

Prince Edward County 2005 Comprehensive Plan

October 11, 2005

**2005 Comprehensive Plan of
Prince Edward County, Virginia**

Prince Edward County Board of Supervisors

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Prince Edward County Administrative Staff

**Mildred B. Hampton, County Administrator
Sarah E. Puckett, Assistant County Administrator
Jonathan L. Pickett, Planning Director
Sharon L. Carney, Director of Economic Development and Tourism**

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Prince Edward County Comprehensive Plan

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CHAPTER I

Introduction

This document is the Comprehensive Plan for Prince Edward County, Virginia. It was prepared and adopted as an update to County's current comprehensive plan adopted in 1997. The plan was prepared under the direction and guidance of the Prince Edward County Planning Commission. Formal work on the plan was initiated in 2003 and was completed in 2005.

A comprehensive plan is one of many long range planning tools that Virginia communities use to guide and manage community change. Change occurs daily in our lives and in our communities. A good plan:

- Ø Attempts to guide change for the benefit of a community,
- Ø Evaluates local trends and conditions,
- Ø Presents a vision for the future, and contains goals, objectives and action strategies to help guide community changes and public and private decision making and investment,
- Ø Is based upon the knowledge, values and aspirations of a community's citizens including elected and appointed representatives.

Community involvement was one of the guiding principles that governed the preparation of this plan. Many citizens contributed to its development. A citizen's planning academy, stakeholder interviews, community meetings solicitation of written citizen comments, planning commission work sessions, and public hearings were just some of the techniques used to effectively engage Prince Edward County citizens in the development of this important document.

This plan is an official public document adopted by the Prince Edward County Board of Supervisors on _____. As an official document, required by law, the plan can be used as a guide for critical public land use decisions related to growth and development within the County. The plan can also be used as an effective guide for local investment in public facilities and programs. Finally, this plan can be used as a guide for private sector decision making and investment. Landowners, developers and financial institutions who are contemplating investment in Prince Edward County can look to this plan for guidance on the

A comprehensive Plan is an important tool to guide and manage community change.

Community involvement was one of the guiding principles guiding the preparation of this plan.

timing of planned public facilities, and the type, scale, and character of future private sector development that is envisioned for different parts of the County.

The Commonwealth of Virginia requires that Prince Edward County prepare and adopt a Comprehensive Plan. Once adopted, plans must be reviewed at least once every five years.

Authority to Plan

Authority for local government planning in Virginia is contained in Section 15.2-2223 through 15.2-2232 of the Code of Virginia. This plan was prepared in accordance with these provisions.

By law, the Prince Edward County Planning Commission is charged with the responsibility of preparing and recommending a comprehensive plan to the Prince Edward County Board of Supervisors for adoption. In the preparation of a comprehensive plan the Commission is required to make surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of county citizens. The Board has the legal responsibility to adopt a plan that covers all territory within the unincorporated areas of the County.

Communities have great flexibility in the format and content of their comprehensive plans. This flexibility allows plans to be tailored to local needs conditions and values.

A comprehensive plan shall, by law, be general in nature. It shall designate the approximate location, character, and extent of each feature shown and may indicate where existing lands or facilities are proposed to be extended, removed, relocated, vacated, narrowed, abandoned, or changed in use.

A plan, with accompanying maps, charts, and descriptive matter, may include, but need not be limited to:

- Ø The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, mineral resources, conservation, recreation, public service, flood plain and drainage, and other areas;
- Ø The designation of a system of transportation facilities such as streets, roads, highways, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities;
- Ø The designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
- Ø The designation of historical areas and areas for urban renewal or

Plans must address a community's affordable housing needs.

other treatment;

- Ø The designation of areas for the implementation of reasonable ground water protection measures;
- Ø An official map, a capital improvement program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable;
- Ø The location of existing or proposed recycling centers; and
- Ø The designation of areas for the implementation of measures to promote the construction 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.

Planning Horizon

Typical planning horizons for comprehensive plans range from approximately 20 - 50 years with 20 years being the most common. The year 2030 is the planning horizon for this comprehensive planning initiative. Although more than 20 years, the selected horizon is useful as it conforms to available demographic projections contained in Chapter IV of this plan.

**Chapter I
Introduction**

By law, this comprehensive plan shall be reviewed by the Prince Edward County Planning Commission at least once every five years. Each review will serve as the basis to evaluate the continued appropriateness of the plans' goals, objectives and policies.

**Chapter II
Planning Process**

Format of the Plan

This plan is comprised of eight chapters. Chapters II -VIII contain the following information:

**Chapter III
Natural and Cultural
Environment**

- Ø Chapter II contains a description of the community planning process used to prepare this plan.
- Ø Chapter III contains background data on the county's natural and cultural environment. Included is information on the county's geology, topography, soils, hydrology, climate and forest cover. The chapter also contains a brief history of the county, and information

**Chapter IV
Demographic Analysis**

on the county's recognized historic resources.

Ø Chapter IV is a demographic analysis of the county. Data on the county's population, income, housing, employment and educational characteristics and trends was collected and analyzed.

**Chapter V
Community Facilities**

Ø Chapter V is a discussion of Prince Edward County's community facilities.

**Chapter VI
Special Policy Areas**

Ø Chapter VI highlights special policy areas that are important to county citizens. Included in this chapter are discussions and policies pertaining to open space preservation, the Sandy River Reservoir, land development characteristics, affordable housing, economic development and commercial corridor development.

**Chapter VII
Land Use**

Ø Chapter VII presents information on the county's existing land use pattern, and contains a recommended future land use map as a guide for the future physical development of the county.

**Chapter VIII
Goals, Objectives and
Strategies**

Ø Chapter VIII contains goals, objectives and implementation strategies in the areas of economic development, land use, housing, community facilities, transportation, and agriculture.

**Chapter IX
Implementation Matrix**

Ø Chapter IX is an implementation matrix

CHAPTER II

The Planning Process

This chapter summarizes the process used by Prince Edward County to prepare and adopt this comprehensive plan. Although the following “steps” are numbered sequentially, each step was started at a time in the process to ensure effective involvement of the citizens. The planning process also ensured that the Planning Commission had the information necessary to fulfill their mandated charge to prepare a plan for adoption by the Board of Supervisors.

Step One: Identification of Success Factors

In the Spring of 2003, the Prince Edward County Planning Commission began the formal comprehensive plan update process by identifying a number of factors and conditions key to a successful planning process and a successful plan.

In summary, the Planning Commission stated the following:

- Ø Plan update process should be used to educate the Board of Supervisors, civic leaders, and the general public about the importance of comprehensive planning.
- Ø The plan needs to identify expected county growth patterns.
- Ø The plan needs to contain specific guidance to assist the planning commission with the evaluation of rezoning requests.
- Ø The plan needs to have more of a focus. Specific growth and development policies should be adopted for specific areas of the county. For example, the plan needs to contain specific policy statements pertaining to the protection of the Sandy River Reservoir watershed.
- Ø The plan needs to be developed with significant input from the community. A variety of techniques should be used to engage citizens on the planning process.
- Ø The plan should contain a sufficient policy basis to allow the county to adopt any agreed upon zoning and subdivision ordinance amendments pertaining to issues such as conditional zoning, cash proffers, environmental overlays and land uses in

The Planning Commission identified success factors at the beginning of the planning process.

The plan must contain useful information that can guide the Planning Commissions evaluation of land use requests.

It must also provide the legal policy basis for any future amendments to the County’s regulatory codes.

agricultural areas.

Step Two: Community and Demographic Analysis

A demographic analysis was undertaken for the purpose of understanding the varied demographic characteristics of Prince Edward County. As a part of this analysis, population, income, housing, labor force, economics, tourism, education and commuting data were collected and analyzed so that historic trends and current conditions could be understood. Population projections were also reviewed.

Demographic analysis helps a community understand its past, present and one possible future.

In addition to the demographic analysis, a wide variety of community and public facility data were collected, updated and analyzed. Included within this category was data in the areas of the natural environment, and historical and cultural resources.

Step Three: Community Participation; Plan Development and Commission Review

A variety of techniques were used to ensure that Prince Edward County citizens were knowledgeable of the plan update initiative and had the opportunity to contribute ideas throughout the process.

Citizen Planning Academy's provide participants information on the tools and techniques of community planning and provide a knowledge base that allows citizens to participate effectively in the planning process.

Early in the planning process, forty-five county citizens participated in a Prince Edward County *Citizen's Planning Academy*. The academy, held over a six week period, was an opportunity for participants to learn the tools and techniques of community planning in Virginia. In addition, the academy allowed participants to discuss local planning issues, and participate in exercises that were designed to encourage thought about the County's future.

In August of 2003 stakeholder interviews were held with approximately fifteen civic and community leaders. Interviewees were asked their general impressions on the community, and their opinions on short and long term community issues, and community strengths and weaknesses. A summary of the interviewees' comments was compiled. This summary identified ten recurrent themes that were common topics discussed by the interviewees.

These themes were:

Economic Development
Education
Government/Quality of Life
Housing and Neighborhoods

"Stakeholder interviews are one strategy to understand citizen perspectives on community issues."

Land Use and Community Appearance
Open Space Preservation
Transportation and Infrastructure
Agriculture and Forestry
Recreation and Parks
Environmental Conservation

The planning commission received a summary of the interviews. Ideas that emerged from the interviews were one source of data used by the planning commission in their identification of special policy areas presented in Chapter VI of this plan.

The planning commission held a joint work session with the Farmville planning commission in November of 2003. The purpose of the joint session was to share ideas on the comprehensive plan update processes underway in each jurisdiction. The commissions also discussed local issues of interest to both localities, and brainstormed in what areas should planning between the two jurisdictions be coordinated.

The community meetings were designed to allow citizens to contribute ideas in different ways.

Broader community involvement was obtained through a series of four community-wide meetings held between May 6 and May 24, 2004. These meetings were held in four distinct geographic locations: Darlington Heights, Meherrin, Hampden-Sidney and Farmville. Each meeting began with participants having the opportunity to review and discuss Prince Edward County demographic information. Participants were asked to offer their ideas on the county's strengths and weaknesses, opportunities the county should pursue, and perspectives on threats to the county's quality of life.

The planning commission worksessions on the comprehensive plan provided a forum for commissioners to prepare a future land use map, discuss ideas, and review the plan.

Most of each meeting was devoted to small group discussions on a broad range of community issues. Participants brainstormed ideas and perspectives on topics ranging from housing, economic development, and environmental conservation to transportation and education. Significant commonality of ideas and opinions emerged from the small group discussions. In addition, many of the comments expressed at the community meetings paralleled those expressed in the stakeholder interviews. The planning commission reviewed a summary of the four meetings and considered the citizen comments in the development of this plan.

The planning commission held a series of work sessions in late 2004 and early 2005. These work sessions were open to the public. The planning commission used the work sessions to discuss the format,

content and direction of the new plan. At these work sessions plan issues were discussed and draft sections of the plan prepared by MarshWitt Associates were reviewed. Ideas for the plan emerged from many sources, including the demographic analysis, citizen comments, planning commission discussions, and Prince Edward County staff perspectives.

In June of 2005 a complete draft of the plan was made available to the public, and all citizens who had contributed to the plan's development were given the opportunity to comment on the plan. All citizen comments on the draft plan were reviewed by the planning commission.

A planning commission public hearing on the plan was held on August 3, 2005 and the planning commission recommended approval of the plan to the board of supervisors on August 23, 2005. The board of supervisors held a public hearing on ____ and thereafter adopted the plan.

CHAPTER III

Natural and Cultural Environment

Prince Edward County lies in south-central Virginia in the Piedmont Plateau. The county occupies 357 square miles or 228,480 acres, having altitudes ranging from 300-800 feet. Prince Edward County lies near the headwaters of the Appomattox River and tributaries of this river drain most of the county. A small area in the southeastern section of the county is drained by the Nottoway River and its tributaries. Nearly two-thirds of the area is forested, having over 6,000 acres in the southeastern part of the county, which constitutes the Prince Edward Gallion State Forest.

Geological Features

1. Minerals

Prince Edward County and the Town of Farmville are in the Piedmont province and are underlain by sedimentary, igneous, and metamorphic rocks. These rocks occur in the Farmville Triassic Basin in the north central part of the county and in the Hampden-Sydney Basin in central Prince Edward County.

2. Soils

Prince Edward County and the Town of Farmville are comprised of 11 major soil associations. Soil associations are classified according to texture, and the parent rocks from which the soils were derived. Soil characteristics are an important factor that should be considered during the development process, as they can be significant factor in a building's structural stability and the potential for soil erosion before, during and after the development process. Appendix A contains a listing description of the soil associations found in the county and town. The names of the associations reflect the proportions, in decreasing order, of the principal soils in the associations.

Hydrological Features

1. Surface Water

The majority of Prince Edward lies in the Appomattox River Basin with that river forming the county's northern boundary.

The extreme southeastern part of the county is located within the Nottoway River Basin. The river itself originates along the Prince Edward and Lunenburg County line with only small streams located in this drainage area of the county.

In addition to the surface water available from streams and rivers, the county also has over 2,700 acres of surface water resulting from lakes. Two major watershed projects have provided the majority of this acreage. The Buffalo Creek Watershed Project, which was completed in 1966, consists of nine lakes which have a total normal pool acreage of 223 acres. The main purpose of this project was flood control with the lakes themselves being privately owned, thus limiting public recreational uses.

The Bush River Watershed Project serves multiple purposes. This project consists of seven dams, which provide a total amount normal surface acreage of 1,655 acres. While flood control is the main purpose of these lakes, the two largest lakes contribute greatly to recreational opportunities in the county. Briery Creek Lake at 814 acres has received national attention as a trophy largemouth bass lake and many anglers from other states travel to the lake to try their luck. The 740 acre Sandy River Reservoir, which is owned by Prince Edward County, opened in May 1996 and is also attracting significant numbers of fishermen.

2. Flood Plains

Prince Edward County and the Town of Farmville have periodically experienced widespread flooding. Property damage and personal suffering resulting from flooding highlights the importance of community design and planning that recognizes natural land characteristics.

The Appomattox River's highest flood stage of record occurred in June 1972. The flood reached 29.7 feet at the gauging station in Farmville. This was 6.1 feet above the previous record stage recorded in August 1940. In September 1996, rains associated with Hurricane Fran led to a crest of 24.5 feet, the second highest level on record. It was estimated that the June 1972 flood was nearly equal to a 100 year event while the August 1940 and September 1996 floods were in the range of a 50 year flood.

A Flood Insurance Study prepared in 1978 by the U.S. Department of Housing and Urban Development, highlights the locations of the

county's floodplain areas. This study and its associated maps guide the county and private landowners by designating areas that are subject to flooding and periodic inundation.

3. Groundwater

The availability and quality of groundwater can be a significant factor in county development patterns. Groundwater is the primary source of potable water for a majority of county households. With public water lines located in only a few limited areas of the county, county residents rely upon this natural resource for everyday needs. In 2005 there were approximately 3100 known residential wells within the County, with an average of 150 new permits being issued each year over the past five years.

In Prince Edward County and the Town of Farmville, bedrock is covered by 25 to 70 feet of unconsolidated soil, alluvium, and weathered rock. Groundwater occurs in the lower portion of the unconsolidated material, in fractured and weathered zones within the bedrock in floodplain alluvial deposits that extend below the water level of the streams, and in the more permeable sandstone and shale strata. Depth of the water table averages about 45 to 59 feet.

Most wells are less than 200 feet deep and yield less than 20 gallons per minute. One of the most productive wells in Prince Edward County is drilled at Hampden-Sydney to a depth of 236 feet and produces 115 gallons per minute. Springs are more numerous in the western half of the county. Dug wells are normally 50 to 60 feet deep and yield small quantities of water. Because of generally low yields from dug wells and springs, decreases during periods of drought, and susceptibility to surface contamination, these shallow sources are being replaced by drilled wells.

Quality of groundwater varies with type of bedrock and depth of wells. Excessive iron or hardness is reported in some areas, especially those underlain by shale, sandstone, and some metamorphic rocks. Water from near the upper surface of the bedrock is often less mineralized than water from deeper within the bedrock.

4. Wetlands

Wetlands are defined by the National Clean Water Act as "areas that are inundated or saturated by surface or groundwater, at a frequency

and duration sufficient to support the prevalence of vegetation, typically adapted for life in saturated soil conditions.” There are approximately 18,465 acres of mapped wetlands in Prince Edward County.

Wetlands are a valuable natural resource, which are found mainly in the flood plains of the county’s creeks and rivers. Benefits of these areas include storing floodwater, reducing stormwater velocity, serving as groundwater discharge and recharge areas, improving water quality and providing food and habitat to fish and wildlife. These areas are highly protected from disturbance as Section 404 of the Clean Water Act empowers the U.S. Environmental Protection Agency to regulate the placement of fill or dredged material into the waters of the United States, including wetlands.

History of the County

Prince Edward County was formed in 1754 from Amelia County and was named for Prince Edward Augustus, son of Frederick, Prince of Wales. Evidence indicates Indians were living in the area in the 1600s, with the first white settlers arriving around 1730. The first courthouse was completed in 1787 and was located at Worsham, then known only as Prince Edward Courthouse. The county seat remained at Worsham until 1872 when it was moved to Farmville. The original county courthouse in Farmville dates to 1939.

The early economy of the county was based largely on tobacco. Transportation of this important product was provided by the Appomattox River, which remained navigable to bateaux as far west as Farmville, until at least 1878 when the last such boat left Farmville. The development of railroads in the 1840s provided the farmers and merchants of the area with a better means of transportation and lessened the importance of the river as a transport route.

Farmville, the main town in the county, was founded in 1798 and thrived because of the river and the tobacco warehouses. The provision of railroad service to the town ensured its continued growth. Another town located on the Appomattox River, east of Farmville, did not fare as well. Jamestown was founded in 1796, and like its neighbor to the west, prospered early because of the river and its ability to transport tobacco. However, as the river lost importance because of the railroad, Jamestown began to decline. When the bridge over the Appomattox River, connecting the Town of Jamestown to Cumberland County, was washed away in the 1930s, the town's fate was sealed. The last building

was abandoned in 1938.

Historic Resources

Prince Edward County has a rich history. Many sites in the county can be identified to attest to this heritage. A survey done by the Virginia Historic Landmarks Commission listed over 60 historic places. Of these, the following are currently listed on the Virginia Register of Historic Places:

Briery Church: This landmark was constructed in 1760 and was the first structure in the county to be listed on the Virginia Historic Register. The present Gothic Revival Church was designed by Robert Lewis Dabney. The church is located on Route 747 near the Charlotte County line.

Debtor's Prison: A small, solid log jail for debtors was built in 1787. It is among the earliest public buildings of such construction still standing in Virginia. It is located in Worsham on Route 15.

Hampden-Sydney College Historic District: The college was founded in 1776 by Virginia Presbyterians. It has an important collection of antebellum college buildings and preserves a 19th-century rural atmosphere. Outstanding among the several surviving early buildings is Virginia College Church, designed by Robert Lewis Dabney.

Falkland: A large, framed plantation house was built in 1815 by the Watkins family, important figures in the early history of Prince Edward County and Hampden-Sydney College. The two-story, four-bay, hall parlor dwelling is a striking example of a vernacular house type formed throughout the Upper South, from the Virginia Piedmont westward. Falkland is located on Route 632.

Old Prince Edward County Clerk's Office: This building served as the first clerk's office at Prince Edward Courthouse, now known as Worsham. It was built in 1855. It was later used as a public school. An addition was made to the north side of the building to accommodate the public school students. Once the new Worsham school was constructed, the building was used on occasions as a residence. This building replaced the clerk's office built in 1809-1810.

Burke's Old Tavern: Originally owned by Richard Burke, who was

warden from 1760 to 1761. He married Mildred Hawkins and sired a large family, and died in 1763. His son, Richard Floyd Burke, a merchant in Prince Edward and Norfolk, died in 1809. He also conducted a large business at the Tavern, which is located on Route 621, near Nottoway County.

Farmville Historic District: Encompasses the downtown business section, the 19th-century Beech Street neighborhood, Victorian-era High Street, 20th-century houses on First and Second Avenues, the Longwood University buildings on High Street, and the 19-century warehouses between the railroad tracks and the Appomattox River. This district includes more than 250 structures.

Buffalo Meeting House: Also known as Buffalo Presbyterian Church, the original building was constructed in 1739, with the present structure dating to 1808. It is located on Route 659, just south of Route 658. The church was founded by Scotch-Irish settlers and served as the focal point of the Buffalo Settlement. The building continues in use today as a Presbyterian Church.

R. R. Moton School: This building was constructed in 1939 and served as the school for the county's African-American children. In April 1951, the students at the school conducted a "strike" to protest the condition of the school. This walkout was one of the five test cases the U.S. Supreme Court used in its Brown vs. Board of Education case, in which the court ruled separate but equal was not an acceptable method of educating the nation's youth. In response to this decision, the Prince Edward County Board of Supervisors, instead of integrating the schools, closed the schools from 1959 to 1964.

In addition to the historic structures described above, the county is also on the Route of Lee's Retreat Driving Tour. This route traces Lee's retreat from Petersburg to Appomattox and includes stops at eighteen historic locations, including five in Prince Edward County.

CHAPTER IV

Demographic Analysis

This chapter contains an overview of Prince Edward County's demographic characteristics. Information on population, income, housing, employment, the economy, and education are included. An understanding of a community's demography – its past trends, current conditions and future projections can be a vital component of community planning. An analysis of this data helps a community identify emerging community issues and allows a community to respond proactively to these emerging trends.

Population

Other than a sharp decline in the 1950's, the population of Prince Edward County faced relatively small fluctuations between 1900 and 1970 (Table 1). However, between 1970 and 2000, significant growth took place during this period of suburbanization in the northern end of the County near Farmville and the areas close to Longwood University and Hampden-Sydney College.

Table 1
Population Trends (1900-2002)

Year	Population	Percent Change
1900	15,045	-
1910	14,266	-5.5%
1920	14,767	3.4%
1930	14,520	-1.7%
1940	14,922	2.7%
1950	15,398	3.2%
1960	14,121	-8.3%
1970	14,379	1.8%
1980	16,456	14.4%
1990	17,320	5.3%
2000	19,720	13.9%
2002	19,985	1.3%

Source: U.S. Bureau of the Census.

Proportionately, growth was closely divided between the three census tracts in Prince Edward County (Table 2), but Tract 9902 experienced the greatest total net increase of population by adding 1264 people from 1990-2000. Census Tract 9901 is located in the northeast corner of the County, Tract 9902 is located in the northwest corner, and Tract 9903 occupies the more rural portion of the southern end of the County (See Map). As the population continued to expand during the 1980s and 1990s, the population density for the entire County increased from 48.5 persons per square mile in 1980 to 55 persons per square mile in 2000. Table 3 shows 2000 population and density by Census Tract. Recent population estimates (see Table 1) show that the County's population increased from 1990 to 2002 by almost 15%.

**Table 2
Population and Distribution by Census Tract: 1990-2000**

Census Tract	1990		2000	
	Population	% of Pop.	Population	% of Pop.
9901	4,814	28%	5,225	26%
9902	7,562	44%	8,826	45%
9903	4,944	28%	5,669	29%
Total	17,320	100%	19,720	100%

Source: U.S. Bureau of the Census.

2000 Census Tract Map of Prince Edward County



Table 3
Population Density by Census Tract (2000)

	9901	9902	9903	Total
Square Miles	75	81	201	357
Population	5,225	8,826	5,669	19,720
Population/Square Mile	70	109	28	55

Source: U.S. Bureau of the Census, Virginia Department of Transportation.

Population Trends

Past trends indicate that since 1940 the population of Prince Edward County has increased in every decade with the exception of the 1950's. Much of the growth in the 1970's can be attributed to increases in the enrollment at Longwood College. In the 1980's and 1990's, much of the increase was related to a large amount of commercial growth which has created more jobs in the community.

In comparison with the population growth of surrounding counties,

Prince Edward had shown the highest rate of growth from 1980 to 1990, with the exception of Buckingham County, whose higher growth rate can be largely attributed to the opening of two prisons in the 1980's (Table 4). However, Prince Edward's 13.9% growth rate from 1990 to 2000 has barely kept pace with the 14.4% average growth rate for all of the localities in the Piedmont Planning District Commission (PDC) for that ten-year span.

Table 4
Population Trends in Counties in the Piedmont PDC (1980-2000)

County/PDC	1980 Population	1990 Population	% Change 1980-90	2000 Population	% Change 1990-2000
Amelia	8,405	8,787	4.5%	11,400	29.7%
Buckingham	11,751	12,873	9.5%	15,623	21.4%
Charlotte	12,266	11,688	-4.7%	12,472	6.7%
Cumberland	7,881	7,825	-0.7%	9,017	15.2%
Lunenburg	12,124	11,419	-5.8%	13,146	15.1%
Nottoway	14,666	14,993	2.2%	15,725	4.9%
Prince Edward	16,456	17,320	5.3%	19,720	13.9%
"Piedmont PDC"	83,549	84,905	1.6%	97,103	14.4%
Appomattox *	11,971	12,298	2.7%	13,705	11.4%

Source: U.S. Bureau of the Census; Piedmont Planning District Commission, 2004.
Appomattox County is not in the Piedmont PDC but is adjacent to PEC.*

Population Projections

Prince Edward County's population for the year 2030 is estimated at 27,200 or a total of a 37.9% increase from year 2000 -- a net increase of 7,480 residents (Table 5). In comparison, all of the seven counties that comprise the Piedmont PDC are projected to increase 21.9% to a total population of 118,400 in the year 2030. This data shows that Prince Edward is likely to grow at a much faster rate than the other rural jurisdictions within the region and should plan accordingly for the growth.

**Table 5
Population Projections (2010-2030)**

Year	Prince Edward County		Piedmont PDC	
	Projected Population	% Change from 2000	Projected Population	% Change from 2000
2000	19,720 (Actual)	N/A	97,103 (Actual)	N/A
2010	22,500	14.1%	105,100	8.2%
2020	24,900	26.3%	111,900	15.2%
2030	27,200	37.9%	118,400	21.9%

Sources: Prince Edward County; Piedmont Planning District Commission.

Note: These projections are based on survival, fertility, mortality and migration estimates and do not take into consideration significant changes in the local economy which can affect population growth. Because unforeseen events and factors always affect population growth, these projections should be used solely as estimates.

Population Age

Growth in Prince Edward County between 1990 and 2000 occurred in all six age groups, yet interesting growth patterns are emerging (Table 6). The four and under population in the year 2000 experienced only a minor incremental growth (1.7%) over the infant and toddler population in 1990, thus suggesting that the number of new births was basically unchanged. However, the 45-64 age group saw a 35.6% jump in its population – a net increase of over 1,000 people within this age group alone.

**Table 6
Population Age (1990-2000)**

Age Group	1990	2000	Percent Change 1990-2000
Total Population	17,320	19,720	13.9%
4 and under	967	983	1.7%
5-14 Years	2,005	2,313	15.4%
15-24 Years	4,955	5,325	7.5%
25-44 Years	4,051	4,438	9.6%
45-64 Years	2,852	3,866	35.6%
65 Years and over	2,490	2,795	12.2%

Source: U.S. Bureau of the Census.

This increase is created by the in-migration of new residents to the community. Almost half (42%) of the County's new residents in the 1990's fall into the age group of the baby-boomers or early retirees. Children ages 5-14 accounted for the second highest increase overall substantiating that there are now more school-age children than before. The population of 15-24 year olds increased only 7.5%, but senior citizens (age 65+) increased 12.2%.

As a result, the median age of County residents has increased from 26.0 years in 1980 to 28.6 years (1990) to 31.5 years (2000) over the last two decades. The aging of the County's population will change the mix of available employees and will change the services needed and/or desired by County residents from their local government.

Racial and Cultural Composition

The racial and cultural composition of Prince Edward County population has not changed significantly since 1990. The County is 62% white or Caucasian with all other minorities combining for 38% of the total population. (Table 7). This is nearly identical to the racial composition just ten years ago (63%/37%). As in other regions of Virginia, the numbers of Hispanic and Asian residents, though small in overall numbers, have seen substantial percentage increases over the past ten years by 63.2% and 66.2% respectively, while the Black or African-American population increased steadily by 12.7%.

**Table 7
Racial and Cultural Composition (1990-2000)**

Group	1990	2000	Percent Change
Total Population	17,320	19,720	13.9%
White	10,923	12,260	12.2%
White Hispanic	67	80	19.4%
White-Non-Hispanic	10,856	12,180	12.2%
Black	6,265	7,063	12.7%
American Indian, Eskimo or Aleut	29	36	24.1%
Asian or Pacific Islander	77	128	66.2%
Total Hispanic (any race)	114	186	63.2%
Other Race	26	45	73.1%
Two or More Races	N/A	188	N/A

Source: U.S. Bureau of the Census.

Family and Household Distribution

Table 8 shows that the percentages of families in each of the County's three census tracts are almost identical to the percentages of total households by tract (32, 35, and 33% compared to 33, 36, and 31%). Therefore, the data would suggest that the number of family households (a 66% average – two out of three overall) is very consistent County-wide. Overall, household and family distribution statistics have not changed significantly in the past ten years for most categories regarding household type. Tables 9, 10, and 11 provide detailed household statistics by Census Tract. A modest 61% of the households having children under age 18 consist of a married couple family, while 37% of these households with children are single-parent households, and another 2% are classified as "other". This data generally reflects current national trends. In regard to households where elderly individuals (i.e., 65 years and over) live, 42% of all of these households are one-person households – meaning almost half of these senior citizens reside alone.

Table 8
Distribution of Families and Households by Census Tract (2000)

Type	9901	9902	9903	Total
Total Families	1,397	1,492	1,417	4,306
Percent of Families	32%	35%	33%	100%
Total Households	2,161	2,387	2,016	6,564
Percent of Households	33%	36%	31%	100%

Source: U.S. Bureau of the Census.

Table 9
Household Type by Tract (2000)

Household Type	9901	9902	9903	Total	Percent
1 Person:	648	739	507	1,894	29%
Male Householder	276	278	255	809	12%
Female Householder	372	461	252	1,085	17%
2+ Persons:	1,510	1,641	1,516	4,667	71%
Married Couple Family	939	1,066	1,045	3,050	46%
Other Family	451	397	374	1,222	19%
Male HH-no wife	78	80	87	245	4%
Female HH-no husband.	373	317	287	977	15%
Non-Family Household:	120	178	97	395	6%
Male Householder	68	96	60	224	3%
Female Householder	52	82	37	171	3%
Total	2,158	2,380	2,023	6,561	100%

Source: U.S. Bureau of the Census (sampled data used).

Table 10
Household Type by Tract: With Persons Under Age 18 (2000)

Household Type	9901	9902	9903	Total	Percent
Family Households:	730	744	708	2,182	98%
Married-Couple Family	421	480	464	1,365	61%
Other Family:	309	264	244	817	37%
Male HH-no wife	50	41	51	142	6%
Female HH-no husband.	259	223	193	675	31%
Non-Family Household:	7	24	8	39	2%
Total:	730	768	716	2,214	100%

Source: U.S. Bureau of the Census.

Table 11
Household Type by Tract: With Persons 65 Years Old and Over (2000)

Household Type	9901	9902	9903	Total	Percent
1 Person	249	350	211	810	42%
2+ Persons: Family Household	326	414	320	1060	56%
2+ Persons: Non-Family Household	9	16	14	39	2%
Total	584	780	545	1909	100 %

Source: U.S. Bureau of the Census.

Income

Income distribution information is a helpful tool for portraying the economic vitality of a community. Income level data can help determine and be reflective of the types of services and needs that County residents may require. Table 12 shows that the median household income in Prince Edward County is rising annually, but has consistently trailed behind the state median since 1993. In addition the County's median household income as a percentage of state median household income has been declining since 1996.

A contributing factor to these trends could be the large number of middle-age people/early retirees moving into the County who may now

be earning less than before and a slightly higher than average population living below the poverty level. By 1999, the County's median income levels were about 35% lower than the rest of Virginia.

Table 12
Projected Median Household Income (1993-2000)

Year	Prince Edward County		Virginia	
	Median Household Income	Percent Change	Median Household Income	Percent Change
1993	\$23,586	N/A	\$34,818	N/A
1994	\$24,988	5.9%	\$35,610	2.3%
1995	\$26,326	5.4%	\$36,367	2.1%
1996	\$27,030	2.7%	\$38,510	5.9%
1997	\$27,854	3.0%	\$40,209	4.4%
1998	\$29,087	4.4%	\$42,622	6.0%
1999	\$29,364	1.0%	\$44,848	5.2%
2000	\$31,000	5.6%	\$46,789	4.3%

Source: Weldon Cooper Center for Public Service, Univ. of Virginia, 2004.

Poverty

Poverty status data is presented by age group in Table 13. Previously in 1989, 18% of all County residents had incomes below the poverty level, but by 1999 that figure dropped slightly to 15%. Fortunately, the poverty rates for the 18-64 age groups also dropped to 11% in 1999. But, when the County's 14% population growth from 1990 to 2000 is taken into consideration, about the same number of people, relatively speaking, are still living below the poverty level in 2000 as there were in 1990.

Table 13
Poverty Status in 1999 by Age

Income	Age 18-64		Age 65 & Over		All Ages	
	#	%	#	%	#	%
Below Poverty Level	1,612	11%	418	15%	3,013	15%
Above Poverty Level	12,870	89%	2,377	85%	16,707	85%

Source: U.S. Bureau of the Census. Note: Statistics are from the 2000 Census and reflect the 1999 income of persons for whom poverty status has been determined.

Poverty status is a derived measure that is determined by comparing the income of a family (or unrelated individual) with a series of income thresholds which vary according to the size of the family, the number of related children, and the age of the householder (for one and two-person households only). The poverty thresholds are adjusted every year in accordance with changes in the Consumer Price Index so that comparisons of poverty statistics between the Censuses are valid, even though both incomes and prices have been affected by inflation. Poverty status is not determined for unrelated individuals under 15 years old or for persons living in college dormitories, military barracks, or institutions.

Housing Resources

Between 1980 and 2000, the County's housing stock grew by 43%. Today, homes built after 1980 account for nearly 42% of all homes built, with most of this growth occurring during the 1990's (Table 14). In 2003, out of a total of 144 single-family home permits, 62 (44%) were stick-built homes while 82 (56%) were considered to be manufactured houses. Single-family development has seen its numbers proportionately decrease and now accounts for just over two-thirds (68%) of the total housing stock.

**Table 14
Total Housing Units (1980-2002)**

Year	Units	Change
1980	5,548	N/A
1990	6,075	9.4%
2000	7,527	23.9%
2002 (est.)	7,904	5.0%

Source: U.S. Bureau of the Census; Prince Edward County 2004.

The majority of homes in the County are single-family, stick-built homes (68%) with a large percentage of manufactured houses (22%). Most of the multi-family units (the remaining 10%) are located within the Town of Farmville.

Table 15 illustrates the distribution of housing types in the County and recent trends. While the manufactured home stock has skyrocketed from 1980 to 2000, stick-built home construction stagnated in the 1980's and grew 18% during the 1990's. Table 16 shows new single-family housing development between 1999 and 2003. Since 1999, an average of 172 residential building permits have been issued each year.

**Table 15
Distribution of Housing Units by Type (1980-2000)**

Housing Units	1980	1990	2000	Change 80-90	Change 90-00
Single Family*	4,311	4,319	5,078	0.2%	17.6%
Multi-Family*	703	633	714	-10.0%	12.8%
Mobile Homes	517	1,123	1,629	117.2%	45.1%

Source: U.S. Bureau of the Census.

Table 16
Single-Family Residential Building Permits (1999-2003)

Year	1- and 2-Family Dwellings		Manufactured Homes	
	Number	Value	Number	Value
1999	54	\$5,064,500	151	\$4,467,351
2000	44	\$5,615,060	132	\$4,072,166
2001	44	\$5,588,573	102	\$3,076,410
2002	59	\$6,664,923	121	\$4,123,787
2003	62	\$7,355,317	82	\$2,870,989
Totals	263	\$30,288,373	588	\$18,610,703

Source: Prince Edward County Planning Department 2004.

Over the past five years (1999-2003), the demand for manufactured homes has continued to increase significantly. In fact, the 588 permits issued for manufactured homes since 1999 account for 68% of all new residential permits. This trend, citing that a majority of the new homes permitted in the County are manufactured housing continues a similar trend evident in the 1990's.

As in previous years, most of the housing in Prince Edward remains owner-occupied (Table 17) In 2000, 68% of the County's total housing stock was owner-occupied, falling slightly from 71% in 1990. Therefore, a sizable rentable market (32%) exists in the County. During this same 10 year period, the percentage of owner-occupied units increased approximately 18%, (compared to a 13.9% population increase).

In 2000, the median value of all owner-occupied units was \$86,900, a significant increase of almost 66% since 1990. In 2000, the median rent increased by 13% over 1990 figures and generally kept pace with rent increases in the other jurisdictions in the Piedmont PDC.

Table 17
Housing Tenure and Characteristics (1990-2000)

Characteristic	1990	2000	Change 90-00
Occupied Units	5,373	6,561	22.1%
Owner Occupied	3,808	4,489	17.9%
Renter Occupied	1,565	2,072	32.4%
Median Value	\$52,500	\$86,900	65.5%
Median Rent	\$310	\$351	13.2%
Median Rooms per Unit	5.53	5.4	-2.4%
Household Population	13,927	15,943	14.5%
Persons per Unit	2.6	2.43	-6.5%

Source: U.S. Bureau of the Census.

New Housing Starts

Table 16 reveals that the number of manufactured homes constructed in the County continues to far outpace the number of stick-built homes in the past years, just as was evident during the 1980's and 1990's (see Table 15). Since the year 2000, less than one-third (32%) of the County's new single-family homes were stick-built homes. Table 18 lists the multi-family and commercial permits for the same five-year time span.

Table 18
Commercial and Multi-Family Building Permits (1999-2003)

Year	Commercial		Multi-Family	
	Number	Value	Number	Value
1999	9	\$1,304,397	0	---
2000	17	\$9,855,930	2	\$100,000
2001	7	\$925,000	2	\$1,040,000
2002	11	\$9,661,030	3	\$1,100,000
2003	7	\$3,003,918	3	\$1,200,000

Source: Prince Edward County Planning Department 2004.

Tables 19, 20, and 21 show various housing characteristics broken down by Census Tract for the year 2000. Census Tract 9901 (the northeastern portion of the County, including Farmville east of Route 15) has the highest percentage of renter-occupied housing (39%) while Census Tract 9903 (the southern half of the County) had a significantly smaller percentage (only 22%).

Table 19
Occupancy Status of Year-Round Housing Units by Census Tract (2000)

Census Tract	Occupied		Vacant		Total	
	Number	Percent	Number	Percent	Number	Percent
9901	2,158	89%	258	11%	2,416	100%
9902	2,380	88%	327	12%	2,707	100%
9903	2,023	84%	381	16%	2,404	100%
Total	6,561	87%	966	13%	7,527	100%

Source: U.S. Bureau of the Census.

Table 20
Tenure Status of Occupied Housing Units by Census Tract (2000)

Census Tract	Owner Occupied		Renter Occupied		Total	
	Number	%	Number	%	Number	#
9901	1,311	61%	847	39%	2,158	100%
9902	1,603	67%	777	33%	2,380	100%
9903	1,575	78%	448	22%	2,023	100%
Total	4,489	68%	2,072	32%	6,561	100%

Source: U.S. Bureau of the Census.

Table 21
Other General Housing Characteristics by Census Tract (2000)

	9901	9902	9903
Median Value	\$85,600	\$95,000	\$80,100
Median Contract Rent	\$336	\$403	\$300
Rooms/Unit	5.3	5.5	5.3

Source: U.S. Bureau of the Census.

Almost 13% of the homes in the County are considered vacant (a total of 966 dwellings) while about 32% of the total housing units are renter occupied. Some of the vacant homes may be seasonal properties, including properties near recreational amenities such as Twin Lakes or Briery Lake. One out of every six “year-round housing units” in Census Tract 9903 is considered vacant. The median home value in Census Tracts 9902 (the northwestern portion of the County, including Farmville west of Route 15) has the highest median home value (about \$95,000) which was 19% higher than Census Tract 9903.

Table 22 provides statistics on homes lacking adequate plumbing facilities (hot and cold running water, a flush toilet, and a bathtub or shower) at the Census Tract level and show that significant improvements have occurred in the County. About 3% of all occupied housing units in 2000 had sub-standard plumbing facilities as compared to 5% in 1990. For both 1990 and 2000, the Census Tract with the highest percentage of units lacking adequate plumbing in the County is Tract 9903. However, between 1990 and 2000, there was a 31% reduction in the number of residential units County-wide that lacked indoor plumbing (207 as opposed to 301 units). This decrease continued a previous trend (a 54% reduction over the 1980’s) in the total number of (655) units without adequate plumbing since 1980.

Table 22
Housing Units Lacking Adequate Plumbing Facilities
by Census Tract (2000)

	1990		2000	
	Number	Percent	Number	Percent
9901	77	4%	68	3%
9902	101	4%	50	2%
9903	123	7%	89	4%
Total	301	5%	207	3%

Source: U.S. Bureau of the Census.

Employment

During the 1980's, Prince Edward/Farmville saw a significant increase in commercial development in the County fueled by significant growth in the service industry. During this time, the Town of Farmville firmly established itself as the commercial hub for the surrounding eight-county area. The decade of the 1990's further saw the Town of Farmville grow in its economic stature.

The County's civilian labor force has seen some fluctuations over the past 10 years (Table 23), but it remains largely at the same level it was 10 years ago. Over the past 5-6 years, unemployment rates in Prince Edward County have been remarkably similar to the unemployment rates in the Piedmont PDC; with little fluctuation between the two (Table 24). This trend further suggests that the Town of Farmville/Prince Edward has become a key focal point for business in the region.

Table 23
Labor Force Statistics: 1994-2003
(16 Years & Older)

Year	Labor Force	Employed	Unemployed
1994	8,299	7,911	388
1995	8,616	8,158	458
1996	8,298	7,809	489
1997	8,394	7,694	700
1998	8,121	7,738	383
1999	8,143	7,852	291
2000	7,963	7,734	229
2001	8,073	7,745	328
2002	8,042	7,648	394
2003	8,197	7,810	387

Sources: U.S. Bureau of the Census; Virginia Employment Commission; Weldon Cooper Center for Public Service, UVA.

Table 24
Unemployment Rates: 1993-2003

Year	Prince Edward County	Piedmont PDC	Virginia	United States
1993	8.5	7.3	5.1	6.8
1994	4.7	5.9	4.9	6.1
1995	5.3	6.2	4.5	5.6
1996	5.9	6.2	4.4	5.4
1997	8.3	6.9	4.0	4.9
1998	4.7	4.2	2.9	4.5
1999	3.6	3.3	2.8	4.2
2000	2.9	2.9	2.2	4.0
2001	4.1	3.7	3.4	4.7
2002	4.9	4.7	4.1	5.8
2003	5.3	4.6	3.8	6.0

Sources: Virginia Employment Commission; Weldon Cooper Center.

Unemployment

Between 1993 and 1996, unemployment in Prince Edward County fell from 8.5% to 5.9% and then faced an uncharacteristic spike of 8.3% in 1997 and fell again annually each year to 2.9% in 2000 during a time of exceptionally low levels of unemployment nationwide. Since 2000, unemployment has increased up to 5.3%, now lagging behind the Piedmont PDC's rate of 4.6% as of 2003.

Since increased job growth has come to the County coupled with a relatively unchanged labor force of County residents, this situation suggests that many more residents in the neighboring counties in the Piedmont PDC may now commute to Farmville/Prince Edward for their place of employment than they did several years ago. While the categories of the different employment sectors used in Table 25 continue to change, the job growth for Prince Edward residents continues to climb. Starting with 5,443 jobs in 1970 to 6,137 (1980), to 6,969 (1990) to 7,674 (2000) – the County and Town have together seen a

41% increase in the number of jobs over the last 30 years and a 10% jump recently in the 1990's.

Table 25
Number of Jobs Located in Prince Edward
(shown by type of industry): 1990-2000

Industry	1990	2000	Change
Agriculture, Forestry, Fishing, Mining	437	300	-31%
Construction	389	555	43%
Manufacturing	1,175	855	-27%.
Wholesale Trade	142	137	-4%
Retail Trade	1,350	864	-36%
Transportation, Warehousing, and Utilities	167	283	69%
Information	N/A	186	N/A
Finance, Insurance, Real Estate, and Rental and Leasing	290	178	-39%
Professional, Scientific, Management, Administrative, and Waste Management	300	256	-15%
Educational, Health, and Social Services	1,858	2,384	28%
Arts, Entertainment, Recreation, Accommodation and Food Services	62	701	N/A
Other Services	413	340	-18%
Public Administration	386	635	65%
Total	6,969	7,674	10%

Source: US Census Bureau. Where categories do not correspond between 1990-2000, no change in employment is calculated.

Employers

Table 26 shows the number of jobs by type of industry in Prince Edward County as compiled by the U.S. Census Bureau. Like the rest of the country, the County has undergone structural changes towards a service and information-based economy and based less on manufacturing, agriculture, and natural resource usage. For instance,

the “Information” category, which didn’t even exist in 1990, laid claim to 186 jobs to become larger than the two smallest category types. Job declines were evident in these categories: “Professional, Scientific, Management, Administrative...” (-15%), “Manufacturing” (-27%), “Retail Trade” (-36%) and “Finance, Insurance, Real Estate...” (-39%).

On the upside, two categories grew its jobs base by more than 65% -- “Transportation, Warehousing, and Utilities” (69%) and Public Administration (66%). The “Construction” industry also increased employment significantly (43%). The “Educational, Health, and Social Services” category gained over 500 new jobs, coming primarily to Longwood University, Hampden-Sydney College, and the Prince Edward County School System. The biggest increase in the actual number of jobs belonged to the “Arts, Entertainment, Recreation, Accommodation and Food Services”. This category’s increase is likely attributed both to an increase in the number of jobs in these fields related to higher education and a redefining of the category to include more jobs that were previously calculated in the “Professional, Scientific, Management, Administrative...” category. Clearly, because of the strong influence of the education sector, the economy of Prince Edward is shifting towards service-related employment with higher salaries and greater educational requirements.

Through its new construction and student-body growth, Longwood University has become the largest employer in the Farmville/Prince Edward area. Some of the other largest employers in the area include Southside Community Hospital in Farmville, Prince Edward County School System, Hampden-Sydney College, and Wal-Mart. Other key local employers include Trinity Mission Health & Rehab, Holly Manor Nursing Home, Brookview Lodge, Weavexx Corporation, Prince Edward County, Green Front Furniture, Fuqua School, Piedmont Regional Jail, Haley Automotive, Farmville Herald, and Carbone.

Recent Trends

Information from the Virginia Employment Commission calculates that the number of jobs located in Prince Edward County/Town of Farmville grew a modest 2% from 1996 to 2000 (Table 26). Were it not for a significant decline of 31% in the number of manufacturing jobs (a net loss of 345 jobs during the 4-year span), then the rate of job gains would have been notably higher. The “Transportation, Communication, & Utilities”, “Finance, Insurance, & Real Estate”, “Services”, and “Retail Trade” sectors saw the largest growth while “Manufacturing” and the “Wholesale Trade” sectors both declined.

Farm Employment nearly held steady with a slight job loss.

Table 26
Total Employment by Industry Located in Prince Edward County
1996-2000

Industry	1996	1998	2000	Change 1996-2000
Farm Employment	422	422	418	-1.0%
Agriculture Services, Forestry and Fishing	N/A ¹	N/A ¹	N/A ¹	N/A ¹
Mining	N/A ¹	N/A ¹	N/A ¹	N/A ¹
Construction	477	475	499	4.6%
Manufacturing	1,098	747	753	-31.4%
Transportation, Communication, and Utilities	216	213	241	11.6%
Wholesale Trade	267	227	241	-9.7%
Retail Trade	2,607	2,727	2,801	7.4%
Finance, Insurance, and Real Estate	362	394	382	5.5%
Services	3,314	3,538	3,555	7.3%
Government	1,983	1,955	2,063	4.0%
Total	10,830	10,798	11,044	2.0%

Taxable Sales

Prince Edward County fares very well for counties its size because it collects taxable revenue from consumers in the seven county region who often travel 20-30 miles to shop for their regular purchases in Farmville/Prince Edward. Widely-known for its many businesses with furniture and antique sales, Farmville/Prince Edward saw gross receipts last year of just under \$40 million (Table 27), a staggering total for a community of its size.

Table 27
Taxable Sales: 1999 - 2003

Business Classification	1999	2001	2003	Percent Change 1999 - 2003
Apparel	\$5,287,213	\$4,687,218	\$5,001,079	-5.4%
Automotive	8,522,797	8,508,296	9,465,779	11.1%
Food	42,645,348	40,777,613	41,889,034	-1.8%
Furniture, Home Furnishings, & Equipment	41,200,494	40,217,572	39,833,338	-3.3%
General Merchandise	56,312,845	68,177,645	6,654,052	N/A
Lumber, Building Materials & Supply	5,982,102	6,336,995	8,329,626	28.2%
Fuel	N/A	N/A	N/A	N/A
Machinery, Equipment & Supplies	6,101,042	6,986,549	8,641,538	41.6%
Miscellaneous	15,614,713	18,834,051	22,893,002	46.6%
Hotels, Motels, Tourist Camps	2,330,608	2,317,483	2,681,198	15.0%
Alcoholic Beverage	1,443,364	1,641,886	2,200,187	52.4%
Other Misc. & Unidentifiable	14,464,357	13,319,342	77,887,142	N/A
TOTAL	\$199,904,883	211,804,650	\$225,485,975	12.8%

Source: Virginia Department of Taxation, 2004.

The taxable sales in Prince Edward County/Town of Farmville increased by 12.8% between 1999 and 2003. Much of the real growth

occurred in “Lumber, Building Materials & Supply” (28%), “Machinery, Equipment & Supplies” (nearly 42%), and “Miscellaneous” (46%). “Hotels, Motels, Tourist Camps” (15%) and Automotive (11%) saw steady gains. In terms of losses, three categories lagged behind in sales: “Food” (-1.8%), “Furniture, Home Furnishings, and Equipment” (-3.3%) and Apparel (-5.4%) all fell despite recent local increases in population and building construction. At present, there does not appear to be a shift to purchasing out of County purchases, though it is likely that the Farmville/Prince Edward business base may face a stiff challenge in the future from competition for certain retail products such as apparel, furniture, home furnishings, and equipment from new businesses in western Chesterfield County (Richmond area) and the Lynchburg area.

Tourism

The potential impact of tourism on Prince Edward County’s economy is illustrated by Table 28. All three categories follow the pattern of traveler spending. Total traveler spending increased about 32% from 1993 to 2001. The amount of travel generated employment increased 29% during the same time span due in part to the opening of new restaurants and hotels along Route 15 South near the Route 460 By-Pass interchange. The travel-generated payroll, interestingly, showed a large 66% gain and indicates that the local tourism industry had strong wage growth in the 1990’s for its employees. These numbers can be anticipated to continue to make modest to steady gains over the next couple of years.

Table 28
Tourism Expenditures and Employment
Prince Edward County: 1993 -2001

Year	Traveler Spending	Employment Number	Payroll	Change in Traveler Spending
1993	\$9,290,000	150	\$1,660,000	N/A
1994	\$9,760,000	150	\$1,810,000	5.1%
1995	\$10,390,000	160	\$1,950,000	6.5%
1996	\$13,380,000	210	\$2,540,000	28.8%
1997	\$11,900,000	180	\$2,330,000	-11.1%
1998	\$11,189,244	172	\$2,298,462	-6.0%
1999	\$11,559,000	183	\$2,458,000	3.3%
2000	\$11,771,060	181	\$2,534,929	1.8%
2001 (Prel.)	\$12,282,692	194	\$2,750,008	4.3%

Source: Weldon Cooper Center for Public Service, UVA.

Education

The Prince Edward County Public School System operates one elementary school, one middle school, and one high school which includes the County’s Career-Technical Center. All of these facilities are centrally located on Route 628, just south of Farmville and the Route 460 By-Pass.

The general education statistics presented in Table 29 highlight significant overall improvements in educational attainment of Prince Edward County residents and probable demographic changes for the County as well. In 1990, only 60.5% of the residents 25 years or older had completed high school. By 2000, the percentage of the County’s population with a high school diploma or higher degree had increased to 69.9%. This graduation rate of nearly 70% surpasses the graduation rate of the seven counties in the Piedmont PDC (65.2%), but is lower than the state’s overall average (81.5%). The number of college graduates increased by 35% (from 14.2% to 19.2% of the overall population) between 1990 and 2000. The median school years completed increased from 11.9 years in 1990 to 12.5 in 2000. The positive changes in the high school and college graduation rates help add value to the local available labor market for prospective and current employers alike.

**Table 29
General Education Statistics 1970-2000**

People 25 Years Old and Older	1990	2000	United States 2000	% Change 90-00
Percent High School Graduates	60.5%	69.9%	88%	15.5%
Percent College Graduates	14.2%	19.2%	29%	35.2%
Median School Years Completed	11.9	12.5	N/A	5.0%

Source: U.S. Bureau of the Census.

Table 30 compares selected public school information of three recent academic years. The pupil teacher ratio slipped slightly over the past two years, but the total expenditure per pupil has held remarkably constant – just under \$7300 per student. About 90% of the High School graduates continue their formal education in colleges or vocational-technical schools, which ranks among one of the highest percentages

for counties within the Piedmont PDC. Likewise, dropout rates are also some of the lowest in the PDC. Over the past two school years alone, average daily membership in the Prince Edward County Public Schools has sharply increased by 6.3%, with the biggest increase coming at the High School – 13% more students in just two years. The increased enrollment rate in the County schools has well surpassed the County’s rate of population growth, estimated at 0.7% annually since the year 2000.

Table 30
A Comparison of Selected Public School Information:
Academic Years 2000-01, 2001-02, 2002-03

	2000-2001	2001-2002	2002-2003
Elementary School Membership	1049	1064	1074
Middle School Membership	859	885	916
High School Membership	715	750	808
Average Daily Membership	2623	2699	2788
Total Expenditure per Pupil	\$7,300	\$7,273	\$7,289
Pupil Teacher Ratio (Classroom Teaching)	11.9	13.9	13.7
Average Annual Salaries (Classroom Teachers)	N/A	\$38,592	\$37,670
HS Graduates	146	134	156
Percent HS dropouts	2.3%	3.28%	N/A
Percent HS graduates continuing education	75.3%	90.3%	90%

Sources: Superintendent’s Annual Report for Virginia, Prince Edward School Board, 2004.

Since the 2000-2001 school year, the School Board has included four-year-olds who would become five between September 30th and December 31st in their membership estimates..

The total student enrollment of September 2003 (not shown on Table 31) surpassed the September 2002 enrollment by 48 students according to School Board officials and continued annual student increases are likely. Current enrollment figures (see Table 31) for all the County Public Schools show a total student population of 2,745 (as of March 15, 2004). The Virginia Department of Education “Estimates for Funding” anticipates a total enrollment in the 2004-2005 year of 2,779 students -- an increase of 34 students over current enrollment figures below.

**Table 31
Prince Edward County Public Schools:
Current Enrollment Figures as of March 15, 2004**

School	Grade Levels	Enrollment
Prince Edward Elementary	K-4	979
Prince Edward Middle	5-8	903
Prince Edward High	9-12	867
Total Enrollment	(K-12)	2,745

Source: Prince Edward County School Board, 2004.

Other K-12 Schools

According to the Prince Edward County School Board, there were 55 students living in the County who were home schooled as of March 2004. The exact number of students enrolled in private schools who live in Prince Edward County was not available. However, there are at least three local private schools whose enrollment includes students living in Prince Edward County. The Fuqua School, located in Farmville, is a privately-funded pre K-12 school with a current enrollment of 503 students. The Fuqua School recently completed the installation of a new track as part of its athletic facilities. Prospect Christian Academy, located approximately three miles west of the village of Prospect, has an enrollment of 30 students in grades pre K-12. Also, New Life Christian Academy is located in Cumberland County just two miles across the Appomattox River from Farmville and has a pre K-12

enrollment of 107, some of which live in Prince Edward County. These students, who are receiving their education from a means other than the Prince Edward County Public School System, are easing the taxpayer-burden on the public school services that would otherwise be required of the County to fulfill.

Higher Education

Prince Edward County is also the site of two academic institutions of higher learning -- Longwood University and Hampden-Sydney College.

Founded in 1839, Longwood University (formerly Longwood College), located within the Town of Farmville, is a State-funded four-year co-educational undergraduate and graduate institution. With a total current enrollment of 4,300 students, Longwood forecasts a goal of 6,000 students without any major construction of on-campus housing; off-campus construction is currently keeping pace with the demand.

Hampden-Sydney College, located in the community of Hampden-Sydney and founded in 1776, is a private four-year undergraduate liberal arts college for men. The tenth oldest college in the United States and second oldest in Virginia, Hampden-Sydney has a current enrollment of 1039 students and is affiliated with the Presbyterian Church (USA).

For students seeking a two-year program, Southside Virginia Community College is located in Keysville, a short drive away in Charlotte County. Also, Southside Virginia Community College offers for-credit classes locally at Prince Edward County's Career-Technical Center in fields such as nursing and computers, among others. There are numerous (public and private) four-year colleges/universities located throughout the region and Virginia to serve the higher education needs of Prince Edward County residents who desire to further their academic studies.

CHAPTER V

Administrative Facilities

The County's administrative facilities are housed in the courthouse complex in downtown Farmville.

There has been a significant change in the County's administrative facilities since the adoption of the last comprehensive plan. As part of a renovation and expansion program, the County has constructed new administrative facilities and renovated or demolished others in the downtown Farmville area. The construction of the new Courthouse in the late 1990's provided the County with new administrative space and allowed the County to demolish older administrative facilities in the downtown area. Facilities known as the Courthouse Annex, the Social Services Building, and the Old Jail Building, were removed as a part of this program. A facility known as the Moore Building, located at the corner of Third and South Streets was renovated, and now houses a Visitors Information Center.

The County also owns several buildings outside of the downtown Farmville area. Most of these are located in the Worsham area of the County. They are:

Prince Edward Cannery This facility is one of the few community canneries remaining in Virginia. It is open and available to citizens on a part-time basis. It is located about two miles west of Worsham on Route 665

Debtors Prison This small building was constructed in 1787 and served as a jail for individuals failing to pay their debts. Located on the west side of Route 15, it is listed on the Virginia Register of Historic Places

Several County-owned buildings are historic structures listed on the Virginia Register.

Old Prince Edward County Clerk's Office. Constructed in 1855, and also listed on the Virginia Register of Historic Places, this facility has also served as a private residence. It is located on the east side of Route 15 in Worsham.

County Shop and Animal Shelter These facilities are located at the end of Route 758. The County Shop houses the majority of the County's maintenance equipment . The animal shelter provides temporary shelter for animals picked up by the County's animal warden

Education

The Prince Edward County Public School System operates one elementary school, one middle school, and one high school which

includes the County's Career-Technical Center. All of these facilities are centrally located on Route 628, just south of Farmville and the Route 460 By-Pass. These facilities are meeting the current needs of the school system and there are currently no funded capital expansion plans. However, the County in 2004 purchased 123 acres adjacent to the school complex so future expansion needs can be addressed, should they arise

Transportation

Prince Edward County is served by highway, rail and air transportation, as well as a public transportation system. Each is described below:

Highway Transportation

County roads are classified by the Virginia Department of Transportation (VDOT) as primary and secondary.

The primary system includes those highways designated as arterials and other primaries, and have state route numbers below 600. Prince Edward County competes with other jurisdictions in the VDOT Lynchburg District for road improvement funds for primary highways. Currently, the only funded primary project within the County is a VDOT study of the expansion of Route 460/460 Bypass interchange on the eastern side of Farmville

Secondary roads are major and minor collector routes and local streets included in the state system for maintenance. Secondary roads are numbered 600 and above in the VDOT classification system.

Primary highways in the County are briefly discussed below.

U.S. 460 - This is a major east-west highway that provides access to the northern part of the county. It is a major commerce route. The road is a dual highway with bypasses around the towns of Farmville and Pamplin. The entire route has speed limits of 60 mph (65 mph on Farmville bypass) and the road is a major asset in the County's efforts to promote economic development.

U.S. Route 15 - This highway is a major two-lane north-south route, which goes across the central part of the county. The county's major anticipated growth corridor extends along Route 15 from Farmville to the Hampden-Sydney area. One of the county's long-term goals is to have this route four-laned, especially the section from Route 628 near



Routes 460 and 15 are the primary east/west and north/south highways within the County.

Farmville to Route 133 at Kingsville. This goal/request is presented to the Commonwealth Transportation Board annually .

U.S. Route 360 - This four-lane highway is located in the southeastern part of the county and serves as the main transportation route between Richmond and Danville. Commercial development along this route in Prince Edward County is limited.

Virginia Route 307 - This two-lane highway serves as a short-cut between U.S. 360 in Amelia County and U.S. 460 at Rice. The road is hilly and receives a great deal of truck traffic.

Virginia Route 45 - Only a small section of this road is actually located in Prince Edward County, all within the Town of Farmville. The highway extends north from Farmville into Cumberland and Goochland counties.

Virginia Route 133 - This road is only 1.2 miles in length, and basically serves as a bypass around the Hampden-Sydney College campus.

Major secondary roads in the county include: Routes 665,696,658 630, 626, and 604. Funding for secondary road improvements is allocated to Prince Edward County on the basis of a six-year funding plan prepared jointly by VDOT and the County.

Current FY 05-06 funding for County secondary improvements is approximately \$837, 000 with projected five year funding at 4.4 million dollars. Most projects in the six year plan are minor road enhancements The six-year plan contains no new highway segments, or new major road improvements.

Public Transportation

The Town of Farmville and portions of Prince Edward County are served by two transit entities. The Farmville Area Bus provides public transportation within the Town of Farmville and some limited areas of the county. The system has been operating since 1990.

In addition to the public bus services, the county is also served by Greyhound Bus Lines, which has a stop in Farmville. Individuals can reach major cities through Greyhound.

Air Transportation

The County is served by the Farmville Municipal Airport, which is

located five miles north of Farmville in Cumberland County. It has a 4,400 foot runway with full maintenance services, fuel, and flight instruction available. The Lynchburg airport is located approximately 50 miles west of the County, and the Richmond International Airport, located 70 miles east, provides passenger, freight, and air express services.

Rail Transportation

The Norfolk Southern Corporation until recently operated two rail lines passing through Prince Edward County. One line, which generally parallels Route 460, connected Pamplin City to Burkeville in Nottoway County. This line has been abandoned and a study is currently being undertaken to evaluate the feasibility of developing a “rails-to-trails” recreational trail along this right-of-way. The still active rail line is located in the southeast part of the county, between the Charlotte and Nottoway County lines. Freight and piggyback service are available on this line.

Wastewater

The location of existing and planned wastewater lines can have a significant impact on growth patterns in a community. Public sewer service is available throughout the Town of Farmville, and in several subdivisions lying just outside the town limits. Public sewer is also available to the county’s public school complex and in the Prince Edward County Industrial Park located along Route 15, just south of the Route 460 By-Pass. Finally, sewer is currently available to serve the Hampden-Sydney Campus. This sewer facility is jointly owned by the County, Farmville, and Hampden-Sydney College. Map 2 shows the general location of areas served by public sewer in the county.

Collected sewage is treated at the town’s treatment facility located along the Appomattox River.

Water

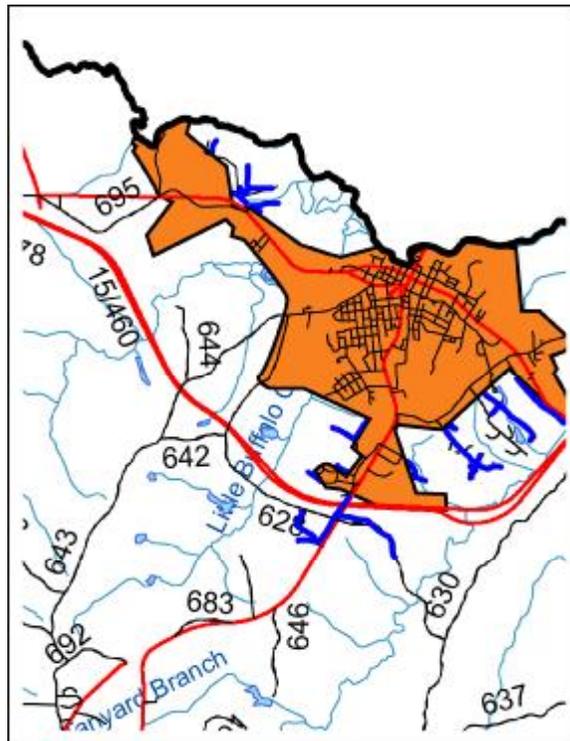
Public water service is also available throughout the town of Farmville, in nearby County subdivisions, at the County school complex, at the Prince Edward County Industrial Park and in the town of Pamplin. Public water lines do not extend to the Hampden-Sydney campus. Water service at the campus is provided by a self-contained public water system. Water treatment is provided by the Town of Farmville’s water treatment plant located on the Appomattox River. Map 2 also shows the general location of areas served by public water systems.

The abandonment of the Norfolk-Southern east-west rail line in the County connecting Pamplin City with Burkeville, has created the opportunity for a significant rails-to-trails project in the County.

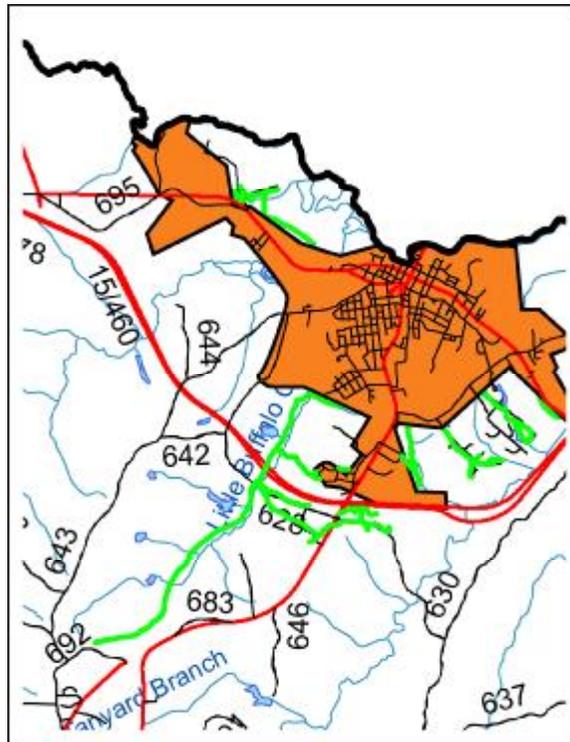
Decisions on treatment options for raw water withdrawn from the Sandy River Reservoir will have a significant impact on future growth patterns of eastern Prince Edward County.

The Sandy River Reservoir, developed by the County in 1995 is a future source of water for the County. The reservoir will have a yield of approximately 10MGD, and will be able to provide for the county's long term water needs. Studies are currently underway to ascertain the most feasible way for this water to be treated and distributed to county residents and businesses. Options include the transmission of raw bulk water to Farmville for treatment, or the construction of a new water treatment facility at the reservoir. Treatment and distribution of the water from the reservoir site would provide public water service, and growth potential to an area of the County not currently served by these facilities.

Map 2: Location of Water Areas



Map 3: Location of Sewer Areas



Solid Waste

The Prince Edward County Landfill is located off Route 648 approximately seven miles west of Farmville. The operation of the landfill is contracted out to a local vendor who is responsible for the day to day management of the waste brought to the site. The landfill has been in operation since 1984. It is estimated that currently permitted cells provide a landfill capacity of approximately 15 to 20 years. The county also owns over 200 acres of additional land adjacent to the landfill. This land can be developed into additional landfill cells as the need arises. This acreage ensures that the site can meet the long term waste disposal needs of the County.

The County collects its own residential solid waste from eight sites in the county. There are six manned convenience centers where residents can dispose of waste and also drop off recyclables, as well as two unmanned sites. These two sites should be replaced by manned sites by mid 2006.

Waste from these eight sites is collected by the County and transported

to the landfill. Commercial haulers, businesses, and contractors must bring their waste materials directly to the landfill.

Public Safety and Law Enforcement

Fire protection in the county is provided by five in-county volunteer fire departments located in Farmville, Rice, Hampden-Sydney, Prospect and Darlington Heights, and by two fire departments located in adjacent counties in Pamplin and Meherrin. In addition, the Burkeville, Keysville, and Charlotte Courthouse fire departments provide emergency assistance as needed. The County provides financial assistance to the seven departments which regularly serve the county.

The Prince Edward County Rescue Squad, located in Farmville, provides emergency medical response to the entire county. The Meherrin fire department also has full emergency medical capabilities. Their services are supplemented by first responder units located at the Rice, Pamplin, and Hampden-Sydney fire departments.

The County Sheriff's office is located at the County courthouse complex in Farmville. The department has responsibility for civil process, court security and law enforcement in the unincorporated portions of the county. Law enforcement activities are also provided on the Longwood and Hampden-

Sydney campuses, by law enforcement units operated by these educational institutions, and in the Town of Farmville by its own police department

Three detention/incarceration facilities are also located in the County. The Piedmont Regional Jail facility provides incarceration for Prince Edward County prisoners and prisoners from five additional counties in the region. The same six jurisdictions operate the Piedmont Regional Juvenile Detention Facility which houses youth detainees from the region. Finally, the Immigration and Naturalization Service (INS) operates a detention facility for individuals being detained by the INS

Library Services

Prince Edward County has an abundance of library facilities available to the members of the community.

The Farmville-Prince Edward Community Library, located on Third Street in Farmville, is a combination of the old Farmville Public Library and the Farmville Reading Room. The purchase of the library building

The three detention facilities within the County not only serve an important public safety function, but are also an economic stimulus for the county and region.

Prince Edward County residents benefit from a variety of public, private and university library collections.

and its renovation originated through community efforts and financing. The library was dedicated in September, 1987 and has approximately 8,000 volumes. The library's governing board, in cooperation with the Board of Supervisors and the Farmville Town Council is currently evaluating alternative sites for the location of a new library building.

The Prince Edward County Public School Library has over 10,000 volumes of books, plus numerous periodicals, newspapers, and an extensive collection of film strips. A complete audio-visual department is available.

The Longwood University Library, provides computer technology for information retrieval from libraries throughout the world, as well as satellite reception of foreign programs. The Library has an online catalog and an online circulation system. It houses a collection of 900,000 print and non-print materials, the largest holdings available to the public in the Southside area. During the regular session the Library is open for scheduled periods totaling 100 hours a week.

Eggleston Library at Hampden-Sydney College has over 150,000 volumes and periodicals specifically selected for undergraduate research.

A part of the Fuqua International Communications Center features short-wave radio, satellite television reception, video tape and laser disc television viewing, and a microcomputer lab. The library also has a large collection of children's books which are available to the community, as well as the Jones Rare Book Room with manuscripts, books, and first editions.

The James J. Kilpatrick Library is maintained by Fuqua School and has over 14,000 volumes and periodicals. It is equipped with an audio-visual department to supplement its library and to present various information to classrooms.

A branch of Appomattox County's Jamerson Library is located in Pamplin in a restored railroad depot. While physically located in Appomattox County, this facility serves many residents in the western part of Prince Edward County. The branch has several thousand volumes, as well as publicly accessible computers.

Organized recreational activities in the County are operated by the YMCA or the Prince Edward/Farmville Youth Association.

Parks and Recreation

Prince Edward County has many opportunities for outdoor recreation. Briery Creek Lake is an 814 acre impoundment managed by the Virginia Department of Game and Inland Fisheries. The lake is noted statewide for its fishing opportunities. Similarly, the Sandy River Reservoir provides a 740 acre impoundment for fishing, boating and hiking. Twin Lakes State Park, located near the community of Green Bay, has a 40 acre lake and a 30 acre lake, as well as hiking, camping and conference facilities.

The County does not currently have a parks and recreation department that is responsible for organizing and implementing recreational activities for county residents. Organized recreational activities in the County, where they exist, are sponsored by the YMCA and the Prince Edward/Farmville Youth Association. Prince Edward County contributes financially to each of these organizations on an annual basis.

CHAPTER VI

Introduction

This Chapter presents information on a variety of community special policy areas that emerged during the plan update process. These special policy areas emerged from Commission discussions, the stakeholder interviews, citizen comments, and the Commissions consideration of the County's demographic profile. The Commission also considered their monthly experiences evaluating land use requests.

In developing these special policy areas, it was the clear goal of the Commission that this plan assist the County in planning for its future growth and development. It was also a goal of the Commission that the plan contain specific information to help better guide their month to month decision making on issues/requests such as rezonings, and special permits.

For each policy area a brief discussion is presented followed by specific recommendations to help guide County decision making pertaining to the timing, location and character of future development in the County. The information contained in this chapter provided the basis for many of the goals, objectives and strategies contained in Chapter VIII.

Policy Area: Loss of Agricultural Land and Open Space

As Prince Edward County continues to experience residential, commercial and industrial growth, there will be continued pressure on the County's open space, agricultural and forested areas to be developed for these uses.

The rapid population growth of the County, increases in agricultural and forestal land values, the aging of agricultural land owners, the lack of County planned growth areas, the lack of adequate development regulations and the high suitability of many agricultural and forestal lands for development can all be cited as some of the many factors that are contributing to the loss of the County's agricultural, forestal and open space resources

The existing land use map in Chapter VII shows the concentrations of rural development that have occurred in the County. Not shown on the map is the widely scattered development that is occurring throughout

the rural portion of the County .

The challenge for Prince Edward County is to accommodate future growth demands in a planned manner that provides for the conservation of these important resources. Future residential, commercial and industrial development should be encouraged to locate in areas of the County where adequate public services are available or planned. Development that does occur in the rural agricultural and forestal portions of the County should be designed to incorporate significant open spaces, and designed to minimize environmental impacts on the County's land and water resources.

The future land use map in Chapter VII should be used as a general guide for future County development patterns. Implementation of the future land use map recommendations will require amendments to the County's development codes to provide both requirements and incentives for the conservation of land. Specifically the County's agricultural zoning district should be evaluated and amended to (1) limit non-agricultural uses, (2) lower by-right residential densities to no more than one unit per five acres or more, and (3) provide strong incentives such as clustering and density bonuses to develop property in a manner that conserves the agricultural and forestal resources.

When future development requests require Commission review and Board of Supervisors approval, the economic and quality of life benefits of open space and agricultural and forest land uses should be considered as well as the adequacy of public facilities and services in the area. The environmental impacts of the development should also be considered. It is important to maintain a balance between development and preservation objectives throughout the County.

Any additional regulatory approaches to land conservation should be pursued in conjunction with an educational and programmatic approach. Such an approach would encourage property owners to limit development on such properties, and offer incentives for appropriate conservation and environmental design.

Time will demonstrate whether anticipated regulatory changes and development incentives are sufficient to influence the market for new housing in agricultural and forestal areas of the County. The County currently estimates that a majority of new housing starts in the County have historically taken place in agricultural and rural forested areas. If regulatory changes and incentives do not influence these patterns of

rural residential development, then more agricultural and forested acreage will be lost to subdivision. This is an inefficient land use pattern that places demands on public services and continues to degrade the County's agricultural and forestal land base.

Agricultural / Rural Preservation Tools

Zoning, subdivision standards, use value assessments and taxation, and public facility decisions are the tools most commonly used by counties to influence the timing and location of growth.

Other tools and programs are available to agricultural and rural property owners who wish to take steps to preserve their land holdings while hopefully obtaining a desired rate of return on their equity. These programs are voluntary, and generally involve a partnership between the landowner and a governmental agency. A brief description of six such programs is presented below. The six are:

Agricultural and Forestal Districts

Agricultural/forestal districts are rural zones reserved for the production of agricultural and forestry products. At the request of a property owner, they are established by a local governing body according to state guidelines. In essence, a district constitutes a voluntary agreement between landowners and the government that no new, nonagricultural uses will take place in the district. An agricultural/forestal district provides much stronger protection for farmers and farmland than does traditional zoning. Districts are established for a set period of time, and can be renewed. During the life of a district, a land owner is prohibited from subdividing or developing the land for non agricultural or forest uses. Similarly, a local governing body is prohibited from rezoning land in a district to a non agricultural classification, or from making capital or community facility decisions that endanger the landowners ability to maintain the land for agriculture or forestry use.

Conservation Easements

Several large properties in Prince Edward County are protected by conservation easements. A conservation easement is a legal agreement in which a landowner retains ownership of his/her property while conveying certain specified rights to the easement holder. Conservation easements are usually given to a non-profit, charitable land conservation organization or a public entity. Easements can be tailored to meet the owner's wishes regarding the future use of his/her land. They can be for a specific time period, or can be granted in perpetuity.

Typically a conservation easement restricts development or uses that would destroy natural, scenic, or historic areas while at the same time allowing other traditional uses such as farming.

Depending upon the terms and timing of the easement, significant tax savings can accrue to the property owner granting the easement.

Riparian Easements

A riparian easement is a special type of conservation easement that applies only to a streamside or riparian zone mutually agreed upon by the landowner and the easement holder(s). Like all easements, a riparian easement is a legal agreement in which the landowner retains ownership and full control of the property, yet conveys certain specified rights to the easement holder(s).

Specifically, the landowner agrees to restrict uses that would harm the riparian zone and works with the easement holder to develop a management plan to ensure riparian zone protection. Typically this is done by establishing and maintaining vegetation and limiting livestock access to the stream. Each easement is tailored to the property and the desires of the individual landowner.

Again, depending upon the terms and timing of the riparian easement, significant tax savings can accrue to the property owner granting the easement.

Conservation Reserve Program (CRP)

Although not well known to many local government officials, this program is the federal government's single largest environmental improvement program. It is administered by the United State's Department of Agriculture's (USDA) Commodity Credit Corporation (CCC) through the Farm Service Agency (FSA).

Established in 1985, the CRP encourages farmers to voluntarily plant permanent areas of grass and trees on land that needs protection from erosion, to act as windbreaks, or in places where vegetation can improve water quality or provide food and habitat for wildlife. The farmers must enter into contracts with the CCC lasting between 10 and 15 years. In return, they receive annual rental payments, incentive payments for certain activities, and cost share assistance to establish this protective vegetation.

Conservation Reserve Enhancement Program (CREP)

CREP is a voluntary initiative using state, federal, and non-governmental funding to help solve environmental problems. The objective is to share costs and resources to address specific local environmental problems in a designated target area.

Specific financial incentives encourage farmers to enroll land in targeted areas in CREP contracts for designated environmental practices such as riparian buffers, grass filter strips, or wildlife habitat. Incentives can include cost-share assistance for establishing the designated practices, special rental rates, or one-time payments.

A landowner may establish both a CREP contract and a riparian easement on his/her property, reaping the benefits of both programs.

Purchase of Development Rights (PDR)

This program is essentially the same as a conservation easement (previously described), except that the easement value (i.e. the development rights) is purchased from the landowner, rather than the landowner donating the easement and taking advantage of the tax benefits. Each landowner needs to determine whether selling an easement or donating one and taking advantage of the tax benefits better fits his/her financial situation.

This option has been used extensively in Maryland, Pennsylvania, and other states. Virginia has prepared a model PDR program guide, and nine Virginia jurisdictions have adopted local PDR programs,

Recommendations:

1. The Planning Commission should annually monitor rural development patterns to determine the location of new development and the rates of growth in these areas.
2. The Planning Commission and Board of Supervisors, through the recommendation and adoption of this comprehensive plan should state their commitment to agricultural and forestal land preservation objectives.
3. The Planning Commission and Board of Supervisors, should use the future land use map contained in this plan as a general guide for determining the desired location of new development.

4. In evaluating development proposals, the Planning Commission and/or Board should consider the adequacy of existing or planned public services and facilities in the area, and the impact the development will have on these services and facilities. If necessary facilities are planned, the timing of the planned new service or facility must be considered.
5. Commercial and or industrial developments that are approved in the rural portions of the County should be small in scale, and of a design character that is consistent with a rural environment.
6. The County should research the preservation tools presented in this plan and be willing to provide information and administrative support to property owners who wish to pursue a particular preservation strategy. In this regard, the County should also explore issues associated with adopting a local PDR program, including possible sources of funding for such a program.
7. The County's zoning and subdivision ordinances should be revised to include provisions to require and/or allow for the use of cluster housing and other conservation design techniques.
8. The County should support the activities of local land trusts and other environmental organizations in their efforts to voluntarily preserve critical agricultural and open space areas in the County.
9. The County should work closely with the Natural Resources Conservation Service and the Virginia Department of Forestry to insure that private timbering operations in the County are undertaken using approved techniques in an environmentally sensitive manner.

Policy Area: Protection of Water Resources

Prince Edward County's surface water resources include the Appomattox River, Vaughans Creek, Sayler's Creek, Briery Creek (Lake), Buffalo Creek and the Bush and Sandy Rivers. These are just some of the many surface water features found in the County, and more fully described in Chapter III. These water resources provide recreational opportunities and are a critical component of the County's infrastructure and quality of life. As such, protection and enhancement of these water resources should be a primary County objective. Of

particular importance, is the Appomattox River, which is the source of Farmville's (and thus the County's) public water supply, and the Sandy River Reservoir, which currently provides recreational opportunities, and was developed to serve the future potable water needs of Prince Edward County.

Groundwater resources are also important to Prince Edward County residents, as most homes in the County utilize private wells for their water supply.

With the exception of Briery Lake, which lies within a protected wildlife management area, the surface and ground water resources of the County do not benefit from regulatory or programmatic protections designed to maintain or enhance their quality.

As described above, voluntary riparian easement and buffer programs implemented along the County's streams and rivers can mitigate the impacts of agricultural and non-agricultural non-point source runoff. Similar benefits could be achieved from a regulatory approach that required more stringent erosion control measures, and site and land use standards designed to protect and enhance these water resources.

Recommendations:

1. As a likely future water supply, environmental protection of the Sandy River Reservoir is important. To protect this resource, the County should prepare and adopt a water resource protection overlay district for the Sandy River Reservoir watershed. The overlay district would limit land uses within the watershed, regulate residential densities to no more than one unit per five acres of land, and specify enhanced setback and lot coverage standards. The overlay would also address enhanced location and design standards for septic systems.

Careful consideration should also be given to land use requests in the upper Appomattox River basin, along tributaries that enter the river above Farmville's water plant intake. However, an overlay district is not presently proposed for this area.

2. The County should evaluate and adopt zoning and subdivision standards that allow and/or encourage low impact development techniques as a tool to manage non-point source environmental pollutants associated with new development.

3. Within the limits of state law, the County should monitor local agricultural practices as they apply to water quality, and provide resources and assistance to agricultural land owners who wish to take advantage of conservation opportunities such as riparian buffer and easement programs.

Policy Area: General Zoning and Subdivision Ordinance Revisions

The current County zoning and subdivision ordinances are basic land planning tools that the County can use to determine the location and character of future land uses within the County. Experience has shown that these documents are, at times inadequate to address some of the community issues that emerged during this comprehensive planning process. These issues include:

- Ø Loss of agricultural and forestal lands to development
- Ø Protection of the County's surface and ground water resources
- Ø Conflicts between adjacent land uses of different intensities
- Ø Inadequate development standards pertaining to lighting, signage, vehicle access, buffering, and subdivision lot layouts
- Ø Lack of local authority to use conditional zoning as permitted by state law.

As planning implementation tools these ordinances can play a significant role in defining the future location and character of development in the County:

Recommendations:

1. The Planning Commission should prepare and recommend approval of revisions to the County's agricultural zoning district. These revisions would limit densities, provide corresponding incentives for clustering, and reduce the number of land uses permitted by right in agricultural districts. Research in this area may determine that a second agricultural district is warranted.
2. As described above, the Planning Commission should prepare and recommend approval of a water resource protection overlay district

for the Sandy River Reservoir watershed.

3. The Planning Commission should prepare and recommend approval of revisions to the County's zoning ordinance to grant the County local authority to use conditional zoning when evaluating rezoning requests.
4. The Planning Commission should prepare and recommend approval of revisions to the County's zoning ordinance that are designed to mitigate the impacts of new development in areas such as signage, noise, buffering and lighting.
5. The Planning Commission should undertake a comprehensive revision of the County's zoning map to implement the zoning and land use recommendations in this plan.

Policy Area: Corridor Development

Route 15 north and south of Farmville, Route 460, east and west of the town limits and Route 360 in the southeast part of the County are three primary highways that provide major vehicular access to the County. With the exception of commercial development along Route 460 just immediately east and west of Farmville, land along these three highways is largely undeveloped. Where road frontage development has occurred it is primarily widely scattered residential development and limited civic uses. These road corridors are critically important in two respects.

First, as major points of access to the County it is critical that these roads maintain a high level of service. Future development along these roads should be planned and designed to ensure that the safety and capacity of these roads are maintained and managed.

Second, these three routes are the "gateways to the County". Users of these routes develop impressions of Prince Edward County based upon the natural viewsheds and character of development visible from the roads. Maintenance and enhancement of these gateways can be critical to the success of the County's economic development and marketing activities.

Recommendations:

1. Evaluate and amend the County's zoning and subdivision

ordinances to ensure that future land uses allowed along these corridors are consistent with the future land use map.

2. Evaluate and amend the access provisions in the County's zoning and subdivision ordinances to ensure that new developments along these corridors are allowed adequate access and that unnecessary or dangerous access points are not permitted
3. Evaluate future rezoning and special permit requests along these corridors partially on the basis of proposed access plans and the traffic impacts resulting from the proposed use
4. Consider the development of a corridor design policy manual. This manual that would be used by the Planning Commission and Board of Supervisors as a policy guide when evaluating the site design and architectural character of development proposals within these corridors that require Board approval.
5. Explore with VDOT the potential application and use of transportation enhancement funds to create formal landscaped gateways at specific points along these three corridors.

Policy Area: Village Center Areas

Prince Edward County is a community of communities. In addition to the incorporated towns of Farmville and Pamplin, there are a number of smaller unincorporated rural villages that are the center of rural life and rural activities in the County. These communities are Darlington Heights, Green Bay, Meherrin, Prospect, Rice, and Worsham

Zoning in these communities should allow and encourage land uses and development patterns and densities compatible with these village areas. Permissible residential densities in these areas should be higher than those allowed in the adjacent agricultural and forestal areas, and should be limited on the basis of environmental factors such as well feasibility and septic suitability. Zoning should also allow and encourage the development of land uses that meet the rural service needs of local residents who reside in the community. Small scale commercial, personal service and office uses are appropriate land uses in these areas provided site design and architectural proposals respect the rural character of these village center areas.

Recommendations:

1. Work with the various communities to identify appropriate village center areas and amend the County's official zoning map to formally designate the limits of these areas.
2. Evaluate and amend the current village center zoning district standards. Ensure that the revised standards allow the County the ability to control the character of development within village center areas, particularly with respect to signage, landscaping, and building scale and parking lot design.

Policy Area: Affordable Housing

Housing affordability is an issue in the County with population growth and the corresponding demand for residential property driving up land and housing costs. Although the housing market is a major factor in establishing the type of housing being built, and the value of the housing, the County can take certain steps to help to ensure that there are housing choices for all income households in the County.

Development codes should be evaluated to see if they place unnecessary and costly restrictions on new housing developments. Similarly, the County's zoning and subdivision ordinances should be evaluated to ensure that they allow and designate sufficient areas in the County for a full range of housing types. Affordable housing can also be encouraged by allowing for planned developments that incorporate a mixture of residential types integrated with commercial and civic components.

More aggressive approaches to promoting affordable housing are also available to localities. State and federal funding programs allow localities to partner with private development companies or local non-governmental organizations to develop land and construct housing. Public funds can be used to develop the necessary residential infrastructure. In exchange the developer agrees to build more affordable units, and or limit the sales price of new units to a level that is affordable to lower income residents.

Recommendations:

1. Evaluate and possibly amend the zoning ordinance to ensure that it allows a full range of residential development options in areas of

the county slated for future residential development.

2. Amend the zoning ordinance to provide incentives, such as density bonuses for the development of affordable housing. Allow higher densities in development areas where water and/or sewer are available.
3. Explore grant opportunities for the development of affordable housing and support the housing activities of local NGO's.
4. Evaluate development standards and processes to ensure that they do not unnecessarily contribute to the cost of housing.

CHAPTER VII

Introduction

Maps 4 and 5 contained in this Chapter, show (1) generalized existing land uses in Prince Edward County and (2) proposed generalized future land uses for the County. These maps are not, and are not intended to be, parcel specific.

Draft land use maps were prepared for and reviewed by the Planning Commission in early Spring 2005 and were reviewed by the general citizenry of Prince Edward County in early Summer 2005. As a result of these reviews, final land use maps were prepared and incorporated into this plan.

Existing Land Use

The existing land use map shows six general categories of land uses. These categories are as follows:

Agricultural and Forestal

This is the largest land use category in the County, comprising the majority of the County's land area. Agricultural and forestal uses in Prince Edward County are generally located throughout the county in areas outside the Farmville environs. Agricultural areas are typically used for the planting and cultivating of crops and the raising and grazing of livestock. Buildings associated with these activities (single-family dwellings, barns, grain storage, etc.) are included as part of this land use category. Forest land uses consist of forested lands that are privately or corporately owned.

This land use category would also include very widely scattered residential development that has historically occurred in the County

Park and Conservation

This category consists of publicly owned and controlled conservation lands that are managed by the Commonwealth of Virginia. Included areas are the Briery Creek Lake Wildlife Management Area, the Prince Edward Gallion State Forest, and Twin Lakes State Park. Land owned and controlled by Prince Edward County around the Sandy River Reservoir is also included in this category, as are three properties, comprising over 400 acres that are known locations of conservation easements that have been granted to the Virginia Outdoors Foundation.

areas in proximity to Farmville, have public water and sewer available.

Public-Institutional

Included in this category is the Prince Edward County School complex south of Farmville, the County landfill located along Route 648 and the Hampden-Sydney campus

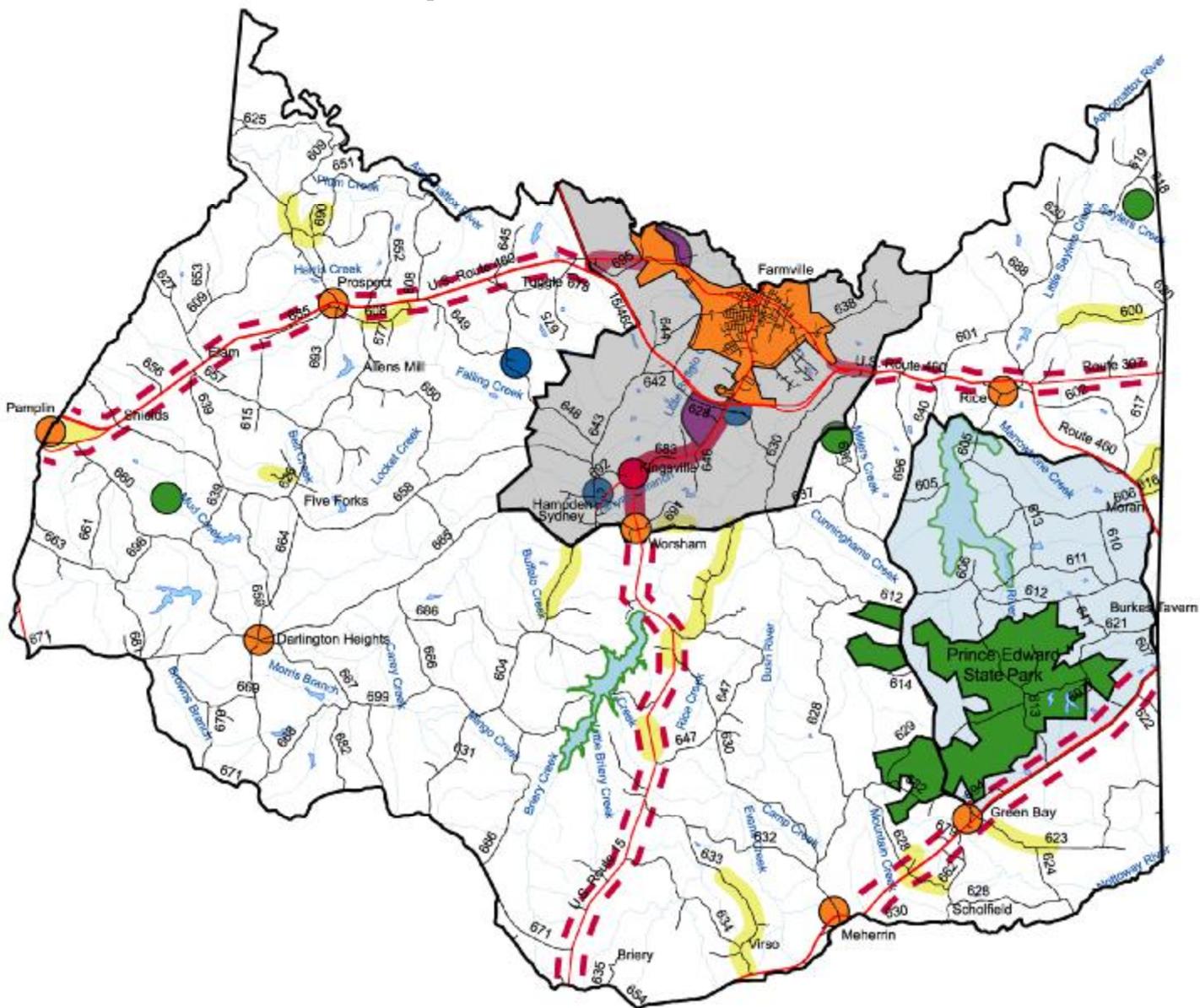
Commercial

The commercial land use category consists of areas in the County where the wholesale and retail sale of goods and services is the primary land use activity. These areas are located along Route 15 south near the Route 460 bypass, along Route 460 on the western approach to Farmville, and in the Hampden-Sydney area of the County.

Industrial

Two existing industrial areas are shown on the existing land use map. These are the Prince Edward County Industrial Park located along Route 15 South, and the Farmville Industrial Park located in the county, just north of Farmville.

Map 5: Generalized Future Land Uses



Future Land Use

The Future Land Use Map serves as a general guide for the future development of Prince Edward County. Public and private sector decision-makers may use this map. The Planning Commission and Board of Supervisors can use this future land use map as one source of information when planning public facilities, or evaluating land use requests. The map may also serve as a general guide for private investment, indicating the location and type of future desired

development.

This map presents a generalized overview of desired land use locations within the County. The map is not intended to be parcel specific. As a generalized map, a mixture of land uses may be found in any designation. The specific location of future land uses will be determined by the zoning ordinance, and when required by the zoning ordinance, Commission and Board review of specific land use requests. Such review will consider the compatibility and benefits of the use, and the land use impacts of a specific use on the surrounding neighborhood and larger community.

Seven future land use categories are shown on this map. They are as follows:

Park and Conservation

This future land use category includes the publicly owned conservation areas that currently exist in the County, and any private properties currently protected by conservation easements. Also included is additional acreage in the Sandy River Reservoir watershed area, as discussed in Chapter VI, Special Policy Areas.

Additions to this category could occur through public acquisition of additional properties, or through the granting of additional conservation easements by private landowners. Future development in these areas, that is not oriented towards conservation objectives, should be prohibited or extremely limited.

Agricultural and Forestal

This future land use category includes land areas in the rural portions of the County where agricultural and forestal uses are, and should continue to be the dominant land use. Large lot single-family development may now exist within some of these areas. As discussed, in Chapter VI, Special Policy Areas, future development of these properties for residential uses is not encouraged, and should occur at a density not to exceed one unit per five acres or more. In addition, incentives should be provided to encourage the clustering of housing units and the permanent conservation of open space when development of these areas does occur.

Rural Residential

This future land use category includes those concentrations of residential development that have historically occurred in the rural

agricultural and forestal areas of the County. These residential areas have generally been developed along existing secondary roads and universally lack public water and sewer. The development of new or expanded rural residential areas outside of Village Center areas is discouraged

Village Centers

This future land use category includes the general location of the seven village centers discussed in Chapter VI, Special Policy Areas. These village center areas are a suitable location for a mixture of small-scale commercial and low-density residential land uses. Future development in village center areas should be designed to be consistent with the existing character of each area, with strict controls on access, signage, landscaping and scale. The exact boundaries of each village center area should be determined, in partnership with area citizens, as part of a community planning process for each of these areas.

Development

This future land use category includes significant acreage in north central Prince Edward County where new residential development should be encouraged. The area is roughly defined as being bordered by Route 15 north and Buffalo Creek on the West, the Appomattox River on the North, the Bush River on the East, and the Worsham area on the South. It is inclusive of the Town of Farmville, the Route 460 Bypass and interchanges, and all areas currently served by public water and sewer. Residential development in this area should be encouraged by allowing densities as high as four units per acre if public water and sewer lines are provided.

Commercial

This future land use category shows the desired locations of future commercial development in the County. It includes areas along Route 460 east and west of Farmville, that are currently used for commercial activities, and proposes a new commercial area along Route 15 South to Worsham. Future commercial developments in these areas should be consistent with the design recommendations contained in Chapter VI, Special Policy Areas.

Industrial

This future land use category shows the desired locations of future industrial development in the County.

CHAPTER VII

Introduction

This chapter of the plan presents a series of goals, objectives and strategies designed to guide public (and private) decision making within Prince Edward County. Guidance is offered in the areas of economic development, land use, housing, transportation, public/community facilities, and agriculture.

These goals, objectives and strategies should be considered and used in conjunction with other policy directions contained in this plan, specifically the “Special Policy Areas” presented in Chapters VI.

The goals, objectives and strategies offered in this chapter are not laws. County ordinances such as zoning and subdivision and the building code are the legal mechanisms by which land development is controlled. Similarly, planned community services and facilities are a function of the Board of Supervisors’ annual decisions pertaining to capital and operating expenditures.

However, decisions made in general accordance with a comprehensive plan hold great legal weight in Virginia. Making decisions that conform to a comprehensive plan demonstrates to the citizens of a community that elected and appointed officials have thought about the future of their community and are willing to plan for a future that is desired.

Finally, a comprehensive plan is not a static document. In addition to periodic five year reviews, a plan may be formally amended at any time to address unanticipated community conditions, or new or emerging community objectives.

I. Economic Development

Goal: To stabilize, balance and strengthen the economy of Prince Edward County.

Objective #1:

Ensure that the County’s available labor force meets the needs of existing and proposed industries.

Strategies:

Seek funding for and support work force training activities that are designed to meet the needs of existing and proposed industries.

Promote vocational and technical education as valuable job skills and career opportunities and continue to offer vocational and technical training opportunities to high schools students.

Provide and/or support formal and informal educational training programs that are designed to be responsive to the changing technological demand of the County's agricultural industries.

Objective #2:

Promote the retention and growth of existing County businesses, and the location of new businesses in the County.

Strategies:

Ensure that adequate and properly zoned land exists to meet the needs of existing and proposed businesses.

Ensure that public water and sewer services, needed by businesses and surrounding land uses, are available in locations that are consistent with this plan.

Encourage the location of new industries within the Prince Edward County and Farmville Industrial Parks.

Continue to promote the County as a suitable location for state and federal government offices.

Continue to identify new prime industrial sites in the County consistent with the guidance contained in this plan, and take public action to reserve and protect those sites for future economic use.

Work cooperatively with other local, regional and state agencies to promote business development in the County.

Evaluate all industrial prospects and assess the total physical, social, economic and environmental impact of each.

Recognize and support the important role that Longwood University and Hampden-Sydney College play in the economy of the County.

Ensure the continued existence of the County's enterprise zone and promote the zone to existing and proposed businesses for the tax and other benefits that can accrue.

Objective #3:

Develop a diversified economic base in the County.

Strategies:

Prepare and adopt a strategic economic development plan for the County.

Participate in and support regional economic development efforts.

Promote the diversification of the manufacturing sector by seeking and supporting a wide variety of industries that pay above average wage rates.

Seek to attract small high technology businesses, which can make use of the broadband technology recently provided to the area.

Seek to attract and support industries that supply products to the County's existing industries, or use products currently produced in the County.

Promote the County as an attractive and desirable retirement location. Recognize the important role that retirees can have as a part of the local economy and recognize the service needs of retirees such as healthcare and recreation.

Recognize the important role that healthcare services play in the local and regional economy, and to the extent feasible, support the maintenance and expansion of the areas health system's

infrastructure.

Undertake an assessment of the County's retail base and services (including those within Farmville) and determine the adequacy and diversity of the retail base given the County's population and demographic characteristics.

Objective #4:

Promote and support agriculture and forestry as viable and important components of the County's economic base.

Strategies:

Evaluate all land use decisions partially on the basis of their impact on the County's agricultural and forestry industries.

Encourage and support the provision of forestry management assistance to the County's forest land owners and agricultural management assistance to the county's farmers.

Evaluate, and if necessary, amend the County's zoning and subdivision ordinances to ensure that these documents allow for and promote agriculture and forestry as viable components of the County's economy.

Objective #5:

Promote tourism as an important component of the County's economic base.

Strategies:

Through promotion and marketing of the County's recreational and historical resources, increase the number of tourists visiting the County each year.

Participate in regional initiatives to promote tourism in the region.

Promote the development of additional recreational and historic resource opportunities.

II. Land Use

Goal: Ensure the optimal use of land resources within Prince Edward County, and promote and support an environmentally sound future land use pattern that provides for a variety of community needs, minimizes conflicts between existing and proposed land uses, and can be supported by adequate public facilities.

Objective # 1:

Use the Comprehensive Plan as the primary policy guide for the County's land use and community facility decisions.

Strategies:

Develop a future land use map that clearly shows areas of the County near Farmville where residential, commercial and industrial growth are encouraged, and areas of the County where such growth is discouraged.

Consider the intent, policies, and standards contained in this comprehensive plan and the plan's future land use map, when evaluating development proposals requiring public approval.

Ensure that large residential, commercial and industrial development proposals locate in areas planned for the use, where adequate public facilities exist or are planned, and where the transportation system can accommodate the demands of the new development.

Utilize well planned site designs and effective buffer areas to mitigate the impacts of adjacent land uses of differing intensities.

On an annual basis, prepare a 5-year capital improvement plan for the construction and financing of public facilities.

Work cooperatively with Farmville to coordinate land use planning and zoning decisions. Conduct joint planning commission meetings to share information on growth and development issues and plans, as well as to discuss special use requests and rezonings that affect both jurisdictions .

Objective # 2:

Discourage scattered development patterns which are incompatible with the County's ability to provide adequate and cost effective public services and facilities.

Strategies:

Evaluate and if necessary amend the County's zoning and subdivision ordinances to ensure that these documents are effective tools to implement the recommendations contained in this plan.

Make land use determinations that are consistent with this plan and the County's zoning and subdivision ordinances.

Promote compact, well planned commercial areas and discourage strip commercial development patterns along the County's primary highways.

Amend the County's zoning and subdivision ordinances to limit the number of lots that can be created along an existing public road, and to encourage the construction of new public streets to serve new residential development

Objective # 3:

Recognize the importance of agricultural and forestry uses to the economy and culture of Prince Edward County.

Strategies:

Enhance the rural character of the County through rural zoning standards that encourage the preservation of agricultural and forestal lands.

Promote new development in the more urban parts of Prince Edward County through investment in public facilities and the adoption of zoning standards that promote more intensive and compact forms of development.

Evaluate, and if necessary amend, the County's zoning and subdivision ordinances to ensure that they do not unduly

promote the conversion of agricultural and forestal lands to more intensive uses.

Consider soil characteristics as a factor in evaluating land uses that require public approval, and seek to protect and preserve agricultural areas characterized by productive agricultural soils.

Objective #4:

Promote a strong and diversified industrial and commercial base which does not create significant impacts on residential areas, prime agricultural lands or public facilities.

Strategies:

Encourage future industrial and commercial areas to be developed in planned areas that are adequately buffered from non-commercial and industrial uses and where public services such as utilities and roads are available and adequate.

Evaluate and if necessary amend, the existing County zoning map and text to ensure that current commercial and industrial standards and map locations respect the integrity of established residential areas.

Objective # 5

Protect key County watersheds and recreational areas from uses and activities that endanger the quality and character of these resources.

Strategies :

Prepare and adopt a zoning overlay district that is designed to protect the environmental quality and land use characteristics of the Sandy River watershed.

Evaluate the need for a zoning overlay district that is designed to protect the environmental quality and land use characteristics of the Briery Lake watershed.

Objective #6

Protect the County's surface and ground water resources

Strategies:

Promote the voluntary creation of riparian buffers, through public education on state and federal incentives available to property owners.

Consider adopting a riparian buffer program that would require the preservation of buffer areas along the County's major streams, rivers and wetlands.

Amend the County zoning and subdivision ordinances to provide for incentives to retain riparian buffers and avoid development in riparian areas.

Encourage the use of best management practices for all new development within the County.

Identify and retain the staff resources necessary to effectively enforce local and state erosion and sedimentation control laws.

Explore amending the zoning and subdivision ordinances to allow or encourage low impact development techniques to be incorporated into new development.

To the extent allowed by law, fully monitor and regulate the application of bio-solids.

Objective # 7

Promote Prince Edward County's rural communities as suitable locations for appropriately scaled residential, commercial and civic development.

Strategies:

Evaluate and amend the County's zoning ordinance to permit and encourage "Village Scale" commercial and residential development within Prince Edward County's rural communities.

Discourage new development proposals in rural areas of the County that are inconsistent with the future land use map and/or with the policies contained in this comprehensive plan and/or overburden existing or planned public services or facilities.

Objective #8:

Enhance community appearance and property maintenance.

Strategies:

Adopt and enforce an effective inoperative-vehicle ordinance.

Explore the use of federal highway enhancement funding to enhance existing commercial corridors and create community gateways near Farmville, and at the Route 460 and Route 15 entrances to the County.

Evaluate and possibly revise zoning standards pertaining to signage and outdoor storage.

Ensure that adequate staff resources exist to effectively enforce all property maintenance and community appearance codes.

III Housing

Goal: To provide adequate, safe, and affordable housing that meets the needs of all County citizens.

Objective #1

Ensure that adequate land is available for housing of various styles and densities.

Strategies:

Adopt a future land use map that provides for a variety of housing densities.

Evaluate and possibly amend the County's zoning ordinance to ensure that the ordinance provides for mixed use developments,

and allows adequate land for the construction of different housing styles and densities.

Plan for and anticipate the growth of demand for student housing resulting from enrollment growth at Longwood University

Objective #2:

Promote innovative housing designs and residential communities

Strategies:

Amend the County's zoning and subdivision ordinances to allow for the construction of cluster housing communities and traditional neighborhood developments.

Evaluate the County zoning ordinance to ensure that regulatory barriers do not exist that restrict the construction of well planned adult living and retirement housing.

Objective #3:

Protect the integrity of existing residential neighborhoods

Strategies:

Promote and support new development proposals that are well planned and designed to mitigate the impacts of the proposed development on existing residential neighborhoods.

Evaluate current zoning standards pertaining to buffering and landscaping between uses of differing intensities and amend these standards to ensure that they mitigate the impacts of all new development proposals, particularly those adjacent to existing residential neighborhoods.

Adopt local conditional zoning authority and use voluntary proffers as a tool to mitigate the impacts of new development and ensure that new development, subject to rezoning, is compatible with existing residential neighborhoods.

Evaluate the existing zoning classification of vacant land in the

County to determine if the zoning is appropriate when considering community needs and existing and planned surrounding land uses.

Objective #4

Improve existing housing and neighborhood conditions within the County.

Strategies:

Apply for a Department of Housing and Community Development CDBG planning grant to undertake an assessment of housing conditions within the County.

Pursue available state and federal grant programs designed to provide localities or low income property owners funding to rehabilitate substandard housing.

Continue to fully enforce the Virginia Uniform Statewide Building Code.

Support the efforts of non-governmental organizations to provide affordable housing and improve the condition of substandard housing in the County.

Evaluate the County's manufactured home regulations to ensure they are consistent with federal and state law, and ensure that manufactured homes provide a safe, aesthetic and affordable housing option for County citizens.

Objective #5:

Support affordable housing opportunities for low to moderate income citizens.

Strategies:

Evaluate all County development codes and procedures to identify those standards and procedures that unnecessarily contribute to the cost of housing.

Ensure that adequate land is zoned in the County for a variety

of housing styles and densities.

Consider participation in Department of Housing and Community Development and Virginia Housing Development Authority public/private partnership programs to develop affordable housing opportunities for low and moderate income individuals.

Support the affordable housing activities of non-governmental organizations.

IV. Transportation

Goal: To provide for the efficient, safe, and economical movement of people and goods within the County

Objective #1

Develop and maintain a public highway system that is safe and adequate to meet the needs of County citizens and the traveling public.

Strategies :

Continue to work cooperatively with VDOT on identifying needed Primary and Secondary road system improvements that are consistent with this plan.

Ensure that new developments are designed with adequate road access and do not endanger the safety or capacity of existing roads within the County.

Evaluate the County's zoning and subdivision ordinances to ensure that these documents only allow land development that is consistent with the capacity and design of adjacent and nearby public highways.

Evaluate all proposals for new public highways in terms of their physical, social, economic and environmental impact on the community.

Request that the County's Highway Safety Committee annually identify traffic hazards within the County and recommend improvements to the Board of Supervisors.

Objective #2

Promote transportation system improvements that are beneficial to the economic health of the County.

Strategies:

Encourage the provision of rail access to new industrial park areas, as needed, and support the preservation of existing industrial rail access.

Pursue industrial access funds for the development of new access routes needed by existing or proposed industry. Ensure that industrial access roads have direct access to primary highways.

Objective #3

Promote a multi-modal transportation system within the County.

Strategies:

Encourage the provision of demand responsive transit services to aid the County's citizens in having convenient access to government and community services and facilities.

Work with VDOT and local advocacy groups to develop and implement a bike/trail system within the County.

Continue to work with the Department of Conservation and Recreation in the development of a rails-to-trails project along the abandoned Burkeville to Pamplin rail line.

Objective #4

Coordinate land use and transportation decisions.

Strategies:

Evaluate and possibly amend the County's zoning and subdivision ordinances to ensure that these ordinances require adequate setback requirements to accommodate planned road widenings.

Continue to solicit and consider VDOT comments on all new developments and rezoning proposals.

Ensure that all highway improvement projects in the County's primary or six year secondary road plan are consistent with this comprehensive plan.

Evaluate rezoning and conditional use permit requests partially on the basis of the safety and capacity impacts of the request on the County's transportation system.

V. Public Facilities and Services

Goal: To increase the quality of life in the County through the provision of a wide range of high quality public facilities and services that are easily accessible to all citizens.

Objective #1:

Provide adequate government facilities to accommodate the expanding service needs of citizens.

Strategies:

Prepare and adopt, on an annual basis, a five-year capital improvement program that identifies public facility needs and anticipated costs and recommends public and private funding strategies.

As part of an annual capital improvements program consider the need for expanded public water and sewer services within the County, including a water line extension to Hampden-Sydney.

Continue to study the use of the Sandy River Reservoir as a public water supply, and options for the transmission and treatment of this water.

Maximize service efficiencies to County citizens by coordinating the physical facility needs of governmental agencies with those of non-governmental providers.

Advise the school board of County growth and development trends on an annual basis and solicit the school board's comments on any residential rezoning request.

Work cooperatively with the school board on planning the location of any new public schools in the County

Objective #2:

Ensure the provision of high quality recreation services to all County citizens.

Strategies:

Conduct a comprehensive community assessment of current recreational needs, services and facilities in order to ascertain the most efficient way to provide for the community's recreational needs., and for the maintenance of current and future recreational facilities

Continue to encourage the coordination of recreational programming between the County, Farmville, the County School Board and local civic groups.

Consider amending the County's zoning and subdivision ordinances to require the incorporation of recreation areas and/or facilities in new residential developments. Evaluate the need for recreational areas and facilities when considering rezoning proposals for new residential development.

Establish a fee structure for certain recreational services that would be provided by the County, and ensure that these fees cover the direct cost of these services.

Evaluate and possibly amend the County's zoning ordinance to ensure that appropriate and well planned private sector recreational services and facilities can be constructed and operated within the County.

Objective # 3

Ensure the provision of high quality public safety services to all County citizens.

Strategies:

Continue to support the volunteer activities of the County's volunteer rescue squad and volunteer fire departments

Continually ascertain the capital needs of the County's emergency service departments, and establish funding priorities to address those needs

VI. Historic and Cultural Resources

Goal: To recognize and preserve the rich historic and cultural resources of the County.

Objective #1:

Identify, preserve and promote, historically and culturally significant structures and areas within the County.

Strategies:

With the assistance of the Virginia Department of Historic Resources, the Farmville Prince Edward Historical Society and interested citizens, undertake an historic and cultural resource reconnaissance survey in the County.

Evaluate the need for the creation of local historic zoning districts to promote the preservation of historic areas and sites within the County.

Work in cooperation with the Virginia Historic Landmarks Commission, and the Association for the Preservation of Virginia Antiquities to recognize and promote the historic and cultural resources of the County.

Work with the town of Farmville to create and/or publicize incentives for downtown property owners to maintain and enhance their property's historic and architectural character.

Evaluate the impact of new development on local historic structures and areas. Support development proposals and site designs that respect and protect the character of adjacent or

nearby historic properties.

VII. Agriculture, Forestry and Open Space

Goal: To conserve and protect the County's open spaces and agricultural base and forest resources.

Objective #1:

Adopt a future land use map and zoning and subdivision ordinance amendments that recognize and promote the importance of open space, agriculture and forestry to the local economy and quality of life in the County

Strategies:

Designate areas on the future land use map where higher density urban/suburban patterns of development are encouraged and areas that are suitable for lower density agriculture and open space uses during the planning horizon of this plan.

Evaluate, and consider amending the county's zoning and subdivision ordinances to require the provision of open space within new residential developments.

Implement the future land use map recommendations by adopting the following zoning ordinance amendments:

1. Evaluate allowable residential density standards in the County's agricultural areas, and consider a reduction of residential densities to no more than one unit per five acres of land.
2. Adopt a cluster housing ordinance that provides incentives for the clustering of housing units, and the preservation of open space in designated agricultural areas.
3. Amend the zoning ordinance text to prohibit non-residential uses in agricultural districts that are inconsistent with agricultural areas and/or the service needs of rural residents.

Undertake a Planning Commission review of all proposed community and public facilities, as required by Section 15.2-2232 of the Code of Virginia. Recommend denial of facilities that foster/promote land development in agricultural areas.

Critically evaluate all proposed rezoning requests in the rural/agricultural areas of the County and deny those requests that are inconsistent or conflict with continued agricultural and forestry uses. Factors to be considered include, traffic impacts, fiscal impact on surrounding land values, agricultural soil characteristics, and nuisance considerations that endanger a land owner's ability to continue agricultural production.

Evaluate the County's zoning ordinance to ensure that it allows appropriately designed and located agriculturally related tourist businesses, such as wineries, bed and breakfast establishments, corn mazes, hay rides etc.

Encourage and support agricultural related industries that are incidental to agricultural production.

Objective #2:

Provide financial and other incentives for agricultural and forestry land conservation.

Strategies:

Retain the County's agricultural land use assessment program.

Promote the use of conservation easements as a tool to permanently preserve valuable agricultural and forestry areas.

Adopt local authority to implement an agricultural and forestal district program. Promote the program to local agricultural and forestry land owners interested in land conservation

Adopt a local purchase of development rights (PDR) program based upon the Virginia model ordinance prepared by the Virginia Department of Agricultural and Consumer Services.

Identify suitable funding sources to implement a local purchase of development rights program. Funding sources include

foundation support, grants from not-for-profit or public agencies, and locally generated revenues.

Goal Area	Description	Time Frame	Responsible Party

APPENDIX A SOIL ASSOCIATIONS

A. AREAS DOMINATED BY SOILS WITH LIGHT COLORED FINE SANDY LOAM AND SANDY LOAM SURFACE TEXTURES AND RED OR YELLOWISH-RED CLAY SUBSOILS:

1. Cecil-Madison-Wilkes Association: Minor inclusions of Louisa, Lloyd, and Seneca. Deep well-drained soils with moderately permeable subsoils on gently sloping to strongly sloping relief. Wilkes is shallow and excessively drained on sloping to moderately steep slopes.
2. Cecil-Applying-Wilkes Association: Minor inclusion of Madison, Lloyd, and Louisa. Deep well-drained soils with moderately permeable subsoils on gently sloping to strongly sloping relief. Wilkes is shallow and excessively drained on sloping to moderately steep slopes.
3. Applying-Louisburg-Cecil Association: Minor inclusion of Durham, Wilkes, and Madison. Deep to shallow soils. Applying and Cecil are deep well-drained soils with moderately permeable subsoils mostly on gently sloping to sloping relief. Louisburg is shallow and excessively drained mostly on strongly sloping to moderately steep slopes.
4. Wilkes-Applying-Cecil Association: Minor inclusions of Lloyd, Louisa, and Madison. Wilkes are shallow excessively drained soils that are mostly on sloping to moderately steep relief. Applying and Cecil are deep well-drained soils with moderately permeable subsoils that are mostly on gently sloping to sloping relief.

B. AREAS DOMINATED BY SOILS WITH DARK COLORED LOAM SURFACE LAYERS AND REDDISH-BROWN CLAY SUBSOILS:

1. Lloyd-Wilkes Association: Minor inclusions of Helena, Cecil, and Madison. Lloyd is a deep well-drained soil with moderately permeable subsoils on gently sloping to sloping relief. Wilkes is shallow and excessively sloping to moderately steep relief.

C. AREAS DOMINATED BY SOILS WITH LIGHT COLORED FINE SANDY LOAM SURFACE LAYERS AND YELLOWISH-BROWN PLASTIC TO VERY PLASTIC CLAY SUBSOILS:

1. Wilkes-Helena-Vance Association; Minor inclusions of Applying, Tredell, and Cecil. Wilkes is a shallow excessively drained soil on sloping to moderately steep relief.

- Helena and Vance are deep soils with slowly permeable subsoils on gently sloping relief.
2. **Helena-Wilkes-Applying Association:** Minor inclusions of Vance, Worsham, and Tredell. Helena is moderately deep with slowly permeable subsoils and is on gentle slopes. Wilkes is shallow and excessively drained and is on sloping to moderately steep relief. Applying is deep and well drained with moderately permeable subsoils, mostly on gently sloping to sloping relief.
 3. **Iredell-Helena-Vance-Wilkes Association:** Minor inclusions of Zion, Cecil, and Applying. Iredell, Helena, and Vance are moderately deep soils with slowly permeable subsoils on nearly level to gently sloping relief. Wilkes is a shallow excessively drained soil on sloping to moderately steep relief.
 4. **Creedmoor-Mayodan-Steinsburg Association:** Minor inclusions of Wadesboro, Mecklenburg, and Iredell. Creedmoor is a moderately deep soil with slowly permeable subsoils on gently sloping relief. Mayodan is deep well drained with moderately permeable subsoils on gently sloping to sloping relief. Steinsburg is a shallow excessively drained soil on sloping to moderately steep relief.

D. AREAS DOMINATED BY SOILS WITH LIGHT COLORED LOAM TO SILT LOAM SURFACE LAYERS WITH RED AND YELLOWISH-RED CLAY SUBSOILS:

1. **Georgeville-Herndon Association:** Minor inclusions of Orange, Wilkes, and Cecil. Deep well-drained soils with moderately permeable subsoils on gently sloping to strongly sloping relief.

E. AREAS DOMINATED BY SOILS THAT HAVE DEVELOPED FROM RECENT DEPOSITS OF SANDS, SILTS, AND CLAYS ON FLOOD PLAINS AND FROM OLD ALLUVIUM ON TERRACE POSITIONS:

1. **Congaree-Chewacla-Wilham Association:** Minor inclusions of Altavista, August, and Wehadkee. Congaree is a well drained slowly permeable soil and Chewacla is a somewhat poorly drained slowly permeable soil both on nearly level flood plains. Wilham is a deep well-drained soil with a brown fine sandy loam surface layer and a yellowish-red friable moderately permeable clay loam subsoil, mostly on gently sloping relief.

The highest percentage of land area consists of Cecil-Madison-Wilkes Association and Wilkes-Applying-Cecil Association – 34% and 26%, respectively. These associations are dispersed in various sections of the county. The soils within the Town of Farmville mainly consist of the Helena-Wilkes-Applying Association.