, many shared goals can be a point of initial collaboration, ongoing momentum and mutual success. Some of the shared goals include:

Housing Affordability

The County would like to increase the availability of quality, affordable housing to benefit all citizens in all areas of the county, including specific emphasis on the elderly and disabled. They also plan to 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.

Truck Route

Charlotte County recognizes the detrimental effect of truck traffic on the historic core of Charlotte Court House. Their plan proposes the construction of a truck route around the town to alleviate this issue. Both groups can work together to insure this priority gets included on the VDOT 6-year plan.

Increased access to Broadband Service

According to the Charlotte County Comprehensive Plan, several broadband initiatives are underway in the county. Mid-Atlantic Broadband Cooperative (MBC), a non-profit cooperative established to provide technology infrastructure to assist economic revitalizations efforts in Southside Virginia, has recently extended their fiber network along major highways in the county. As internet service providers who are members of MBC build off of this fiber backbone, access to a state-of-the-art telecommunications transport network will become available to businesses and residences in the rural, underserved communities of Southside Virginia. The availability of broadband access will provide a major boost to Charlotte County's economic development efforts.

Promote Tourism

Tourism is significant to the local economy, and could provide much more revenue in the future if historic sites in the region are protected and promoted. New and existing tourism related businesses help attract both visitors and residents alike while providing job opportunities. Charlotte Court House and Charlotte County can also join forces to protect the rural character of this area by increasing Agritourism.

Charlotte County's plan includes a goal to construct a county welcome or visitors' center which could also assist in increasing tourism in this region.

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Charlotte County supports a county-wide approach to land use planning, including joint county-town efforts in facilities and infrastructure planning, as well as historic preservation and rehabilitation. New construction should respect local character, and a clear edge should be maintained between Town and Countryside.

The County wants to ensure adequate wastewater treatment is available to meet current and future needs in a cost-effective manner Charlotte Court House, as one of the primary areas of economic development within the County should be provided with adequate public facilities, infrastructure and services.

Another goal is to nominate appropriate areas in all incorporated towns and other village areas for participation in the Virginia Main Street Program. Key buildings in Charlotte Court House could benefit from the preparation of a historic structure report and stabilization plan for the old school buildings.

A shared goal is the protection and preservation of unique land areas by such methods as conservation easements, historic designation, scenic easements, protective zoning, etc. Both localities could work to identify these assets and act accordingly before any irreparable damage ensues.

Charlotte County wants to identify historic assets that could become destinations within a regional trail network. This particular goal could be a starting point of collaboration to establish a Thomas Jefferson Architectural Trail Network. Such efforts should involve not just the County and Town, but other regional partners so as to increase the "synergy" of all. The Jefferson Architectural Trail would involve several local jurisdictions across the state, several regional commissions, and several private entities that own or manage Jefferson-designed structures.

To maintain the quality of life desired for the future, it is essential that both the county and the town work in close partnership to coordinate development and economic activities. By jointly managing growth and change in the region, both governments can successfully enhance the economy, promote sustainable development, and protect the overall public health and wellbeing.

Other communities in Virginia take advantage of several legislation provisions to enhance regional cooperation. Under Section 15.2-3400 of the Code of Virginia, any locality may enter voluntarily into an agreement with another locality to mutually make decisions on such things as zoning, subdivision, infrastructure, revenue-sharing, and economic development. Section 15.22231 provides that a county's plan may include planning for an incorporated town, and that any municipal plan may include planning for adjacent unincorporated territory; however, for either of these, approval of and adoption by the governing bodies is required. Finally, Section 15.2-2211 allows for planning commissions of any locality to cooperate with other planning commissions and administrative bodies to coordinate planning and development among the localities. Committees may be established and rules developed to effect cooperation.

Collaboration Goals:

Work collaboratively with Charlotte County to address issues of mutual concern and to accomplish shared goals and objectives.

Comprehensive Plan - Town of Charlotte Court House, Virginia

Work collaboratively with state agencies, adjacent towns, the regional commission, and private businesses and groups to identify shared goals, projects and programs that can be better achieved through combined efforts and shared resources.

Collaboration Policy:

Develop formal procedures for regular, ongoing Town-County communication and coordination, at both the staff and elected official levels. Maintain organizational structures and processes to ensure continued cooperation and joint efforts in all matters of public policy, at the County, regional and state levels.

VI. Plan Implementation Strategies

Introduction

An essential component of the Comprehensive Plan is the strategies and actions that the Town will use to achieve the goals of its Plan. This section sets forth those strategies, organized by the same general topics as the goals and policies:

- 1.0. Preservation and Revitalization Strategies
- 2.0. Infrastructure Strategies
- 3.0. Economic Development Strategies
- 4.0 Partnership Strategies

The implementation strategies identified here are very inclusive, and yet the Town's resources and capacity for action and investment is relatively limited due to its small size. Thus, it is important for the Town to set priorities for action.

All of the proposed actions are important and desirable, yet some are truly critical, and these need to be identified. Further, it important to set priorities for both short term and long term actions – some actions are more likely to be achieved in a short time frame, while others may take many years, even though they may be equally or more important.

The top priorities for short and long term actions are as follows:

Short Term Time Frame

- Action 4.1.1: Reach out to Charlotte County officials to re-establish a cooperative and collaborative relationship between the Town and County (*short term and ongoing*)
- Action 3.1.2: Establish the Jefferson Architectural Trail
- Action 2.4.1: Establish a Broadband Task Force of Town, County, and industry representatives to work toward full broadband access in Town

Long Term Time Frame

- Action 2.1.1: Create Alternative Routes for Truck Traffic
- Action 2.2.1: Extend Sewer Service throughout Town's core area

These top priorities can be pursued simultaneously and achieved independently of each other.

1.0. Preservation and Revitalization Strategies

1.1 Conserve Historic Buildings

Policy:

Work with the County, the state, and the public at large, to preserve and protect the historic fabric of the Town.

Priority Actions:

- 1.1.1 Review and Amend the Historic District Regulations in the Town Zoning Ordinance to ensure they are up to date and defensible (by the Town Planning Commission and Council).
- 1.1.2 Prepare Design Guidelines for incorporation into the Town's Historic District Regulations (by the Town Planning Commission and Council).

1.2 Promote Compatible Land Use through Appropriate Infill Development, Housing, Adaptive Reuse, Revitalization and Redevelopment.

Policies:

- Land Use: Use the goals and policies of the Comprehensive Plan to provide guidance in amending the zoning ordinance and writing the subdivision ordinance in order to ensure that new development is of a form, scale, and location that meets modern economic needs while also being compatible with the historic character of the Town.
- Housing: Encourage a variety of compatible infill residential development, including single family and small multi-family buildings, accessory dwellings on single-family lots, and mixed-use development on appropriate sites within the Town. New housing should include units that add to the supply of affordable rental housing for local residents.
- Encourage the rehabilitation, maintenance or demolition of substandard housing stock.
- Infill: Encourage new construction and adaptive reuse of existing buildings, particularly in the historic African American Business District, while ensuring that such construction is compatible with historic structures and streetscapes, and sensitively defines traditional open space areas.

Priority Actions:

- 1.2.1 Amend the Town Zoning Ordinance to Promote the Town's Land Use Policies (by the Town Planning Commission and Council).

Amendments may include:

- Refinement of zoning district standards to ensure compatible mixed uses are permitted in accordance with the Comprehensive Plan.

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- Refinement of the zoning map to ensure that locations of future land use changes are in accordance with the Comprehensive Plan.
 - Refinement of various zoning provisions including signs, parking, and landscaping to ensure proper implementation of the Comprehensive Plan.
- 1.2.2 Prepare and Adopt a Town Subdivision Ordinance (by the Town Planning Commission and Council).
- Coordinate the new subdivision regulations with the updated zoning ordinance, and with relevant provisions of the County subdivision regulations to facilitate coordination with the County in applying and enforcing the ordinance.
- 1.2.3 Implement the Housing Plan component of this comprehensive plan through the following actions (as presented in the housing plan section of this comprehensive plan):
- Amend the zoning ordinance to provide one or more zoning districts that will facilitate an enlargement of the supply of affordable rental housing to:
 - permit the development of accessory dwelling units in conjunction with single-family dwellings, and
 - permit the development of residential dwelling units on the upper stories of commercial structures.
 - Amend the zoning map, either on the Town's own motion and/or upon application of an appropriate rezoning request, to designate areas zoned for districts suitable for affordable rental units, now or in the foreseeable future.
 - Encourage the establishment of a private Community Development Corporation (CDC) to fund land acquisition and development of mixed-income residential infill projects.

2.0. Infrastructure Strategies

2.1 Improve Transportation

Policies:

- Create one or more alternative routes for truck traffic so as to protect the historic buildings in the center of Town. Alternative routes may include existing state highways, as well as the construction of one or more new road linkages that allow trucks to by-pass the center of Town.
- Improve connectivity of streets, paths and sidewalks throughout Town, with special focus on ensuring the comfort, convenience and safety of pedestrians and bicyclists.

Priority Actions:

2.1.1 Create Alternative Routes for Truck Traffic:

- Establish a *Truck Route Task Force* to lead the effort in coordination with County, VDOT, and landowners.
- Identify alternative corridors.
- Evaluate and rank the feasibility of each alternative.
- Identify funding sources for one or more top alternatives.
- Select the preferred alternative.
- Design the improvements.
- Establish a schedule for improvements.

2.1.2 Increase sidewalk linkages:

- Establish a *Sidewalk and Streetscape Task Force* to lead the effort to improve sidewalks.
- Identify priorities for new sidewalk connections.
- Identify funding sources.
- Design the improvements.
- Establish schedule for improvements.

2.2 Improve Water and Sewer Systems

Policies:

- Extend sewer service throughout Town.
- Extend water service throughout Town.

Priority Actions:

2.2.1 Extend Sewer Service throughout Town:

- Establish a Water and Sewer Expansion Task Force to lead the effort.
- Identify priorities for new extensions.
- Identify capacity needs.
- Identify funding sources.
- Design the improvements.
- Establish schedule for improvements.

2.2.2 Extend Water Service throughout Town:

- Establish a Water and Sewer Expansion Task Force to lead the effort (completed under Action 2.2.1)
- Identify priorities for new extensions.
- Identify capacity needs.
- Identify funding sources.
- Design the improvements.

- Establish schedule for improvements.

2.3 Improve Streetscapes and Designed Green Infrastructure

Policies:

- **Streetscapes:** Improve the streetscape of the major streets in Town such as adding street trees, defining on-street parking areas with striping, and relegating off-street parking to the rear of buildings. Relocated utility lines underground.
- **Designed Green Infrastructure:** The Town will work with State agencies, Charlotte County, and local landowners to implement a variety of voluntary and regulatory methods to design, build, expand and enhance the system of designed green spaces throughout Town, especially in and around the historic core area.

Priority Actions:

- 2.3.1 Prepare and implement a streetscape plan for specific improvements in the historic core of Town (Under the guidance of the *Sidewalk and Streetscape Committee*, with consulting assistance from private, regional, or state resources)
- Obtain technical assistance
 - Prepare conceptual design
 - Review and refine with Town citizens
 - Identify priorities for implementation
 - Identify funding sources
 - Establish phased schedule for improvements.
- 2.3.2 Review the Zoning Ordinance to provide for the creation of public and private green space elements that preserve and enhance the pedestrian-oriented qualities of the historic core.

2.4 Improve Broadband Internet Service

Policy:

The Town will work with the state, county, private service providers, local businesses and residents, to provide affordable access to the fiber backbone line in Town.

Priority Actions:

- 2.4.1 Establish a Broadband Task Force of Town, County, and industry representatives to work toward full broadband access in Town.
- Mayor appoints Task Force

- Task Force meets to organize and set work program and schedule
- Task Force implements work program

3.0. Economic Development Strategies

3.1 Promote Compatible Economic Development

Policy:

- Encourage the establishment, attraction, and expansion of businesses and jobs that are appropriate for the Town, such as government agencies, institutions, restaurants, boutique lodging, compatible, value-added light industrial uses, and home-based businesses.

Priority Actions:

3.1.1. Upgrade Town Web Site

Improve the capability of the Town's web site to optimize search engine visibility, enhance social media marketing, and coordinate with regional partners.

3.1.2 Establish Jefferson Architectural Trail

Work with partners across the Commonwealth to design, establish, and promote a "*Jefferson Architectural Trail*" which tourists can follow as a self-guided tour to visit buildings throughout Virginia that were designed or influenced by Thomas Jefferson, including Charlotte Courthouse.

The effort to establish a Jefferson Architectural Trail relates to other heritage trails in the region, including the Lee's Retreat driving tour, the Wilson-Kautz Raid Civil War driving tour, as well as the Civil Rights in Education Heritage Trail.

In addition to the relevant town and county governments, the Commonwealth Regional Commission, The Virginia Tourism Corporation and the Department of Conservation and Recreation, other potential partners specific to this effort would include:

- Belle Grove, Inc. and the National Trust for Historic Preservation (*Belle Grove Plantation Manor House*, Middletown, Virginia)
- Virginia General Assembly (*Virginia State House*, Richmond, Virginia)
- University of Virginia (*The Rotunda and The Lawn*, University of Virginia, Charlottesville, Virginia)
- The Thomas Jefferson Foundation (*Monticello*, Charlottesville, Virginia)
- Farmington Country Club

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(Main Portico, Jefferson Room, Charlottesville, Virginia)

- Nelson County
(Jail, Nelson County Courthouse Grounds, Lovingson, VA)
- The Corporation for Jefferson's Poplar Forest
(Poplar Forest, Forest, Virginia)

Note that the success of the Jefferson Architectural Trail will rely largely on the collaborative partnerships that are developed between all of the entities that are currently the stewards of those properties. The Town of Charlotte Court House is the first known initiator of this particular tourism program, and thus needs to take the lead in putting it forward.

3.1.3. Promote Tourist Related Business

In conjunction with the other implementation efforts, including update of the zoning ordinance, and infrastructure improvements, promote the expansion and establishment of businesses that serve visitors, including restaurants, compatible lodging facilities, and tourist and recreational products and services.

4.0 Partnership Strategies

4.1 Expand Collaboration

Policy:

- Work collaboratively with Charlotte County, the private sector, and regional, state, and federal agencies, to address issues of mutual concern and to accomplish shared goals and objectives. Develop formal procedures for regular, ongoing communication and coordination, at the levels of the staff, and elected and appointed officials.

Priority Actions:

- 4.1.1 Reach out to Charlotte County officials to re-establish a cooperative and collaborative relationship between the Town and County for all jointly important public sector projects and initiatives.
 - Mayor meets with Board of Supervisors Chair
 - Town and County appoint a *joint working committee* or task force for mutual efforts and establish a firm process and schedule for ongoing engagement to tackle the full range of issues and opportunities that emerge.
- 4.1.2 Reach out to private sector leaders to maintain and/or upgrade a cooperative relationship and explore opportunities for joint action in pursuit of Town goals and objectives.

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- Mayor meets with business representatives to identify recommendations for optimal ways to establish and maintain a collaborative relationship between Town, business, and County. Next steps are subject to findings of the initial meeting.

4.1.3 Reach out to Regional Agencies and other Local Jurisdictions - Maintain and/or upgrade relationships and involvement with regional agency program representatives, and officials from other counties, cities and towns to explore opportunities for joint action in pursuit of shared goals and objectives.

- Mayor or Council representative will maintain working relationships with all parties through representation in the Virginia Municipal League (VML), and through direct contact with agency and jurisdictional representatives.

4.1.4 Reach out to State and Federal Government Agencies - Maintain and/or upgrade relationships and involvement with key state and federal agency representatives and explore opportunities for joint action in pursuit of Town goals and objectives.

- Mayor establishes an up to date contact list for key agencies relevant to the Town; makes initial or follow-up contact with each, and establishes mutual agreements as to how best to maintain productive contact and information sharing.

Appendix

Demographics

The population of the Town of Charlotte Court House was 539 in 1970, and has gradually decreased each decade since. The Census estimated the Town's population at 564 in 1999, which appears to be the best estimate of the population for that period. (There are discrepancies in the reported census data for the year 2000, as noted in the footnote to the following table).

Similarly, the populations in the Towns of Drakes Branch and Phenix have shown decreases in population over the past 30 years. The Town of Keysville's population increased from 704 in 1980 to 817 in 2000, but has remained essentially stable during the past decade.

Summary of Research Findings (Population, Regional, Housing, Environmental):

Comparative Population Growth

	2000	2010	2012 (est)	% Change 2000-12
Virginia	7,078,515	8,001,024	8,186,628	15.7%
Charlotte County ¹	12,472	12,586	12,421	-0.4%
Keysville	817	832	823	0.7%
Charlotte Court House ²	564	543	537	-4.8%

Sources:

2000 data: U.S. Census of Population, 1990-2000. Prepared by Weldon Cooper Center for Public Service. U. S. Census 2010 (Table DP-1. Profile of General Population and Housing Characteristics: 2010).

U. S. Census Bureau, ACS Demographic and Housing Estimates 2008-2012 (Table DP05).

U. S. Census Bureau, Population Division - Annual Estimates of Resident Population: April 1, 2010 to July 1, 2013. Herd Planning & Design (percentage change calculation).

¹ Note: Charlotte County's historic peak population was 17,540 in 1920. In that year, Virginia had a population of 2,309,187.

Note: While the official census count for Charlotte Court House in April 2000 was 404, the Census Bureau in July 1999 estimated the population to be 564, which in context appears to be a more accurate number and is thus shown in the table. The 1990 Census reported the Town's population to be 531, and subsequent annual estimates showed a slow but steady increase in population during the 1990's, with an estimate of 564 in 1999 prior to the 2000 Census count. Thus, 564 would appear to be a more accurate number than the official 2000 count of 404).

Comparative Population by Race and Ethnic Origin (2008-2012)

Race/Ethnicity	Virginia	Charlotte County	Charlotte Court House
White	69.6 %	67.1 %	50.6 %
Black or African-American	19.5	30.4	40.6
Hispanic or Latino (any race)	7.9	2.0	8.8
Asian	5.5	0.1	1.9

Sources:

- County data: U. S. Census Bureau, ACS Survey 5-Year Estimates 2008-2012 (Tables B02001 and B03002)
- State and Town data: U. S. Census Bureau, ACS Demographic and Housing Estimates 2008-2012 (Table DP05).

Comparative Population by Sex (2008-2012)

Age	Virginia	Charlotte Court House
	%	%

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Male	49.1	51.0
Female	50.9	49.0

Source: U. S. Census Bureau, ACS Demographic and Housing Estimates 2008-2012 (Table DP05)

Comparative Median Age (2008-2012)

Jurisdiction	Estimate (years)
Virginia	37.4
Charlotte County	43.5
Charlotte Court House	29.2

Source: U. S. Census Bureau, ACS Demographic and Housing Estimates 2008-2012 (Table DP05)

Comparative Income and Poverty Status (2010 / 2012 Est)

Jurisdiction	Per capita Income	Median Household Income	% Below Poverty Level
Virginia	\$33,326	\$63,636	11.1% ³
Charlotte County	\$18,832 ¹	\$33,562	16.7% ³
Charlotte Court House	\$14,135 ²	\$37,500	16% ⁴

Source: U. S. Census Bureau, American Community Survey 5-Year Estimates 2008-2012.

¹ Selected Economic Characteristics, Table DP03

² Per Capita Income in the Past 12 Months (in 2012 Inflation-adjusted dollars), Table B19301.

³ All people below poverty, Table DP03.

⁴ Occupied Households below poverty.

The other counties in the Planning District are projected to increase during the next 25 years. Overall, the black population is expected to decline in absolute numbers, while the Asian and Hispanic populations are expected to increase.

Alternative Population Forecasts

Commonwealth Regional Council Localities ¹						
Year	Population	% change				
2010	104,609					
2020	108,173	3.4%				
2030	110,658	2.3%				
2040	112,744	1.9%				
Charlotte County ²						
Year	Population	% change				
2010	12,586					

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2020	12,523	-0.5%				
2030	12,427	-0.8%				
2040	12,332	-0.8%				
Charlotte Court House						
Year	Population Alt. 1 ³	% change	Population Alt. 2 ⁴	% change	Population Alt. 3 ⁵	% change
2010	543		543		543	
2020	540	-0.5%	543	0.0%	559	3.0%
2030	536	-0.8%	543	0.0%	570	2.0%
2040	532	-0.8%	543	0.0%	582	2.0%

Sources:

¹ Data on Commonwealth Regional Council includes the counties of Amelia, Buckingham, Charlotte, Lunenburg, and Prince Edward, Cumberland, and Nottoway as contained in the "Virginia Community Profile - Commonwealth PDC" prepared by the Virginia Employment Commission, last updated 7/31/13.

² "Total Population Projections for Virginia and its PDCs and Member Localities, 2020-2040" Published on November 13, 2012 by the Weldon Cooper Center for Public Service, Demographics & Workforce Group, www.coopercenter.org/demographics/

³ Assumes a gradual decline in population in proportion to projected change in County population.

⁴ Assumes a stable population.

⁵ Assumes slow growth in population similar to that of the Commonwealth Regional Council area as a whole.

Town Budget

Charlotte Court House 2017-2018 Budget

General Fund: \$152,376

Water Fund: \$143,000

Housing Characteristics

The Town's housing stock is significantly more affordable than many other areas of the state, but it is also generally older.

Given the existing trends of population decrease in this area and the County overall, there is not a strong demand for new housing. According to local sources, there is minimal to no vacancy of residential units in Town (despite the census data on housing tenure shown below). Therefore, if a new industry located in the area, or if Charlotte Court House became a popular area for retirement-aged people, additional housing would be necessary. Thus, it would be prudent for the Town to plan for potential additions to the housing stock in case such market pressures arise.

One hindrance to new development is the lack of a public sewer system for Town properties. By connecting to a public sewer system, the Town could have more commercial opportunities as well as infill development to enhance the Central Business District.

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Housing Tenure

Charlotte Court House			
	Estimate	Margin of Error	People per Household (pph)
Total Housing Units	334	+/- 73	--
Vacant	74 (22%)	+/- 28	--
Occupied	260	+/- 80	2.1
Owner-Occupied	175 (67%)	--	--
Renter-Occupied	85 (33%)	--	--

Sources:

- U. S. Census Bureau, 2008-2012 American Community Survey, Tables B25002 and B25003.
- Herd Planning & Design (pph calculation based on ACS data in this table and population table)

Comparative Housing Affordability

	Virginia	Charlotte County	Charlotte Court House
Median Housing Value	\$249,700	\$98,900	\$105,400
Percent of Rental Units Affordable	50%	52%	37%
Percent of Owner-Occupied Units Affordable	72%	76%	74%

Sources:

- U. S. Census Bureau, Selected Housing Characteristics, 2008-2012 ACS 5-year Estimates (Table DP04)
- Herd Planning & Design (added total of all occupied units paying gross rent or owner costs of less than 30% of household income from data in Table DP04)

Selected Housing Characteristics (Occupied Housing Units)

	Virginia		Charlotte County		Charlotte Court House	
	Estimate	%	Estimate	%	Estimate	%
Occupied Housing Units	3,006,219	--	4,803	--	260	--
Lack complete plumbing	13,414	0.4%	64	1.3%	9	3.5%
Lack complete kitchen	19,752	0.7%	49	1.0%	0	0.0%
Lack telephone service	72,933	2.4%	176	3.7%	0	0.0%

Source: U. S. Census Bureau, Selected Housing Characteristics, 2008-2012 ACS 5-year Estimates (Table DP04)

Economic Development

Major Employers

Charlotte County		Charlotte Court House	
Employer	Product/Service	Employer	Product/Service
Charlotte County Public Schools	Primary and Secondary Education	Charlotte County government	County government - courts, administrative offices, schools, health dept., social services
Southside Virginia Community College	Higher Education	Charlotte Primary Care & Rhonda Barksdale Algeier Associates, LLC	Health Care
County of Charlotte	Local Government	Various Law offices	Legal services
Wayland Nursing and Rehabilitation Center	Medical care	Mimmo's	Restaurant
Morgan Lumber Co.	Sawmill	Red Barn	Food store
Food Lion	Retail	Parker Oil	Fuel
United Parcel Service	Courier	Bank of Charlotte	Finance
Genesis Products	Wood products	Corner Market	Gasoline
Ontario Hardwood Co.	Sawmill/Dry Kiln	Dollar General	General Retail
W&L Mail Service, Inc.	Direct mail advertising	Charlotte Collision Center	Auto repair
Cardinal Homes	Modular Homes	Charlotte Drugs	Pharmacy
		Farm Bureau	Insurance
		Antiques Store	Antiques retail

Sources:

- Community Profile, Virginia's Growth Alliance
- Community Profile Charlotte County, Virginia Economic Development Partnership, 2014
- Charlotte County Comprehensive Plan
- Field Survey June 24, 2014

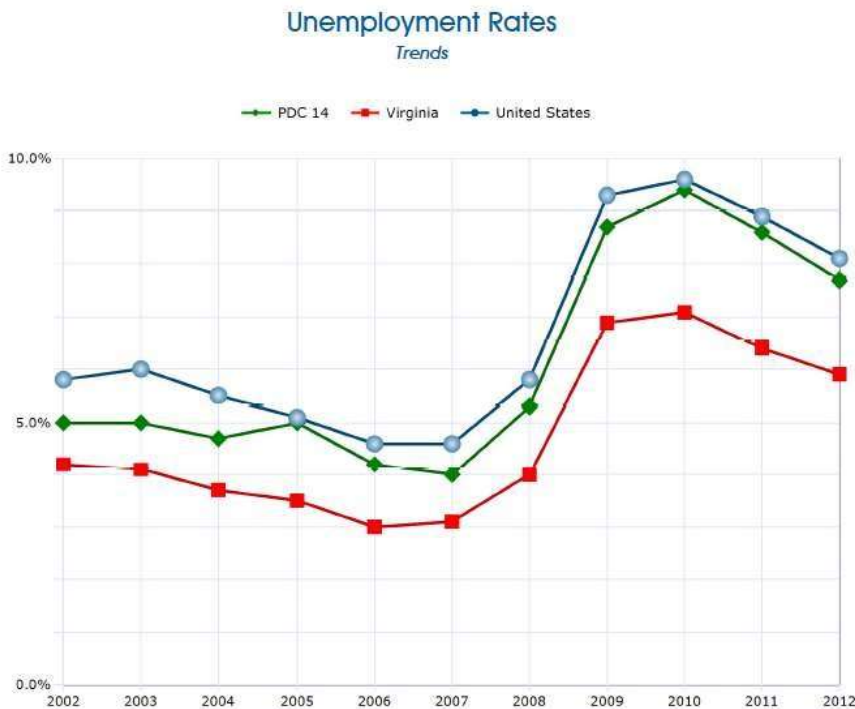
Employment (2010 / 2012 Estimate)

Jurisdiction	Labor Force	Employed	% Unemployed
Virginia	4,276,515	3,867,416	6.9%
Charlotte County	5,580	5,111	8.4%
Charlotte Court House	269	254	5.6%

Source: U. S. Census Bureau, American Community Survey 5-Year Estimates 2008-2012, Table DP03.

Comprehensive Plan - Town of Charlotte Court House, Virginia

The unemployment trends in the region have been generally consistent with the state and national patterns, with slightly lower unemployment than the national average, but slightly higher than Virginia as a whole, as shown in the table below.



Source: Virginia Employment Commission; Commonwealth PDC Economic Profile

Environment

Topography and Hydrology

The Town is located in the north-central portion of Charlotte County, and lies in a relatively high, well-drained area. The County as a whole is a gently undulating plain and lies entirely within the Piedmont physiographic province. In Virginia, this province lies between the Blue Ridge province on the west and the Coastal Plain province on the east. The County's northern border is the watershed divide between the Roanoke River watershed and the James River watershed which is part of the Chesapeake Bay watershed.

The County is a moderately high plateau, dissected by numerous streams that create surface relief that ranges from undulating and rolling to hilly and steep. The average elevation ranges from 350 to 450 feet above sea level. The County is drained by the Roanoke River (also known as the Staunton River), with major tributaries of this stream including Turnip Creek, Cub Creek in the west, Roanoke Creek in the central part, and Bluestone Creek in the eastern part. Springs are numerous and the streams they feed are perennial.

The area in and around Charlotte Court House is drained by several small tributary creeks including Birds Branch to the east of town, Wards Fork Creek and Roaches Branch to the west, and Bush Ford Branch to the south. These creeks feed the Roanoke Creek which in turns flows to the Roanoke (Staunton) River.

Geology

The hills and ridges of Charlotte County are granitic, while the valleys are intermixed with metamorphic rocks, with bands of hard gneiss, quartz and mica schist.

In 2005, over 15,000 tons of sand were produced in Charlotte County, Virginia. J. R. Tharpe Trucking Company obtained the sand from two operations along the Roanoke River in the southwestern part of the county. BMC Rock, Inc. opened a granite quarry in the central part of the county in 2005, producing over 19,000 tons of granite.

In the past, copper minerals were developed by shafts and pits southwest of Keysville and near Laconia. A small quantity of ore was produced from these localities. From 1916-1917, the Grove mine, located approximately 3 miles southeast of Eureka and 3 miles northeast of Drakes Branch, produced approximately 2,500 tons of ore. Other mines in the County also produced ore during the early part of the last century, including the Daniel's mine, the Crenshaw prospect and the McNeny mine.

Mica has been mined and prospected in pegmatites that occur in the vicinity of Charlotte Court House and Cullen. Of these sites, the Henry Moore and Vassar mines were probably the most important. The Henry Moore mine consists of a pit 25 feet long by 15 feet deep and was approximately 2 miles southwest of Charlotte Court House. It was operated during 1941 and 1942 and produced some 3- by 5-inch sheets of mica.

Clay materials have been produced near Drakes Branch for use in the manufacture of brick. Testing indicates that clay materials at other localities are potentially suitable for use in brick and tile. Kyanite-bearing quartzite occurs in the vicinity of Madisonville and some prospect work has been done. Syenite that is found near Drakes Branch and Charlotte Court House is a possible source of decorative and construction stone. Vermiculite occurs in an area that trends from the vicinity of Phenix southwestward into Halifax County.

According to the USDA Soil Survey, Charlotte County is underlain by igneous and metamorphic rocks. Groundwater is present in lower part of the unconsolidated zone and in fractures and thin weathered zones in the bedrock. Most wells are relatively shallow and thus do not have large yields, but some of the deeper wells (more than 200 feet) have produced yields above 25 gallons per minute.

Sources: VA Dept of Mines Minerals and Energy, Division of geology and mineral resources - <http://www.dmme.virginia.gov/DGMR/charlotte.shtml>

Charlotte County Virginia – Historical, Statistical, and Present Attractions, compiled by J. Cullen Carrington. The Hermitage Press, Inc., 1907.

Soil Survey, Charlotte County, Virginia. United States Department of Agriculture, Soil Conservation Service in cooperation with Virginia Polytechnic Institute and State University. Issued July 1974.

Soils

Cecil soils are the predominate soil within the Town of Charlotte, and these are generally well-drained soils and thus suitable for on-site drainfields, and therefore do not generally present problems for providing such facilities for normal uses such as residential.

Soil Association 1 – Cecil-Applying association: Deep, well-drained, undulating to hilly soils that have a fine, sandy loam or clay loam surface layer. Mainly on the sides and broad tops of ridges. Moderate permeability for septic system drainfields.

Soil Association 3 – Cullen-Madison association: Deep, well-drained, undulating to hilly soils that have a loam, fine sandy loam, or clay loam surface layer and contain few to many fine mica flakes. Mainly on the sides and broad tops of ridges. Moderate to slow permeability for septic system drainfields.

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Soil Association 6 – Creedmoor-Mayodan-Pinkston associations: Deep to moderately deep, moderately well drained to excessively drained, undulating to hilly soils that have a sandy loam or fine sandy loam surface layer. Creedmoor soils are on broad ridges and side slopes. They are moderately well drained and have slow permeability. The undulating Mayodan soils are on the tops of ridges and are well drained and generally occupy areas adjacent to Creedmoor soils. The Pinkston soils are mostly hilly and are excessively drained to well-drained. Very slow to moderately slow permeability for septic system drainfields; Pinkston has shallow depth to bedrock.

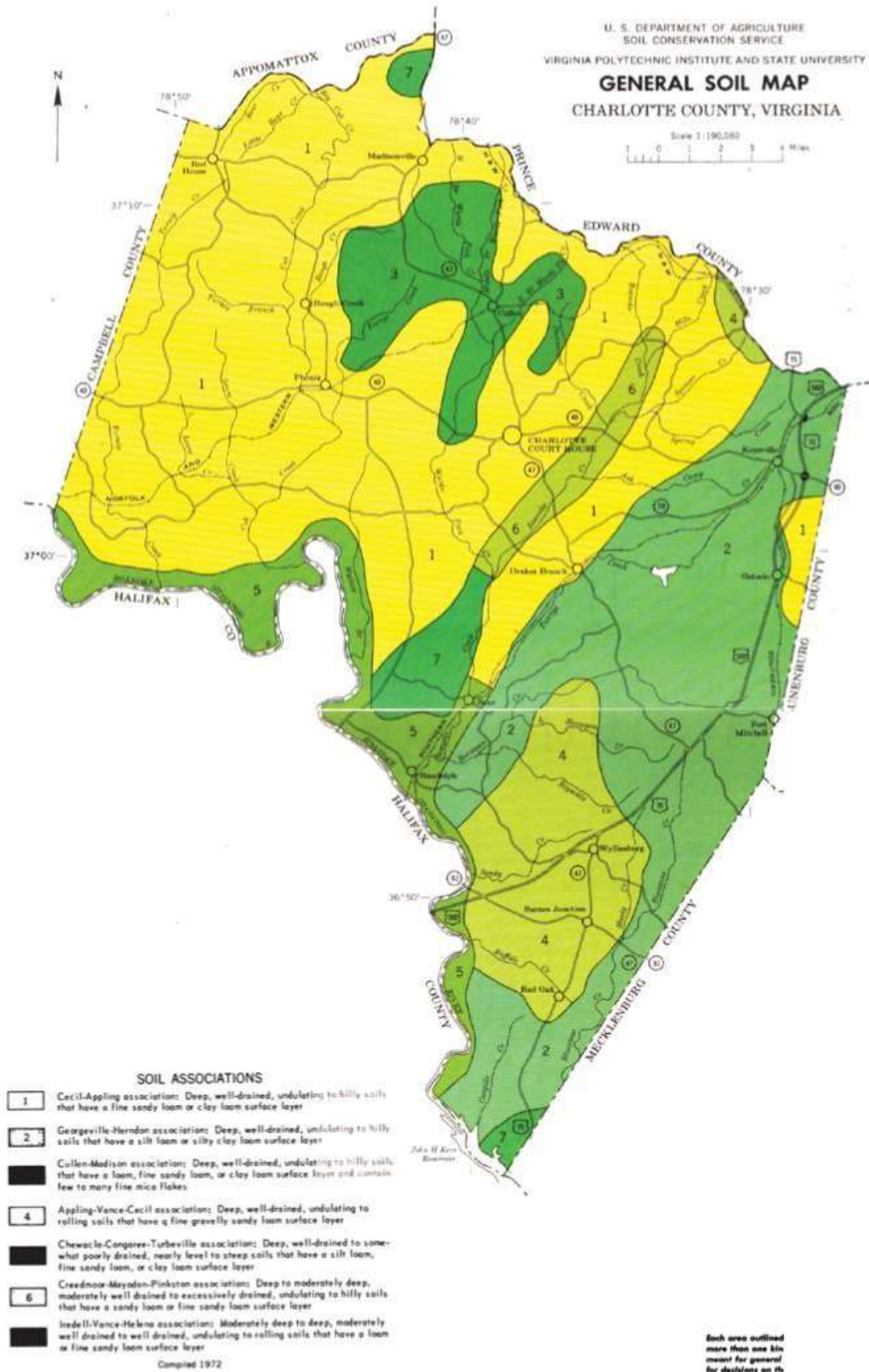
Sources: Soil Survey, Charlotte County, Virginia. United States Department of Agriculture, Soil Conservation Service in cooperation with Virginia Polytechnic Institute and State University. Issued July 1974.

Personal interview, David Waldrep of the Charlotte County VDH, May 2014

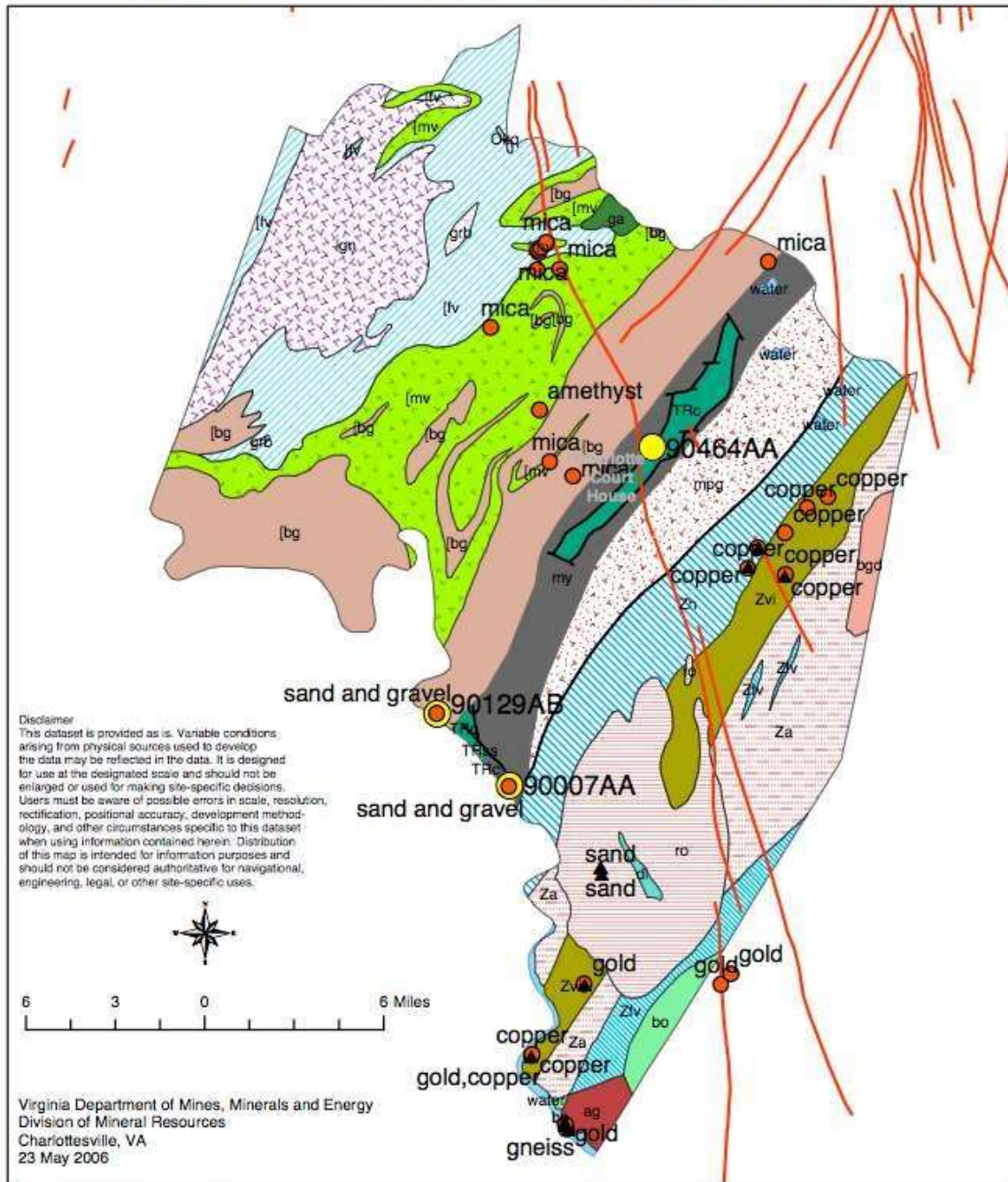
Source:

Soil Survey, Charlotte County, Virginia. United States Department of Agriculture, Soil Conservation Service in cooperation with Virginia Polytechnic Institute and State University. Issued July 1974.

Comprehensive Plan - Town of Charlotte Court House, Virginia



NON-FUEL MINERAL MINES IN CHARLOTTE COUNTY, VA



Point Locations - 1:24,000-scale

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

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

- Geologic Map Units**
- TRLc - Mesozoic basin - Newark Supergroup conglomerate
 - TRss - Mesozoic basin - Newark Supergroup interbedded sandstone, siltstone and shale
 - Okq - Arvonian Formation - kyanite quartzite and schist
 - [bg] - quartzose feldspathic biotite gneiss

- [lv] - foliated felsite
- [mv] - amphibolite, amphibolite gneiss, and schist
- Za - Aaron slate - phyllite and slate
- Zlv - felsic volcanic rocks
- Zh - Hico 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 - lineated biotite granite gneiss
- mpg - migmatic paragneiss
- my - mylonite zone
- ro - Red Oak granite
- water
- fault
- dike

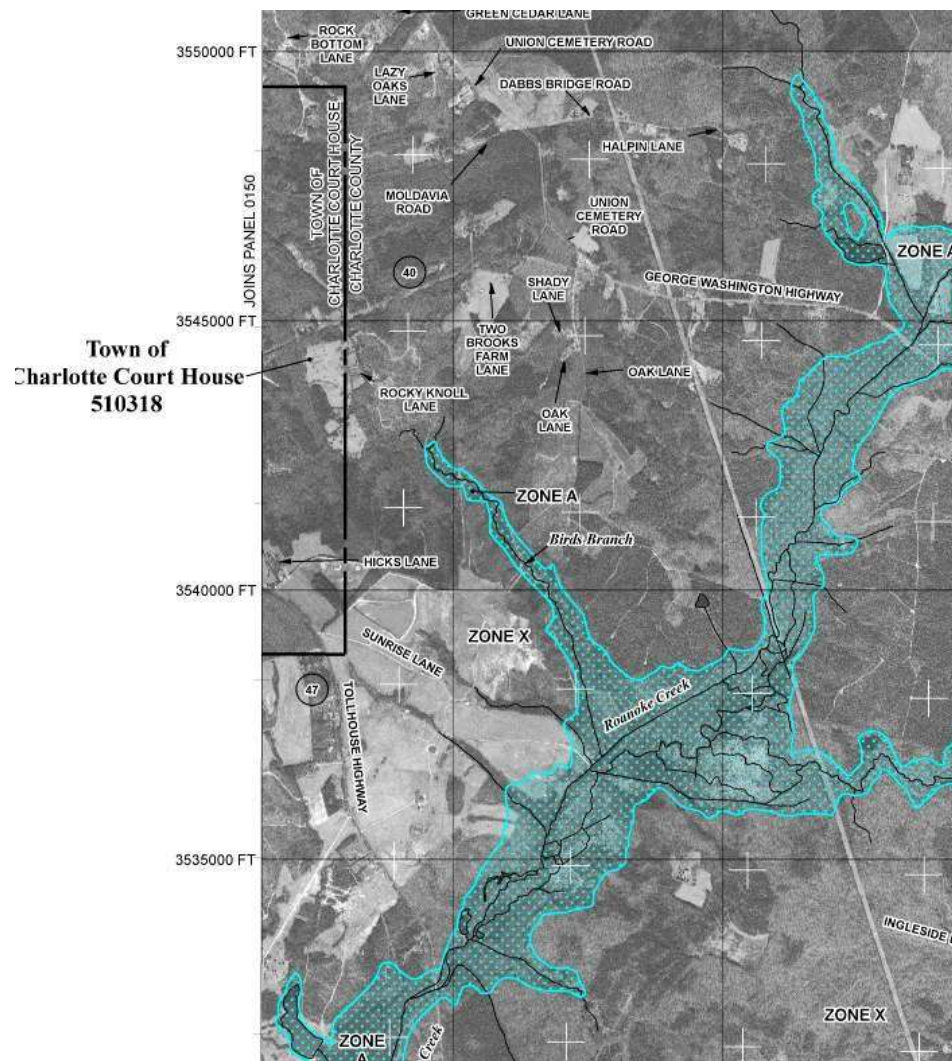
FEMA Flood Maps

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

Comprehensive Plan - Town of Charlotte Court House, Virginia

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded). Based upon these flood hazard maps, the Town of Charlotte Court House has a relatively low risk of flooding.



Charlotte County prepared a water resource protection plan in 2011 which includes guidelines for protecting ground water resources and well heads, which are crucial to most County residents, and particularly to the Town. This plan delineates protection areas around existing public water supply wells. Due to the complex nature of the fractured rock in which the groundwater lies, and the irregular topography surrounding the wells, these well head protection areas are cannot be precisely drawn. Thus, a 1,000-foot radius shows a primary protection area, representing the direct source of groundwater for the well. A 1-mile radius shows a secondary area that probably sources the well, but to a lesser degree. Due to lack of precision, these areas are only provided general guidance about where the water supply might be influenced from contaminant sources.

(Also refer to environmental hazards in Section 8.6 of this report)

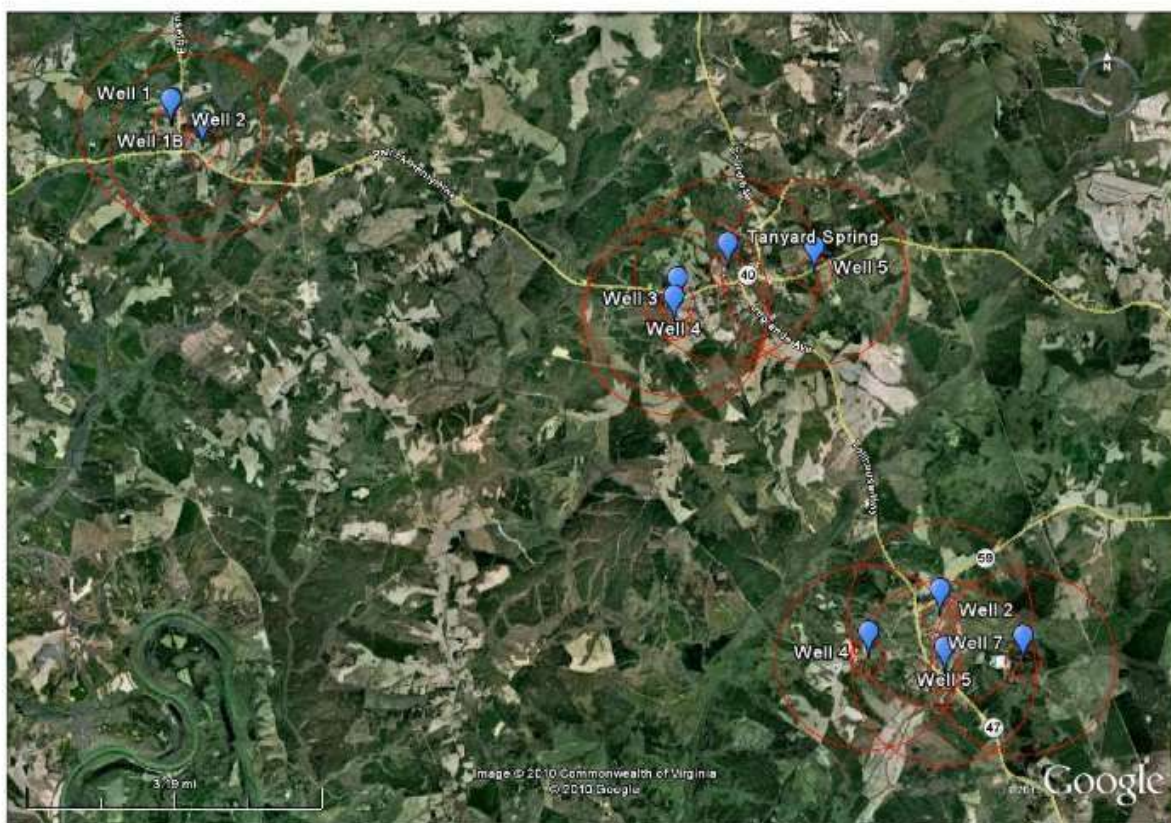


Figure 11: VDH SWAP Radii

Source: Charlotte County Water Source Protection Plan 2011

The County's water source plan identifies and maps potential sources of contamination for public well water supplies. Sources in the Charlotte Court House area are shown on the following aerial photo graphic and include:

- Body Shop (site 1)
- Maintenance Department (sites 2, 4)
- Gas Station (sites 20, 21)
- Bus Shop (site 22)
- Trash Collection (site 24)



Source: Charlotte County Water Source Protection Plan 2011

The plan identifies priority strategies for protecting water source supplies. These include promoting education and outreach to residents to properly dispose of household chemicals, and to business owners of establishments that may threaten water supplies such as gas stations about what they can do to prevent contaminating and prevent spills. The plan notes that “industrial, agricultural and road contaminants were deemed to be lesser concerns” in the County, and thus takes on a lower priority than the residential and commercial concerns.

The plan identifies actions to target the issues of concern. These actions are aimed mainly at things the County do, yet presumably, some of these strategies can be implemented in conjunction with other government agencies and private sector organizations. These include:

Septic Systems

- Newspaper article about correct maintenance, location
- Pamphlet mailing
- Hands-on demonstration and pamphlet distribution at the annual county festival
- Guidelines posted on website
- Pamphlets available for local businesses

Abandoned Wells

- Newspaper article about hazards and how to abandon wells properly
- Information in mailings and distributed at the annual county festival
- Guidelines posted on website

Household Chemicals/Fertilizers

- Newspaper article about hazards, alternatives, and correct disposal
- Information in mailing and distributed at the annual county festival
- Guidelines posted on county website
- Coordination with bulk pick up day

Comprehensive Plan - Town of Charlotte Court House, Virginia

- Pamphlets available for local businesses

Underground Storage Tanks

- Newspaper article about hazards, proper maintenance, and funds available for removal
- Information in mailing and distributed at the annual county festival
- Information posted on website about hazards and sources of funds for tank removal
- Known remaining tanks plotted on potential contaminant map

Above Ground Storage Tanks

- Information posted on website • Mentioned in article about underground storage tanks in newspaper

Land Use

- Newspaper article about repercussions of irresponsible land use decisions
- Information available on website
- Steering Committee will keep abreast of new land acquisitions

Conservation

- Newspaper article about importance of conservation & steps to take
- Information available on website
- Information included in mailing
- Literature available for display in local businesses

Water Quality Monitoring

- Information included in newspaper article about importance of monitoring private wells
- Steering committee will keep abreast of PSA quality results
- Information about sampling available on website

Storm Water

- Newspaper article about storm water management

Livestock Grazing

- Newspaper article about farming issues
- Information located in appropriate businesses in Charlotte County
- Information available on website

Farming

- Newspaper article about farming issues, including alternative fertilizers
- Organize a class for farmers on the benefits of alternative farming with either Virginia Tech or the Soil and Water Conservation District
- Information available on website

Transportation

- Ensure proper training of emergency responders for spill response

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VDOT

Virginia Department of Transportation
Traffic Engineering Division
2012
Annual Average Daily Traffic Volume Estimates By Section of Route
Charlotte Maintenance Area

Route	Jurisdiction	Length	AADE	QA	4Tire	Bus	Truck				OC	K Factor	QK	Dr Factor	AAWDT	QW
							2Axle	3+Axle	1Trailer	2Trailer						
40 David Bruce Ave	Town of Charlotte C.H. (Maint. 15)	0.98	2000	N	82%	1%	2%	1%	14%	0%	N	0.105	N	0.701	2000	N
40 47 Thomas Jefferson Hwy	Town of Charlotte C.H. (Maint. 15)	0.10	4600	F	82%	1%	2%	1%	14%	0%	F	0.104	F	0.518	4700	F
40 George Washington Hwy	Town of Charlotte C.H. (Maint. 15)	0.94	2100	F	82%	1%	2%	1%	14%	0%	F	0.107	F	0.551	2200	F
40 George Washington Hwy	Charlotte County	7.58	2100	N	82%	1%	2%	1%	14%	0%	N	0.107	N	0.551	2200	N
40 Church St	Town of Keysville (Maint. 15)	0.54	2100	N	82%	1%	2%	1%	14%	0%	N	0.107	N	0.551	2200	N
40 15 380 McDonald Rd	Town of Keysville (Maint. 15)	0.56	4700	F	85%	0%	1%	1%	4%	0%	F	0.110	F	0.538	4800	F
40 Lunenburg Hwy	Town of Keysville (Maint. 15)	0.40	3100	F	90%	2%	1%	2%	5%	0%	F	0.099	F	0.628	3200	F
40 Lunenburg Hwy	Charlotte County	0.85	3100	N	90%	2%	1%	2%	5%	0%	N	0.099	N	0.628	3200	N
47 Craftons Gate Hwy	Charlotte County	2.70	1500	F	85%	1%	1%	2%	10%	0%	F	0.098	F	0.619	1500	F
47 Craftons Gate Hwy	Charlotte County	6.55	1500	F	85%	1%	1%	2%	10%	0%	F	0.098	F	0.512	1800	F
47	Town of Drakes Branch (Maint. 15)	2.09	1600	N	85%	1%	1%	2%	10%	0%	N	0.098	N	0.512	1600	N
47	Town of Drakes Branch (Maint. 15)	0.25	2000	F	85%	1%	1%	2%	10%	0%	F	0.101	F	0.699	2100	F
47	Charlotte County	3.03	2000	N	85%	1%	1%	2%	10%	0%	N	0.101	N	0.699	2100	N
47	Town of Charlotte C.H. (Maint. 15)	0.50	2000	N	85%	1%	1%	2%	10%	0%	N	0.101	N	0.699	2100	N
47 40 Thomas Jefferson Hwy	Town of Charlotte C.H. (Maint. 15)	0.10	4600	F	82%	1%	2%	1%	14%	0%	F	0.104	F	0.518	4700	F
47 Thomas Jefferson Hwy	Town of Charlotte C.H. (Maint. 15)	0.96	1600	F	85%	1%	1%	2%	10%	0%	F	0.091	F	0.655	1700	F
47	Charlotte County	3.47	1600	N	85%	1%	1%	2%	10%	0%	N	0.091	N	0.655	1700	N

9/25/2013

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